



TOWN OF SHERBORN
19 Washington Street
Sherborn, MA 01770

Select Board
Eric Johnson, *Chair*
Steven Tsai, *Vice Chair*
Jeffrey Waldron, *Clerk*
Paul DeRensis
Marian Neutra

Town Administrator
Jeremy Marsette

August 16, 2024

Rebecca Frawley Wachtel, Director
Low Income Housing Tax Credit Program, DHCD
100 Cambridge Street, 3rd Floor
Boston, MA 02114

RE: Proposed Chapter 40B Comprehensive Permit for Coolidge Apartments (108 Coolidge Street in Sherborn, MA)

Dear Ms. Frawley:

This letter is in response to the letter of July 17, 2024 from Undersecretary Catherine Racer, soliciting comments from the Sherborn community regarding the proposed 40B project "Coolidge Street Apartments". This letter summarizes background information about Sherborn relevant to the project, the Select Board's summary analysis, and specific issues and concerns raised by municipal boards & committees.

The Appendix includes the board and committee reports submitted to the Select Board. The Developer's site plan is provided at the end of this letter for visual reference.

I. Background

As you review these comments, we trust that you will bear in mind the specific local conditions in Sherborn that have defined our approach to increasing housing diversity, including affordable housing:

Unlike almost all other towns in the Boston area, Sherborn has no municipal water or wastewater infrastructure.

- Almost all the Town's residents are served by private wells for water and private septic systems with leaching fields for waste collection and wastewater dissipation.
- Most of Sherborn sits on shallow bedrock covered by a thin overburden of soil, so siting of leaching fields is challenging and critical to maintaining clean water resources and public health for all.
- Large, localized septic fields that discharge large volumes of effluent in a confined area threaten well water safety and health of project residents and existing abutters.
- Ledge blasting and disruption for new development elsewhere in Town appear to have contaminated at least one abutting private well with toxic manganese.

Despite these challenges, Sherborn fully supports increasing the availability of affordable and diverse housing options:

- Sherborn has a current Housing Production Plan (HPP) originally approved by the State in 2016 and updated in May 2022.
- Sherborn's 2019 Master Plan places great emphasis on the need for diverse and affordable housing options, and recommends strategies and actions in line with the HPP.
- In 2018, Sherborn Town Meeting approved an "accessory dwelling" bylaw that facilitates and encourages accessory apartments as small rental units in single-family homes or farms.
- Sherborn has an "inclusionary zoning" bylaw that requires all new developments of 6 or more units to include 10% affordable units, or contribute to an Affordable Housing Trust devoted to investment in affordable housing in Sherborn.

Sherborn has taken concrete steps toward fulfilling its affordable housing goals:

- There are currently 48 housing units listed on the SHI: 24 rentals and 24 ownership.
- Eight (8) additional SHI units will be added as current approved 40B projects are completed.
- In hopes of fulfilling our affordable housing goal of 156 total SHI units without compromising groundwater safety, in 2021 the Sherborn ZBA approved a Comprehensive Permit for a 120-unit LIP 40B rental project on Coolidge Street, conditioned on obtaining water and sewer connections from neighboring municipalities. An adjacent age-restricted development of 67 units (10% affordable) was provisionally approved in 2017 by Town Meeting to increase housing options for older residents. Construction of these two developments has strong town support but requires extension of MWRA water and sewer infrastructure from Framingham and Natick.
- The town has worked to enable extension of water and sewer infrastructure into North Sherborn to enable the projects on Coolidge Street cited above. Sherborn Town Meeting has approved establishment of a North Sherborn Water and Sewer District, and legislation is currently pending in the state legislature. Meanwhile discussions with neighboring municipalities are ongoing and we hope to finalize intermunicipal agreements shortly after legislative approval of the Water and Sewer District. A large national development company is currently considering construction of both projects along with the required water-sewer infrastructure, but they have not committed to the projects.
- Sherborn is currently not in "Safe Harbor". Sherborn's Safe Harbor status expired in June of 2022 due to delay in the 120-unit rental project cited above.
- Two 40B project applications by a single developer, a 60-unit rental apartment complex and a 27-unit ownership project, were denied Comprehensive Permits by the Sherborn ZBA in 2021, based largely on public health concerns including unproven well water resources and potential impacts of excessive groundwater extraction and wastewater discharge on abutters. The developer has recently amended these project proposals, reducing the 60-unit rental to 28 units and reducing the 27-unit ownership project to 16 units. HAC has remanded one of the modified projects back to the Sherborn ZBA for review and is considering proposed orders of remand for the second project.

