

Andrew and Michelle Lauterback
36 Brush Hill Road
Sherborn, MA 01770

Dennis and Vicki Natale
32 Brush Hill Road
Sherborn, MA 01770

February 8, 2025

BY EMAIL: jeanne.guthrie@sherbornma.org

Sherborn Zoning Board of Appeals
19 Washington Street
Sherborn, MA 01770

RE: Proposed Chapter 40B Project - 34 Brush Hill Road, Sherborn, MA

Dear Chairman McBride and Board Members:

We are writing to provide you with photographs of how the 50 foot wide driveway strip impacts both our properties. It runs the entire length of both properties, approximately 480 feet long, which would be plainly visible and in places is 52 feet from the houses. A driveway would leave a permanent scar that would be forever present. Instead of enjoying the peace and quiet that was the reason we moved to Sherborn (18 and 20+ years ago, respectively), we would be forced to deal with the sight and noise of car and delivery truck travel on a regular basis and very close to our homes.

The attached file contains 9 photos: 4 from the Lauterbacks' side and 5 from the Natales' side. The boundary of the driveway strip from both properties is depicted by orange cones. As you look at the photos, imagine cars and trucks traveling along a driveway right along side our properties and so close to our houses:

Photo 1

Shows a garden bed on the Lauterbacks' property with Brush Hill Road in the background. The driveway strip cuts through the back of the garden bed.

Photo 2

The same garden bed as in Photo #1 but a close up view.

Photo 3

The same garden bed but the photo is taken from the house 52 feet away.

Photo 4

The driveway strip continues from the first garden bed to gardens of mostly native plantings all the way to the bottom of the Lauterbacks' property. You can see 3 cones in this photo as the driveway strip cuts through native grasses, Spruces, sweet pepperbushes, Shadbush, and Viburnums.

Photo 5 and 6

These are the first photos of the Natales' property which depict how the driveway would cut right through the back of the property and directly through an Ash tree.

Photo 7

This photo gives a wider view of the driveway strip, the Natales' back lawn and the same Ash tree.

Photo 8

The 5 acre parcel actually cuts through the rear of the Natales' back lawn from the driveway access all the way to the eastern edge of the Natales' property. The parcel even consumes the stone wall at the very rear as it cuts through land that the Natales have carefully maintained.

Photo 9

This is more of a closeup of the rear of Natales' property which more clearly shows the area in question.

We want to be clear that we are not addressing the right of landowners to develop their property, assuming they comply with all applicable laws and regulations. We are focusing on the significant and detrimental impacts this development will have on the neighbors and the diminution of our property values.

