

**Jeanne Guthrie**

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**From:** Bob Murchison <bob.murchison@me.com>  
**Sent:** Monday, March 18, 2024 3:30 PM  
**To:** Rick Novak  
**Cc:** Jeanne Guthrie; Jeremy Marsette; paul@bbhslaw.com; Jeff Waldron; Marian Neutra; Planning; Addie Mae Weiss; Paul Derensis; Steven Tsai; Eric Johnson; sichel.advisory@gmail.com  
**Subject:** Possible Modification to Development Program at Farm Road Homes  
**Attachments:** 24\_0228-FRS-Concept-Plan\_public water supply.pdf

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Hi Rick,

Throughout the ZBA hearings for Farm Road Homes, I have listened very carefully. I have heard significant concerns raised by abutters and the ZBA on the following topics:

- Lack of Public Water Supply (PWS) regulated by MA DEP.
- Density of built environment (single family cottages spread across the site including along the Farm Road frontage).
- Seasonal flooding of the man-made pond in the southeast corner of the land at varying levels each year.
- Efficacy of stormwater management design.
- Deed restriction on subdivision of land.
- Size of the septic system.

As you might expect, I believe our current design for the Farm Road Homes community addresses all these concerns in ways that ensure the public health and safety. I further believe that our requests for local waivers are highly reasonable given the unprecedented need for affordable housing in our town and region. Furthermore, the project also provides much needed market rate homes at less than \$1 million in Sherborn.

However, in the spirit of responsive listening I would like to raise the idea of a possible modification to the development program that resolves completely or in large part all the concerns articulated in the hearing process thus far.

Please see the attached pdf with a layout of a 32-unit apartment building on the site.

I would ask that this possible change to the project be discussed by the ZBA and community at your hearing on Wednesday evening. As always, I am seeking feedback and ideas for a better proposal to my town.

Many thanks,

Bob Murchison  
Fenix Partners Farm Road Development, LLC  
(617) 308-1961

# CONCEPT PLAN

FEBRUARY 28, 2024



## Farm Road Homes LIHTC

CONCEPT WITH PUBLIC WATER SUPPLY  
SHERBORN, MA



## Farm Road Homes LIHTC

CONCEPT WITH PUBLIC WATER SUPPLY | FEBRUARY 28, 2024

SCALE: 1"=80'-0"

0 40' 80' 120' 160' 200' 240'



UNION