II. Select Board Summary and Analysis

Regarding eligibility of the project, the Town does not have enough information to make a determination as to whether the Applicant's organizational and financial structure meets the general eligibility standards of the housing program contained in 760 CMR 56.04. The Applicant has site control, as he purchased the parcel at #108 Coolidge Street in 2021.

The proposed 40B development is directly adjacent to the two large multifamily developments on Coolidge Street cited above: the LIP 40B rental project, and the 67-unit, age-restricted (over 55) condo

complex. A site visit has not yet been scheduled by the EOHLCC, although the general existing site characteristics of the proposed "Coolidge Street Apartments" project are essentially those enumerated in a comment letter regarding a smaller 40B project proposed by the same developer on this site (MH ID 1193), which included on-site water wells and septic system. The town's concerns about MH ID1193 primarily revolved around residents' safety on Coolidge Street, a road with heavy traffic and no sidewalks or bicycle lanes.

The design and layout of the plan have positive features: The development is consistent with the goals and recommendations of Sherborn's Master Plan and Housing Production Plan, in that it responds to the need for more affordable and diverse housing options in Sherborn by providing affordable and deeply affordable rental units. While the 40-unit rental building is larger in scale than the current surrounding homes, the proposed building is comparable in scale to the 120-unit LIP on Coolidge, which will consist of three 40-unit apartment buildings. The architecture firm (Union Studios) is known for designing small and medium scale projects which blend with the surrounding neighborhood. The developer has also stated an intention to reduce carbon footprint with rooftop and parking canopy solar arrays, which the town would also applaud.

Environmental and public health concerns are generally of primary concern in Sherborn due to the aforementioned reliance on private wells and septic systems throughout town, including the single-family homes adjacent to the proposed apartment project. The proposed project avoids such concerns, as it proposes to access MWRA water and municipal sewer services via the North Sherborn Water and Sewer District which is currently pending state legislative approval, intermunicipal agreements, and developer commitment. The fact that this project can only be built if MWRA water and sewer infrastructure is available greatly alleviates the concerns regarding the environmental and public health challenges of siting dense residential projects in Sherborn.

It is noted, however, that the water and sewer infrastructure will not be constructed by the town, but rather by the private developer of the 120-unit LIP 40B rental project and 67-unit age-restricted condo complex cited above. The infrastructure will be very costly and as of today, the private developer considering it has not yet committed to those projects due to the total cost of infrastructure construction along with contributions sought by neighboring municipalities toward roadway improvements related to the water and sewer connections. Thus, if the Applicant's plan is to rely on that infrastructure to gain approval of his proposed 40B project at this time, it will be incumbent on the Applicant to first come to an agreement with the developer that is considering building the infrastructure and to make an appropriate contribution to the cost. This might enable completion of the infrastructure upon which all the affordable housing projects on Coolidge Street, including the present proposal, depend.

III. Summaries of Comments from Town Boards, Committees and Departments.

The key comments and concerns are summarized below. (*Please also refer to the Appendix, Part I that contains their detailed comments*). The Select Board unanimously supports the inclusion of all comments, but specific opinions expressed should be attributed to the originating Board/Committee.

Board of Health (BoH)

- The BoH notes that the project's water supply and sewer service is to be wholly provided by a public water supply and public sewer system. If that condition of the project changes, the BoH requests the ability to submit revised comments pertaining to water and wastewater management for this project.
- Additional issues of note for the BoH include:
 - Construction of a large building on this site will involve bedrock disruption and soil removal, which raises the risk of contaminating groundwater and impacting the safety of

drinking water in abutter wells.

- The plan should include strategies for minimizing ongoing toxic chemical releases from the site to local soils and groundwater.
- Irrigation well(s) for landscaping should not be permitted on this site for reasons of maintaining groundwater quantity.

Conservation Commission (*ConComm*)

- ConComm's review of the site noted that it contains a vegetated wetland featuring a mix of wooded and buffer zone that serves a crucial protective role for water quality, pollution prevention, protection of public and private water supplies, groundwater protection, stormwater/flooding management, and wildlife habitat.
- Specific concerns include: water quality impact, site grading, wetland hydrology, stormwater effects, chemical usage, and wildlife habitat.

