



Sherborn MBTA Communities 3A-TA

Survey results

Municipality

Town of Sherborn

Heidi Doyle

Funded by

Massachusetts Housing Partnership (MHP)

Katy Lacy

Consultant

CommunityScale LLC

Nels Nelson, Principal and Project Director

nels@communityscale.io

© 2024 CommunityScale LLC



Survey results

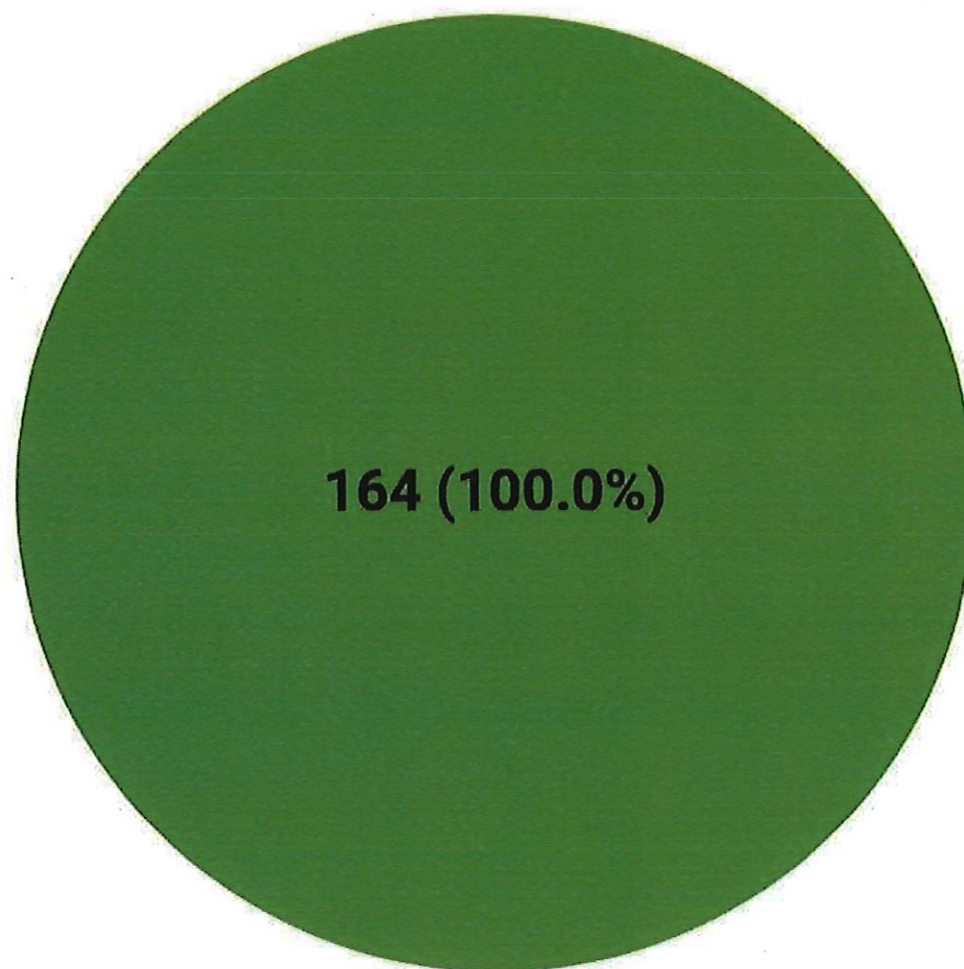
164 responses, including 41 comments

Open July 17-Aug 10

5 multiple-choice questions,
2 open-ended, short-answer questions

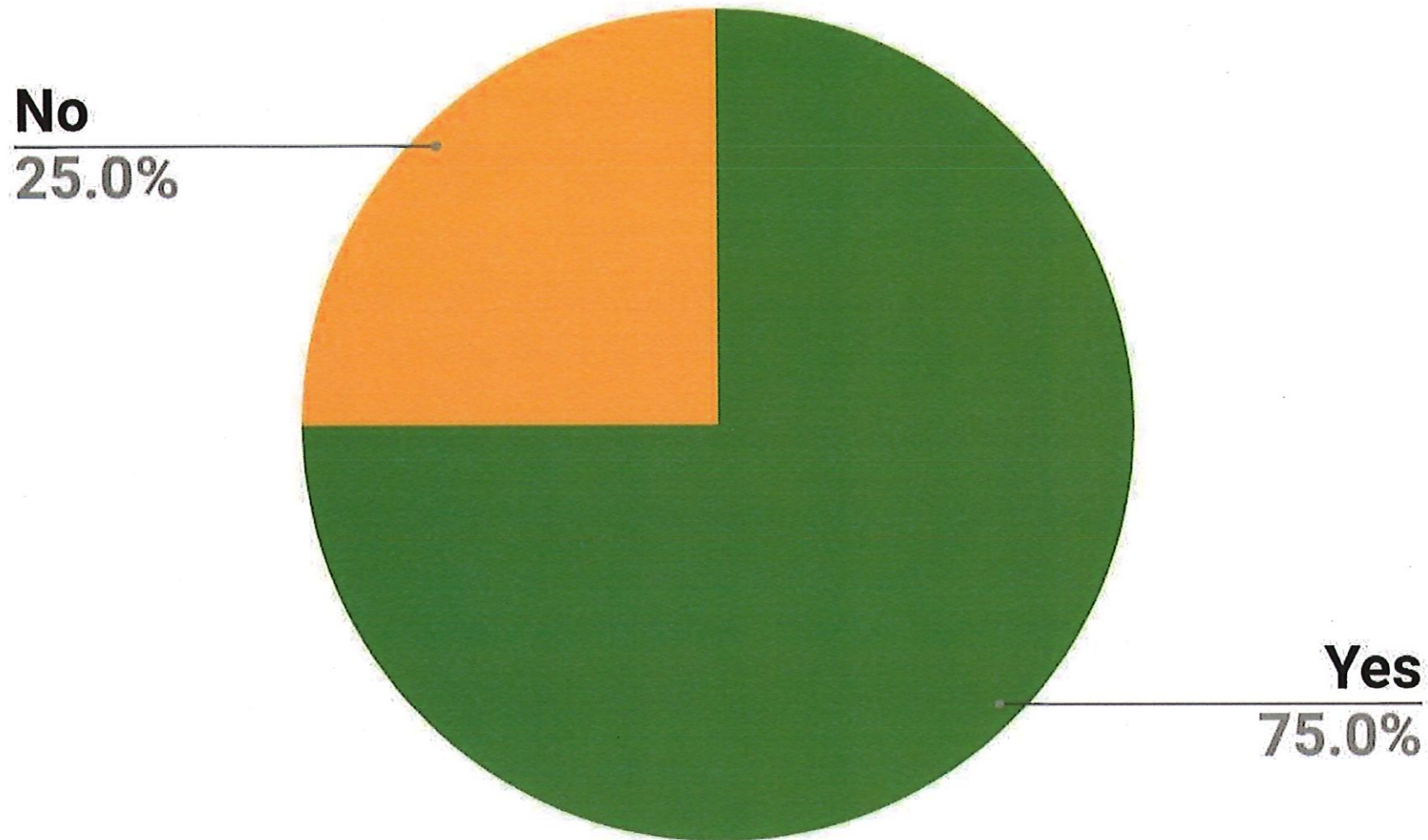
Question 1

Are you a Sherborn resident?