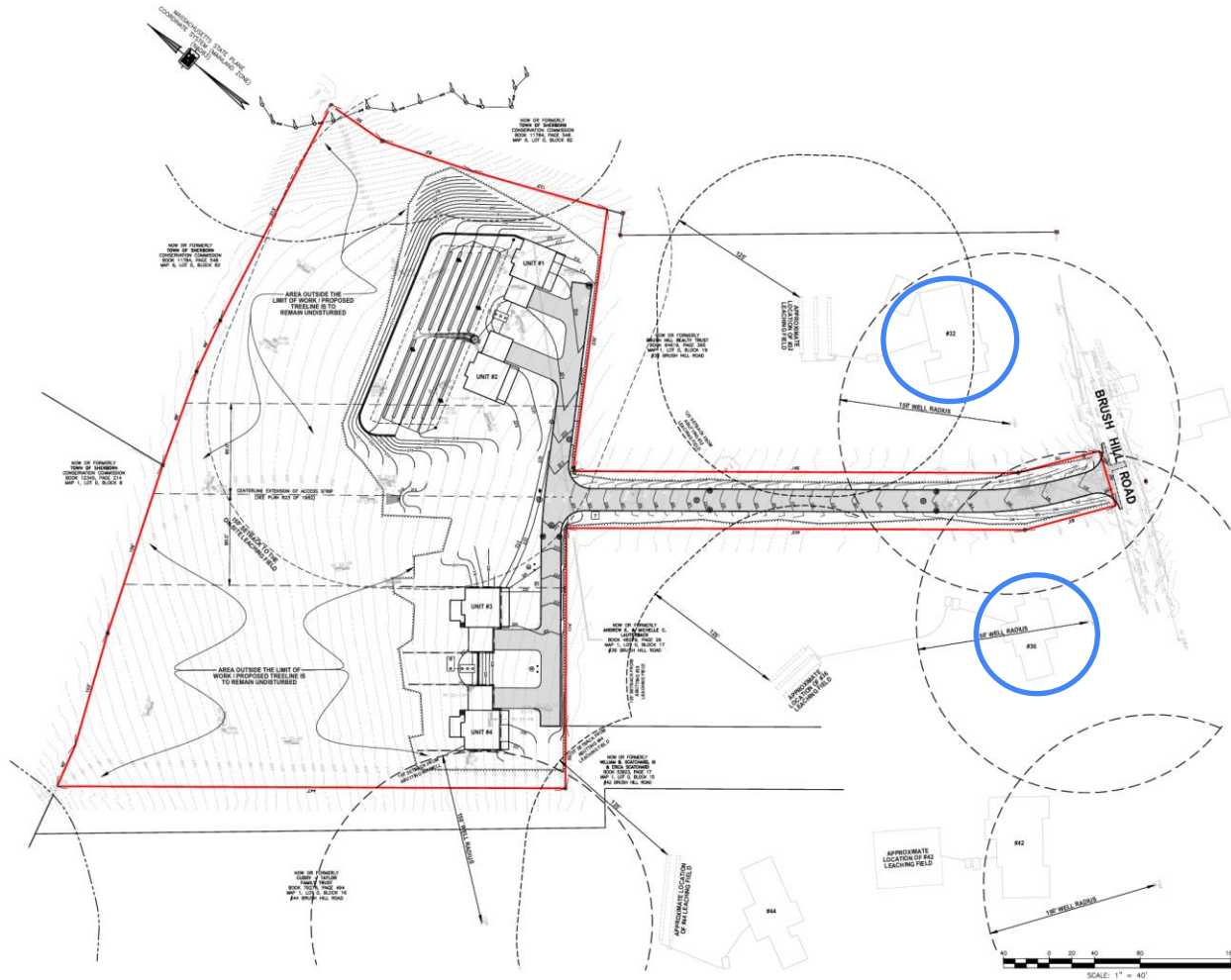
Thank you for your consideration.

Very truly yours,

Andrew and Michelle Lauterback and Dennis and Vicki Natale

Cc: Sherborn Select Board
Bob Murchison
Dan C. Hill, Esq.

32 and 36 Brush Hill Rd



APPLICANT:
FENIX PARTNERS BRUSH HILL, LLC
177 LAKE STREET
SHERBORN, MA 01770

OWNER:
FENIX PARTNERS BRUSH HILL, LLC
REF. MIDDLESEX REGISTRY OF DEEDS
BOOK: 81892 PAGE: 265

PARCEL ID:

MAP 1, LOT 6, BLOCK 18

ISSUED FOR:

**COMPREHENSIVE
PERMIT APPLICATION**



Red 2/1/24

4	BEC	1/15/25	FOR PEER REVIEW COMMENTS
3	BEC	12/23/24	REVISED SITE DESIGN
2	BEC	9/19/24	FOR SHI REVIEW COMMENTS
1	BEC	8/25/24	DESIGN DEVELOPMENT

NO APP DATE DESCRIPTION

DATE: **JUNE 4, 2024**

SCALE: **1" = 40'**

DESIGN: **KMR/BEC** DRAFTED: **KMR** CHECKED: **BEC**

PROJECT TITLE:

**BRUSH HILL
HOMES**

**34 BRUSH HILL ROAD
SHERBORN, MA 01770**

SHEET TITLE:

OVERALL SITE PLAN

SHEET:
2 OF 16

PROJECT NO:
P-202401

C-2

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