Groundwater Protection Committee (*GPC*)

- Some members are concerned that the permit request is premature at this time, as the project as proposed requires public water and sewer infrastructure from the North Sherborn Water/Sewer District, which does not yet exist.
- Given the many significant steps (listed in the full comments in the Appendix), each of which will take time, and all of which are required, the GPC suggests delaying a ZBA review until the NSWSD has been established, funded, and is operating.

Planning Board

- The Coolidge Street Sherborn Apartment project offers a diversity of housing that is consistent with the Town's affordable housing goals. The proposed building design is generally harmonious with the architectural patterns and traditions of Sherborn. The building placement, well back from the street, will help preserve the character of tree-lined Coolidge Street.
- The Planning Board is concerned that the water and sewer infrastructure required for the apartment project does not currently exist and its future installation is not assured. Therefore, the reliance of the proposed development on water and sewer infrastructure of the North Sherborn Water and Sewer District is "speculative at best".

Police Department

- The Police Department's only concern is regarding the driveway, the locations of the curb cuts, and potential traffic flow entering and exiting the property. The Police Chief and the developer are already in discussions on these issues.

Other Committees and Town Departments

Additional evaluations await the submission of more detailed plans and will be submitted to the Zoning Board during the Comprehensive Permit process.

In conclusion, we thank you in advance for your consideration and review of the Town of Sherborn's comments regarding this 40B application.

Sincerely,



Steven Tsai, Vice Chair

PLANNING BOARD



19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

August 13, 2024

Steven Tsai, Vice Chair
Select Board
Town of Sherborn
19 Washington Street
Sherborn, MA 01770

Dear Steven,

The Planning Board has reviewed the proposed plans for 108 Coolidge, Coolidge Street Sherborn Apartments, submitted by Causeway Development and Fenix Partners.

While the Planning Board is not a reviewing board under the 40B comprehensive permit process, the Planning Board has consistently promoted affordable housing in Sherborn. The Town's Master Plan and the Town's Housing Production Plan, both produced by the Planning Board with community and committee input, emphasize the need for affordable and diverse housing. Thus, we welcome the opportunity to comment on this proposal.

The Coolidge Street Sherborn Apartment project offers a diversity of housing that is consistent with the Town's affordable housing goals. The proposed building design is generally harmonious with the architectural patterns and traditions of Sherborn. The building placement, well back from the street, will help preserve the character of tree-lined Coolidge Street.

The Town has been working on addition of diverse housing options on Coolidge Street since 2017, when members of various Town Boards and Committees began to work with developers on two proposed projects (Meadowbrook Commons and Coolidge Crossing) that would fulfill our goal of at least 10% affordable housing units in town. By 2021, when the 120-unit 40B apartment complex "Coolidge Crossing" was approved by the Sherborn ZBA and awarded a Comprehensive Permit, it was clear that these developments could only be built if the developer(s) agreed to extend and install of water and sewer infrastructure from Framingham or Natick. A developer is currently considering

undertaking both previously-approved building projects and the associated infrastructure project, but there is no commitment to date.

In support of the two projects cited above, the Town has petitioned the State to create a North Sherborn Water and Sewer District and is negotiating with Natick and Framingham to provide water and sewer for this new District. As of this date, the District has not yet been formed, IMAs are not yet agreed, and there is no developer commitment to fund installation of the infrastructure required for the currently-approved projects. Thus the water and sewer infrastructure required for the apartment project proposed by Causeway Development/Fenix Partners does not currently exist and its future installation is not assured. Therefore, it is speculative at best to assume that the proposed development will rely on water and sewer infrastructure of the North Sherborn Water and Sewer District.

The Planning Board notes that Sherborn citizens have expressed concerns about traffic safety on Coolidge Street.

The Planning Board looks forward to receiving additional concrete data and information on the public water and sewer supplies which will allow us to fully review the project.

Sincerely,

Sherborn Planning Board

Addie Mae Weiss, Chair

James Guarino

Stefani Harris

Frank Hoek

Robert Wolff

Andrew Goodearl, Associate Member



Board of Health

TOWN HALL • 19 WASHINGTON ST. • SHERBORN, MASSACHUSETTS 01770
508-651-7852 • FAX 508-651-7868

MEMORANDUM

TO: MA Executive Office of Housing and Livable Communities
FROM: Daryl Beardsley, Chair
DATE: August 14, 2024
RE: Comments on the Application for Site Eligibility for Coolidge Street Apartments 40B, 8 Coolidge Street, Sherborn

Application documents associated with the Coolidge Street Apartments 40B project proposed for 8 Coolidge Street in Sherborn, Massachusetts indicate that the project's water supply and sewer service is to be wholly provided by a public water supply and public sewer system of a neighboring municipality(ies). **If that condition of the project changes, the Sherborn Board of Health requests the ability to submit comments pertaining to water and wastewater management for this project.** For example, the details of on-site water supply and/or wastewater management would need to be addressed before the feasibility of the project can be claimed. Note that no waivers have been requested for Sherborn's Sewerage Disposal (Regulation I) and Water Supply (Regulation II).

