

# Meadowbrook Commons

Town of Sherborn, Middlesex County, MA



*Toll Brothers*  
AMERICA'S LUXURY HOME BUILDER

## Meadowbrook Commons

# Preliminary Development Plan Approval Change

The Preliminary Development Plan approved in 2017 was for 67 residential units plus a Clubhouse . The total floor area of which was 136,300 square feet.

Per Zoning By-Law 5.6.6a. the Planning Board may permit deviations from the Preliminary Development Plan approved at Town Meeting provided it does not permit an increase in the dwelling unit density or permit an increase greater than 10% in the total floor area.

Toll Brothers is seeking to modify at Town Meeting the development plan and increase the total floor area of all units to 164,258 ( 20.5% increase over the Preliminary Development Plan approval ).

As highlighted in the attached presentation, density, affordable unit count and open space requirements will not change.

# Meadowbrook Commons

Meadowbrook Commons will be a 67 unit, over 55+ active adult community located at 104 Coolidge Street in Sherborn MA.

60 units will be sold at market rate, with 7 affordable units designated as affordable located throughout the development plan.

Homeowners will have the ability to select from four home designs. Each floor plan has a first floor primary bedroom, with the second bedroom located on the first floor or in the loft. Homeowners will have the ability to customize their floorplan with pre-designed options.

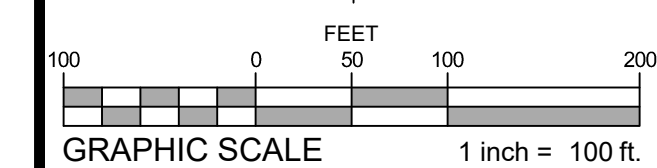
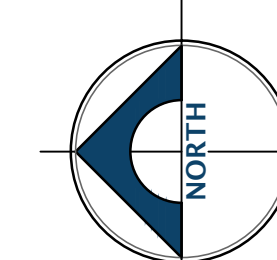




PARCEL EXHIBIT

# MEADOWBROOK COMMONS

TOWN OF SHERBORN, MIDDLESEX COUNTY, MA



### PLAN SUMMARY:

#### MEADOWBROOK COMMONS:

- 0 COOLIDGE ST.
- 0 MEADOWBROOK RD.
- PART OF 84 COOLIDGE ST.

#### COOLIDGE CROSSING:

- PART OF 86 COOLIDGE ST.
- PART OF 84 COOLIDGE ST.