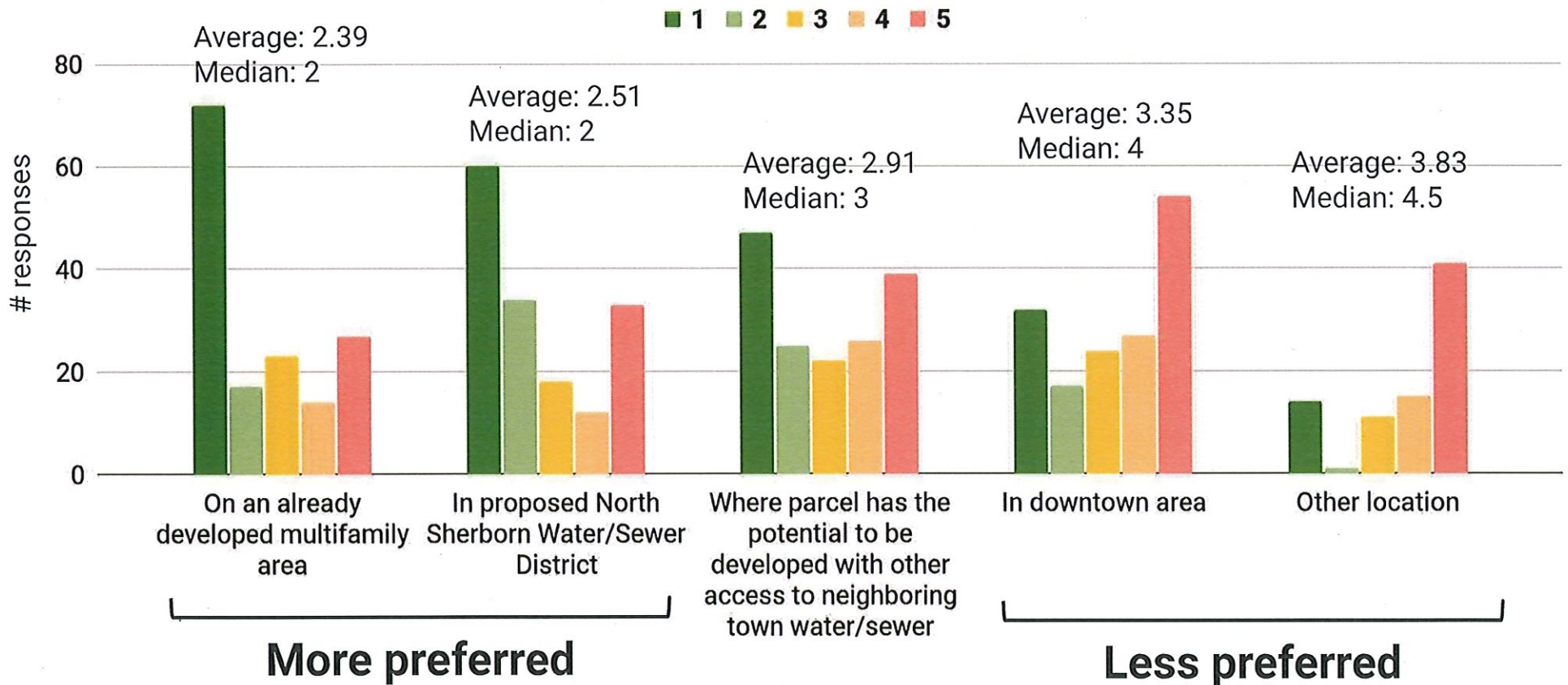
Question 2

Have you attended a Planning Board meeting discussing 3A and/or looked at the background material on the MBTA 3A Multi-Family Housing mandate on the Planning Board website?



Question 3

Sherborn must zone a 5 acre minimum area that can accommodate at least 78 multifamily dwelling units to be compliant with the new state law. The state law requires that we create a zone, but does not require that it actually be built. What is your preference for this zoning location? Please score each on a scale of 1-5, with 1 being highest preference and 5 lowest.