Other project changes may require an updated review by the Board of Health, such as the addition of a food establishment, and thus any project changes warrant re-review.

Below is a brief overview of selected public health issues for the proposed project:

- ***Bedrock Disruption and Soil Removal*** – The applicant is seeking a waiver to Board of Health Regulation III in its entirety. Based on past subsurface investigations at the site, there is known to be significant presence of shallow bedrock, the removal of which has potential to contaminate groundwater used for drinking water. Removal of soil from the site reduces the capacity and effectiveness of filtering (i.e., cleansing) of storm and other surficial waters as they infiltrate the ground and become part of the drinking water supply. Thus, this waiver request should not be granted.
- ***Groundwater Quality and Quantity Protection*** – The applicant is seeking a waiver to Sherborn's Groundwater Protection Bylaw in its entirety. The purpose of this Bylaw is to promote the health, safety and welfare of the inhabitants of the Town of Sherborn by protecting, preserving and maintaining the groundwater supplies of the Town. Given that Sherborn properties near this project's proposed location are served by private wells drawing from shared (and mobile) groundwater resources, this waiver request should not be granted. That this project plans to use MWRA water provided via an extension to a

neighboring municipal water system does not negate the need to protect the drinking water used by nearby and downgradient residents.

Minimizing toxic chemical releases to the soils and groundwater will serve to protect the quality of drinking water for neighbors, methods for which may include but not be limited to:

- implementation of organic pest and landscape management practices;
- no storage or best management practices for storage of toxic chemicals;
- minimal use of deicing chemicals.

An irrigation well(s) should not be permitted on this site for reasons of maintaining groundwater quantity.

- ***Stormwater Management Techniques*** – In general, stormwater management techniques that satisfy Conservation Commission objectives will likely satisfy Board of Health objectives. Healthy wetlands support better quality groundwater, which is used by nearby and downgradient properties for drinking water.

Good stormwater management will be important because a significant portion of the site will be impervious due to roadways, parking areas, and the apartment building. Emerging low impact development techniques for stormwater control provide better distribution and reinfiltration of stormwaters as well as reduced contaminants in groundwater recharge as compared to formerly standard stormwater control methods (e.g., retention basins); thus, they are recommended.

To: Sherborn Select Board (Steven Tsai), SB

Date: August 14, 2024

From: Sherborn Groundwater Protection Committee (T Trainor, Chair-GPC)

Subject: Comments for SB on the proposed 40B Coolidge Street Apartments, 108 Coolidge Street.

The volunteer Sherborn Groundwater Protection Committee (GPC) has not held a public meeting since the SB first requested on 7-18-24 to all town board/committee comments on this proposed development project (last GPC public meeting was held on July 8th). However, I wanted to share with the SB here some initial comments I have received independently from some of the GPC members, given your deadline to respond by the end of this week to the Commonwealth of Massachusetts.

Most importantly, some members are of the opinion that this current Chapter 40B Permit Request to the Mass Housing Development (MHP) agency is quite premature at this time, as the project as proposed requires both public water and sewer infrastructure to be in place. The Developer's application states, in part: ***"The property will be serviced by water and sewer from the North Sherborn Water/Sewer District."*** However, as of today no such North Sherborn Water and Sewer District (NSWSD) exists, either on paper or by functioning pipes in the ground.