### SITE DATA:

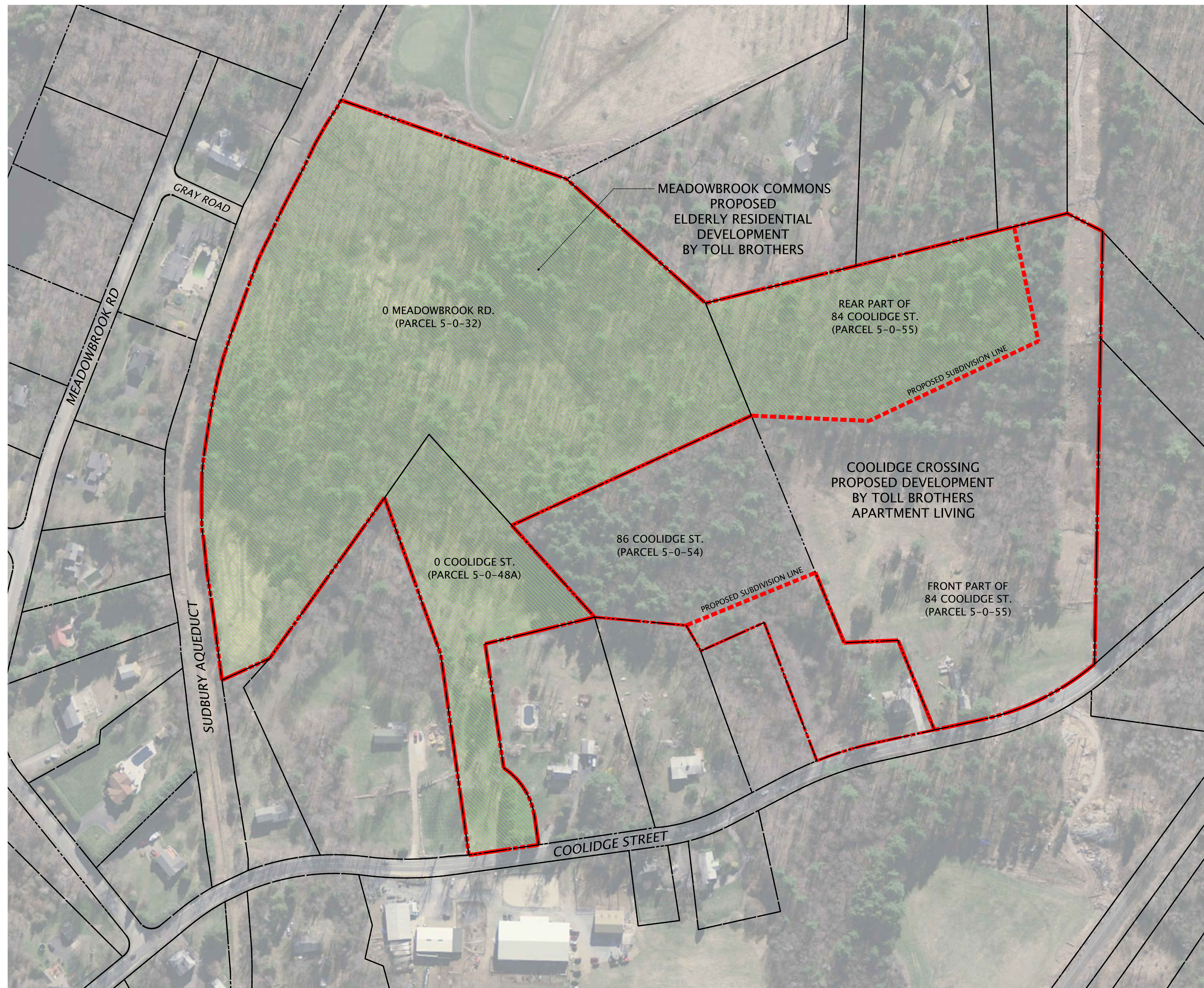
ADDRESS: COOLIDGE ST.  
SHERBORN, MA 01770

PARCEL(S): MAP 5, LOTS 32, 48A, 54  
& PORTION OF 55

SITE AREA: 25.2 ACRES  
CURRENT ZONING: VARIES  
PROPOSED USE: VARIES

### OFFICE DATA:

PROJECT NUMBER: 8750  
DATE: AUGUST 3, 2023  
SCALE: 1"=100'  
DRAWN BY: HRM





PROPERTY DATA:

TOTAL SITE AREA:	± 25.2 AC
- WETLANDS & 50-FT WETLAND SETBACK AREA:	± 3.7 AC
NET DEVELOPABLE AREA:	± 21.5 AC

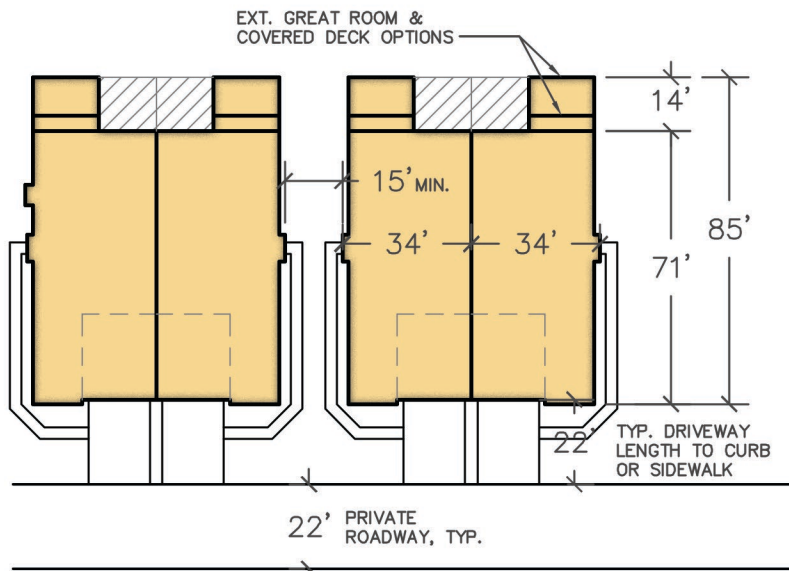
ZONING DISTRICT REQUIREMENTS (RESIDENCE EA):

