

Jeanne Guthrie

From: Bob Murchison <bob.murchison@me.com>
Sent: Tuesday, September 16, 2025 5:42 PM
To: Zach McBride; 'Zachary McBride'
Cc: Jeanne Guthrie; Jeremy Marsette
Subject: Sherborn BOH 8.0 (1) Five Feet Minimum Above High Groundwater

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The Sherborn BOH asks the ZBA to enforce the local regulation 8.0 (1) of mounding the system to five feet above high groundwater (beyond the four feet required by Title 5) in the following statement:

For reasons described in the Background section below, the Board recommends that, if the ZBA determines that this 40B project is to be granted this waiver, the 5- foot local minimum height above maximum high groundwater be applied to the mounded system. This would mean raising the system further, which might also cause the system to encroach farther into wetland resource buffers.

Please see below the variances approved by BOH in the first quarter of 2025. Note there are literally more than a hundred market rate homes that have been given this variance for similar reasons in Sherborn over the last decade. Many of them (if not most) were also allowed to add an additional bedroom to the system design allowing substantial new construction additions (or even entirely new houses). I could not find any denials of this waiver in the historical record.

- March 19, 2025, waiver approved of 8.0 (1) at 31 Washington Street “***to reduce site disturbance, eliminate walls, setback, and buffer encroachments***”.
- March 5, 2025, waiver approved of 8.0 (1) 137 Prospect Street because “***Mounding the yard an additional foot would require additional tree removal and steeper side slopes***”.
- January 22, 2025, waiver approved of 8.0 (1) at 9 Russett Hill Road because an “***additional foot would require a pump and retaining wall...***”
- January 8, 2025, waiver approved of 8.0 (1) at 31 Great Rock Road because “***mounding the yard an additional 3 feet would require retaining walls and additional tree removal***”.

I am requesting the ZBA to provide this waiver for the Washington Street Sherborn Homes affordable housing project for the following reasons:

- **To reduce site disturbance**
- **Eliminate retaining walls**
- **Reduce buffer encroachments**
- **Reduce tree removal**
- **Reduce steeper side slopes**

I am respectfully asking the ZBA to treat this development as the BOH does all our neighbors.

Respectfully,

Bob Murchison
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