It is our understanding that there remain multiple future steps for this key water/sewer infrastructure to become a reality, including at least the following major accomplishments to be achieved before a specific development proposal and Comprehensive Permit application should be considered by the Sherborn ZBA:

1. Approval of Town of Sherborn filed legislation (4-3-24, MA House Docket 5024, pdf copy attached here) by the Commonwealth of Massachusetts House and Senate and sign off by the Governor.
2. Negotiation and Adoption of Intermunicipal Agreements between the NSWSD and the Town of Natick and the City of Framingham for the shared water and sewer services.
3. Approvals by the Massachusetts Water Resources Authority (MWRA) Board of Directors and Advisory Board, for provision of MWRA water and sewer services through Framingham and/or Natick systems.
4. Formation of the 5-member governing board of the NSWSD, the "Commission". Per HD 5024 (Section 6), in part ***"...the powers of the Commission shall be exercised by a board of five members, one of which shall be appointed by the owner or manager of the Rental Housing Project, one shall be appointed by the condominium or homeowners association of the Senior Housing Project, two shall be appointed by the Town of Sherborn Select Board, and one shall be appointed by the Town of Sherborn Water Commissioners."***
5. Section 12 of the enabling legislation HD 5024 addresses how the initial multi-million dollar water and sewer infrastructure linking the NSWSD to the Framingham and/or Natick systems will be funded: ***"The Rental Housing Project and the Senior Housing Project shall be connected to the District's water distribution system and sewer system provided that the number of dwelling units previously authorized by the Town is not exceeded and provided that the owner pays the District, in advance, all costs reasonably anticipated in***

connection with connecting such systems from the public way to such owner's property, including without limitation all engineering and construction costs."

It will be thus critical that the other two developments now under consideration along Coolidge Street (Rental Housing Project and Senior Housing Project) are launched in a timely manner by a committed development entity, to ensure adequate funding to allow the NSWD to become a reality.

6. Finally, future approvals of the to-be-created NSWD and its Commission to connect public water and sewer to a large third development site along Coolidge Street, such as this 40B Coolidge Street Apartments project (40 apartments, 70 bedrooms, estimated water/sewer flows of 7,700 gal/day) may be an open question, for instance please see HD 5024, Section 12 language copied here: "Any other lot existing as of October 17, 2023 shall be connected to the District's water distribution system and/or sewer system upon request of the owner, provided that the District shall have installed appropriate pipes in the way abutting such owner's land and that such owner pays the District, in advance, all of the said costs of connection, and provided that the use of such lot (including the number of dwelling units thereon) has not changed since October 17, 2023. Except as set forth below, no property in the District may receive water or sewer services if any structure thereon shall have been reconstructed or enlarged, or if the use of such property shall have been expanded, changed or altered after October 17, 2023, **unless the owner has applied for and received the approval of the Commission.**"

Given the many significant steps listed above, each of which will take time, and all of which are required, we would suggest delaying a ZBA review until the NSWD has been established, funded, and is operating.

Separate from the above concerns, we would also like to inform the SB that the GPC in recent months has become concerned on the general groundwater quality within much of the town, most specifically from testing results of public and private wells in recent years that indicate levels of two common contaminants of health concern, nitrate and PFAS, above state-wide norms. In our ongoing conversations with knowledgeable experts at the MassDEP and USGS, along with many publications from both of those agencies and others (US EPA, NH DES, and NY DEC), the one factor leading to these water quality issues is most likely the influence of existing septic systems (and cesspool) density on groundwater within the town. This will make it ever more challenging to site multiunit housing developments within Sherborn without direct access to public water and sewer services, like that envisioned by the NSWD.

SHERBORN CONSERVATION COMMISSION



MEMO

TO: Sherborn Select Board and Jeremy Marsette, Town Administrator
FROM: Michael Lesser, co-chair, on behalf of the Conservation Commission
DATE: August 14, 2024
RE: **Comments on Coolidge Apartments**

The Conservation Commission is providing the following comments on the proposed Coolidge Apartments affordable housing project (schematic plans as of October 30, 2023). These comments pertain to the entire process from initial town review to the subsequent permitting stages.

The project site contains a vegetated wetland featuring a mix of wooded and meadow buffer zone that serves a crucial protective role. This buffer zone is critical to maintain based on the value of such resources for water quality, pollution prevention, protection of private and public water supplies, groundwater protection, stormwater/flooding management, and wildlife habitat.

The project proposes development of part of the outer buffer zone with parking and likely site grading. The plans appear to presume off-site water supply and waste-water treatment. If this changes, then it is likely that significantly larger wetlands jurisdictional areas will be impacted. It is recognized that these plans do not include any development to Sherborn's 50-foot no-alteration zone and do not propose development of a large percentage of the buffer zone. However, this may change depending on water supply, waste-water treatment, site grading and stormwater management are fully designed. For example, understandably, the schematic plans do not show what may be significant site grading.