BULK REQUIREMENTS	REQUIRED	PROPOSED
MIN. TRACT AREA:	6 AC	25.2 AC
MIN. AGE RESTRICTION:	55+	55+
MIN. AFFORDABLE UNITS:	N/A	10% (7 UNITS)
MAX. DENSITY:	4 DU/AC	2.7 DU/AC
MIN. FRONT SETBACK/BUFFER:	100 FT	660+ FT
MIN. SIDE SETBACK/BUFFER:	60 FT	60+ FT
MIN. REAR SETBACK/BUFFER:	60 FT	60+ FT
MIN. BUILDING SEPARATION:	TBD BY P.B.	15 FT
MAX. BEDROOMS/DWELLING:	3 BD RM	2 BD RM
MAX. DWELLINGS/BUILDING:	8 DU	3 DU
MAX. BUILDING HEIGHT:	2.5 STY/35 FT	2 STY/35 FT
MAX. FLOOR AREA:	TBD BY P.B.	164,258 SF
MIN. TOTAL OPEN SPACE:	50% (12.6 AC)	53% (±13.3 AC)

PROPOSED PARKING: 2 GARAGE SPACES + 2 DRIVEWAY SPACES PER UNIT + 21 VISITOR/RECREATION AREA SPACES

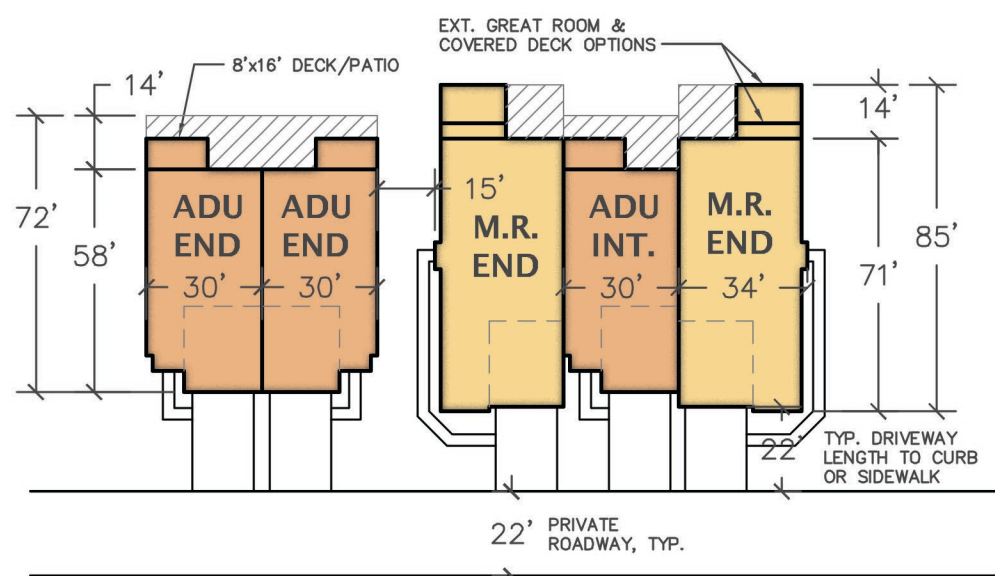
1. REQUIRED 50% TOTAL OPEN SPACE INCLUDES:

- BUFFER/SETBACK AREAS (LABELED "GREEN SPACE");
  - WETLANDS AND 50-FT UPLAND BUFFERS;
  - GREEN STORMWATER MANAGEMENT AREA BMP'S.
- PROPOSED OPEN SPACE *EXCLUDES* LAND WITHIN 30 FT OF A PROPOSED BUILDING, PER SHERBORN ZONING BYLAW SECTION 5.6.5(h).