Question 3

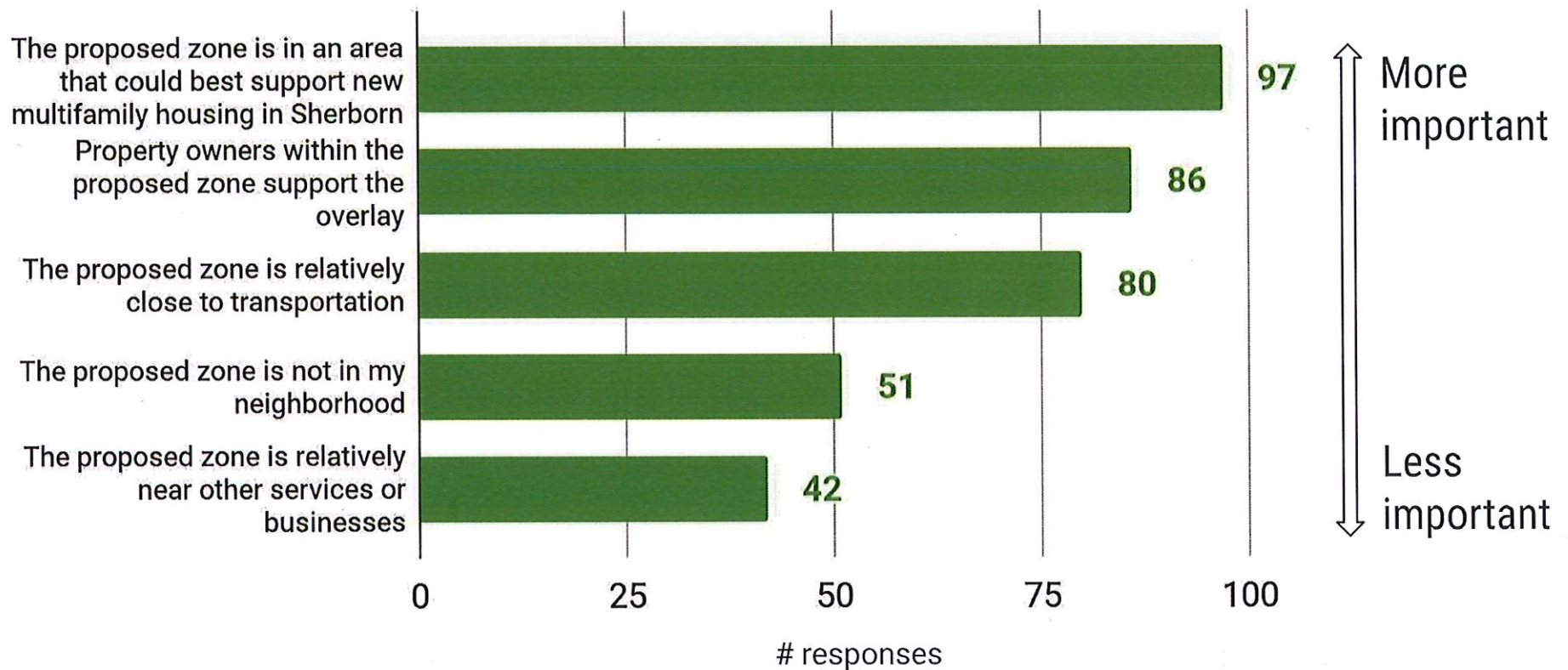
Other locations:

Selection of short-answer responses (18 total)

- Sherborn Fire Dept practice area on Western Ave near Adesa
- Areas with proposed multi family units
- Leave the town as is. We don't need multi family housing in Sherborn.
- NOT in an area where a well is required
- Near the borders of the towns that have public transportation
- It's important to meet the spirit of the law, and something that can actually be built
- Zoning a location with existing housing stock is cheating - we can do better than that
- Bordering Framingham or Holliston line off Western Ave or Rte 16