The Commission overlapping concerns at this time are:

- Water Quality Impacts:** There's a potential for water quality to be adversely affected by the project's final design and proximity of site grading and stormwater management (besides any needed on-site water supply and waste-water treatment).
- Wetland hydrology:** Concerns can arise regarding wetland hydrology depending again on stormwater management and site grading as well as from changes in water supply and waste-water treatment.
- Stormwater Effects:** There is a need to consider the impact of stormwater on wetlands both on water quality as the site's grading slopes towards the wetland and on water quantity due to the increased impervious area. It is expected that meeting DEP's stormwater standards will avoid adverse impacts, especially if the new proposed DEP stormwater regulations are in place as they focus on mitigating the increasing effects of climate change.
- Chemical Usage:** On-site chemical use for landscaping and de-icing should be minimized and selected for minimum environmental impact and not used in wetland jurisdictional areas.
- Wildlife Habitat:** Preserving wildlife habitat is a primary objective of wetland protection. The loss of the natural buffer zone will lead to adverse effects on wildlife. Moreover, the excessive use of outdoor lighting can disrupt wildlife; therefore, it is recommended to moderate lighting in terms of color, operating times, coverage, and intensity.

Jeanne Guthrie

From: Thomas Galvin <tgalvin@sherbornpolice.org>
Sent: Wednesday, August 14, 2024 9:51 AM
To: Jeanne Guthrie; Steven Tsai
Subject: Re: Coolidge Street Apartment - 30 day review letter

The only concern from the police department with the project is regarding the driveway, the locations of the curb cuts, and the potential traffic flow entering and exiting the property. I have already exchanged emails with Bob about this and as he has done with prior projects he is willing to discuss and look at this as the process moves forward.

Thomas Galvin
Chief of police
Sherborn Police Department
17 Washington St
Sherborn, MA 01770
tgalvin@sherbornpolice.org
508-653-2424 Extension 299



From: Jeanne Guthrie <jeanne.guthrie@sherbornma.org>
Sent: Friday, August 9, 2024 8:14 AM
To: Eric Johnson <ejohnson@sherbornma.org>; Steven Tsai <steven.tsai@sherbornma.org>; Jeff Waldron <jwaldron@sherbornma.org>; Paul Derensis <pderensis@aol.com>; Marian Neutra <marian.neutra@sherbornma.org>; Jeremy Marsette <jmarsette@sherbornma.org>; Diane Moores <diane.moores@sherbornma.org>; Zach McBride <zach.mcbride@sherbornma.org>; Jonathan Fitch <Jonathan.Fitch@sherbornma.org>; Todde Labbe <tlabbe@sherbornma.org>; Rick Novak <Rick.Novak@sherbornma.org>; Daryl Beardsley <Daryl.Beardsley@sherbornma.org>; Jean Greco <jean.greco@sherbornma.org>; Mark Oram <moram@sherbornma.org>; Jessica Edwards <jedwards@sherbornma.org>; Michael Lesser <Michael.Lesser@sherbornma.org>; Courtney Ek <Courtney.Ek@sherbornma.org>; Tom Trainor <tmptrainor@gmail.com>; Sam Nelson <shnelson3345@gmail.com>; Sean Killeen <skilleen@sherbornma.org>; Addie Mae Weiss <amweiss@sherbornma.org>; Heidi Doyle <hdoyle@sherbornma.org>; Thomas Galvin <tgalvin@sherbornpolice.org>; Zach Ward <zward@sherbornfire.com>; Chris Canney <inspector@sherbornma.org>; nwmcpherson@verizon.net <nwmcpherson@verizon.net>; Douglas Peterson <dougpeterson91@gmail.com>
Subject: RE: Coolidge Street Apartment - 30 day review letter

As sent to you last month, please see attached letter from Catherine Racer, Undersecretary Housing Development. The Town was not granted an extension so it is important that all comments on this project be submitted by Wednesday morning, August 14th so the Select Board can compile what they have received in order to send a letter to the state by the 18th. All information regarding this development is on the Town's website: <https://www.sherbornma.org/705/Coolidge-Street-Apartments-Updated-July->



COOLIDGE APARTMENTS

CONCEPT PLAN

OCTOBER 30, 2023

SCALE: 1"=100'-0" 0' 50' 100' 150' 200' 250' 300'



UNION STUDIO
ARCHITECTURE + COMMUNITY DESIGN
3 OF 14

Location of proposed project, in relation to two multi-unit housing projects on
Coolidge Street in North Sherborn