MARKET RATE DWELLING UNITS

SCALE: 1"=50'



AFFORDABLE DWELLING UNITS

SCALE: 1"=50'

LEGEND:

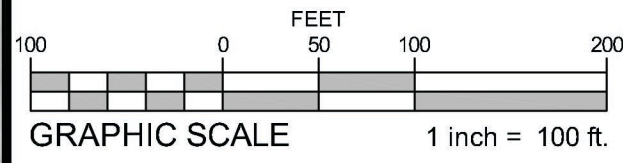
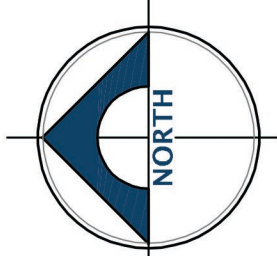
	WETLAND		50-FT WETLAND NO-DISTURB SETBACK
	GREEN SPACE (SETBACK AREAS/BUFFERS)		TOTAL OPEN SPACE (MIN. 50% OF SITE AREA)

SOURCES:

1. THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC.
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3. ALL SITE INFORMATION IS CONSIDERED PRELIMINARY AND SUBJECT TO FIELD VERIFICATION AND SURVEY. SITE PLAN IS CONCEPTUAL IN NATURE AND MAY VARY WITH BETTER SITE AND ZONING INFORMATION.



PRELIMINARY DEVELOPMENT PLAN  
67 CARRIAGE HOMES  
**MEADOWBROOK COMMONS**  
TOWN OF SHERBORN, MIDDLESEX COUNTY, MA



PLAN SUMMARY:

(67) CARRIAGE HOMES  
(INCLUDES 7 AFFORDABLE UNITS)

3,080 LF OF PROPOSED ROADS  
(+ EMERGENCY ACCESS)

2,200 SF CLUBHOUSE + POOL

SITE DATA:

ADDRESS: 104 COOLIDGE ST.  
SHERBORN, MA 01770

PARCEL(S): MAP 5, LOTS 32, 48A,  
& PART OF 55

SITE AREA: +/- 25.2 ACRES  
CURRENT ZONING: RESIDENCE EA  
PROPOSED USE: EA - MULTI-DWELLING  
PROJECT (ELDERLY /  
AGE-RESTRICTED HSG.)

OFFICE DATA:

PROJECT NUMBER: 8750  
DATE: AUGUST 15, 2023  
SCALE: 1"=100'  
DRAWN BY: HRM





Dover and Kennebunk



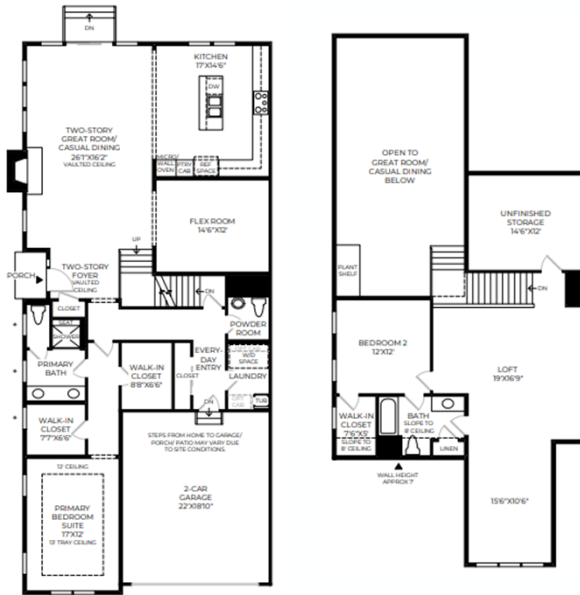
Second Floor Loft



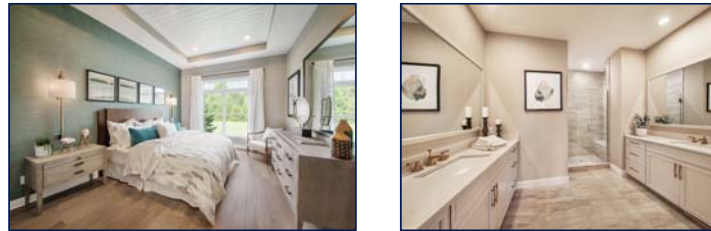
Great Room



Norwell and Hopkinton



Kennebunk First and Second Floor Plan



First Floor Primary Bedroom and Bath

**PROPOSED HOME DESIGNS**  
**Active Adult Community**  
**Meadowbrook Commons**  
 Town of Sherborn, Middlesex County, MA  
 July, 2023