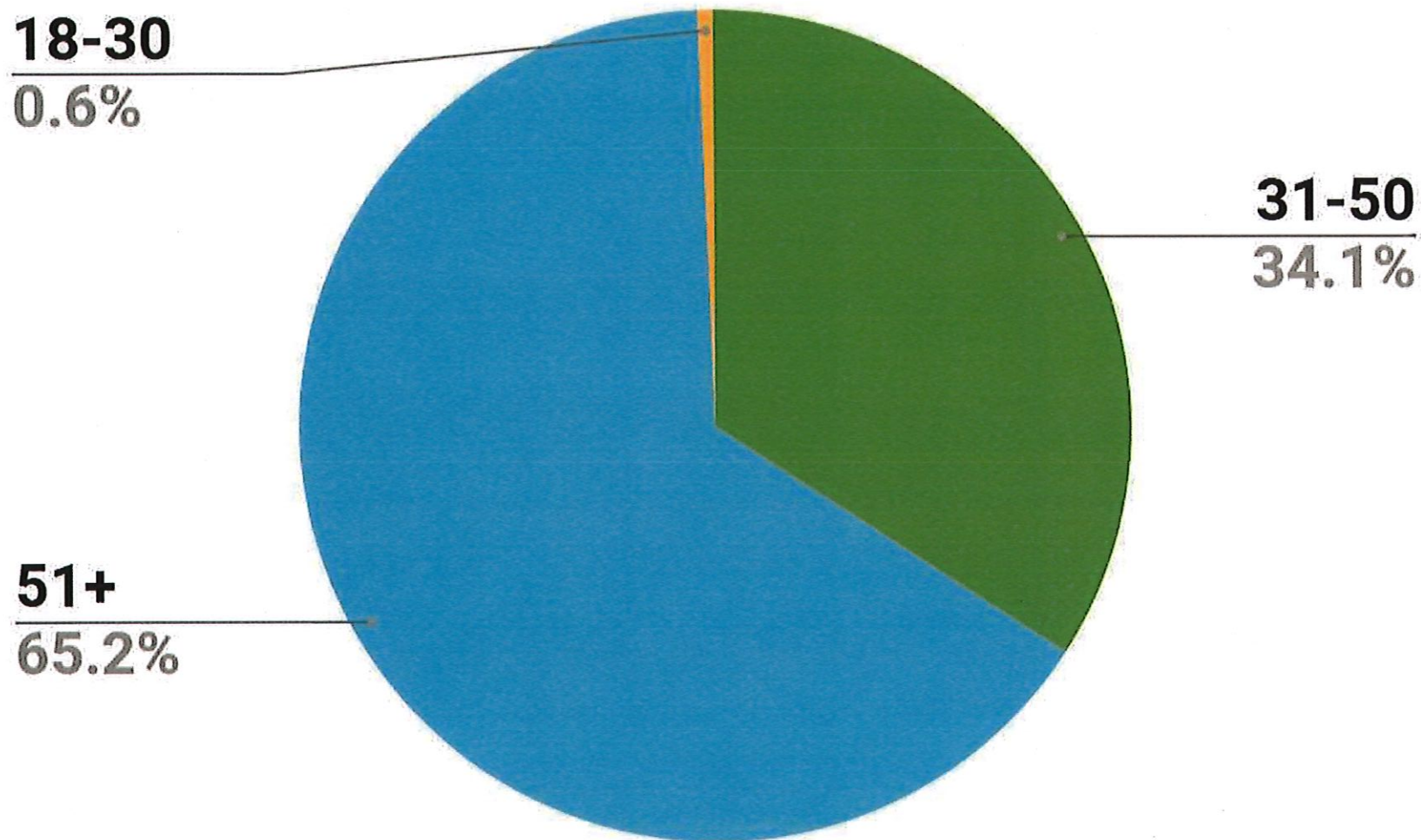
Question 4

When considering locations for a 3A-compliant overlay zone, what is important to you? (Select all that apply)



Question 5

What is your age range?



Comments:

Sample (41 total), pt. 1

The town should work to meet the minimum requirement and no more. If putting it in a water/sewer district would encourage its development, then that should be avoided.

Multifamily housing does not preserve the rural character of the town and our regulations should not encourage them.

The new Coolidge Crossing development or the 20 acre private parcel close to Natick would be my top two choices of locations for this zoning overlay.

There are no services or transportation in Sherborn, so those characteristics should not be considered as important.

Of course, without a Town-wide public water/sewer system, this MBTA multi-family zoning process is essentially moot due to another state regulation: Title 5, 310 CMR 15.000 of the State Environmental Code. These regulations preclude anywhere near the MBTA required 15 units/acre. All of Sherborn now is considered by Title V to be within a "nitrogen-sensitive Zone" due to all of our private wells. In such a zone, maximum density of septic systems is one 4-bedroom home per acre of land.

Get this done!

I worry about increased traffic on already narrow roads. Also water and septic need to be the priority for public health and safety.

Comments:

Sample (41 total), pt. 2

I support a proposed zone in north Sherborn near the Framingham line that is walking distance to the West Natick MBTA station and has the potential to link into Framingham public water and sewer. For me there are 2 priorities. #1- to protect the quality of Sherborn's water supply. I cannot envision how putting 78 multifamily units on 5 acres could possibly have enough private wells and a private septic system to maintain the water quality. #2- I support the parcel designated on the Geoghegan's private property next to the Framingham line as long as the Geoghegan Family Trust supports this designation. At the public meeting the Planning Board indicated the Geoghegan Family Trust did support this designation. I appreciate the dedicated work of the Planning Board to develop a reasonable plan to comply with the MBTA Communities Law.

I worked hard to buy a house in Sherborn and pay high taxes, why the #@#@ should low income multi family housing be allowed in town. Its criminal. I believe in free market dynamics.

We should be very cognizant of our town's look and feel. *IF* we could control what the builds look like, then I think the downtown area would be a great place for denser housing and would bolster small businesses on the walk-able main street area.

Sherborn needs to grow but in a way that the town can oversee the growth