Norwell First and Second Floor Plan

**Toll Brothers**  
 America's Luxury Home Builder





Clubhouse Rear and Pool View (Artist's Rendering)



Front Elevation (Artist's Rendering)



Typical Amenity Spaces



## PROPOSED CLUBHOUSE AND POOL

### Active Adult Community Meadowbrook Commons

Town of Sherborn, Middlesex County, MA  
July, 2023



# Architectural Statistics and Figures

## Total Residential Floor Areas

### Duplex & Triplex

\*with a variety of floorplans

Floor Area 1,858-2,612 Square Feet

60 Units=143,808 Square Feet

### Options Allowance (average)

60 Units=6,000 Square Feet

### Affordable Units

Floor Area 1750

7 Units=12,250 Square Feet

TOTAL FLOOR AREAS IN PROPOSED REVISED PLAN=164,258

PRIOR APPROVED=136,300

SQUARE FOOTAGE INCREASE FROM APPROVAL=27,958

## Number of Rooms & Use By Type

### Duplex (average without options)

2 Bedrooms only

offered

2-3 Bathrooms

4-6 Rooms

### Affordable Units

2 Bedrooms

2-3 Bathrooms

4-6 Rooms

### Total Non-Residential Floor Area

Clubhouse (1 unit)=2,200 Square Feet

*All homes in the community will be built with a full unfinished basement with the option to finish during construction or at a later date. The floor area of which (whether finished or unfinished) are excluded from the numbers above.*



## Site Calculations compared to 2017 Trask Preliminary Development Plan Packet:

	2017 Plan:	2023 Plan:
Total (Buildable) Site Area:	22 Acres	25.2 Acres *Includes 1.6 Acres of wetlands. Total Buildable is 23.6
Total Open Space After Construction:	5.5 Acres (25% of Site)	13.3 Acres (53% of Site)
"Green Space" Post Construction:	6.5 Acres	6.5 Acres
% of Parcel Covered By Buildings:	13.73%	15% ((± 3.8 Acres)
% of parcel Covered By Roadways:	13.68%	7% (± 1.8 Acres)
% of Parcel Covered By Wetlands:	3.52%	6.4% (1.6 Acres)
% of Parcel Covered By Open Space:	25%	55% *See Table Below For Included
% of Parcel Covered By Green & Open Space:	55%+/-	55%
Proposed # of Garage Spaces:	120 Spaces	134 Spaces (2/DU
Proposed # of Surface Parking Spaces:	171 Spaces	155 Spaces (2/Driveway +21)
# of Dwellings Per Acre:	3.0 DU/Acre	2.7 DU/Acre

### Open Space Calculations for Toll Brothers

Development Plan Wetlands:	1.6 Acres
50-Ft-No-Disturb Wetland Buffer:	1.9 Acres
Perimeter Green Buffers (Outside Wetlands/Buffers):	5.8 Acres
All Other Open Space (not within 30-ft of a building):	4.0 Acres
Total Open Space:	13.3 Acres

13.3 Acres Open Space/ 25.2 Acres Site Area= 53% Open Space



## Meadowbrook Commons Development Statistics Based on July 20, 2023 Site Plan

Zoning Table from Site Plan-based on current 2022 ByLaw  
Zoning District Requirements (Residential EA)

Bulk Requirements:	Required:	Proposed
MIN. TRACT AREA:	6 AC	25.2 AC
MIN. AGE RESTRICTION:	55+	55+
MIN. AFFORDABLE UNITS:	N/A	10% (7 UNITS)
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