

PLANNING BOARD



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2026 JAN 14 PM 1:11

TOWN CLERK
TOWN OF SHERBORN

19 WASHINGTON STREET
SHERBORN, MASSACHUSETTS 01770

NOTICE OF PUBLIC HEARING

TOWN OF SHERBORN

PLANNING BOARD

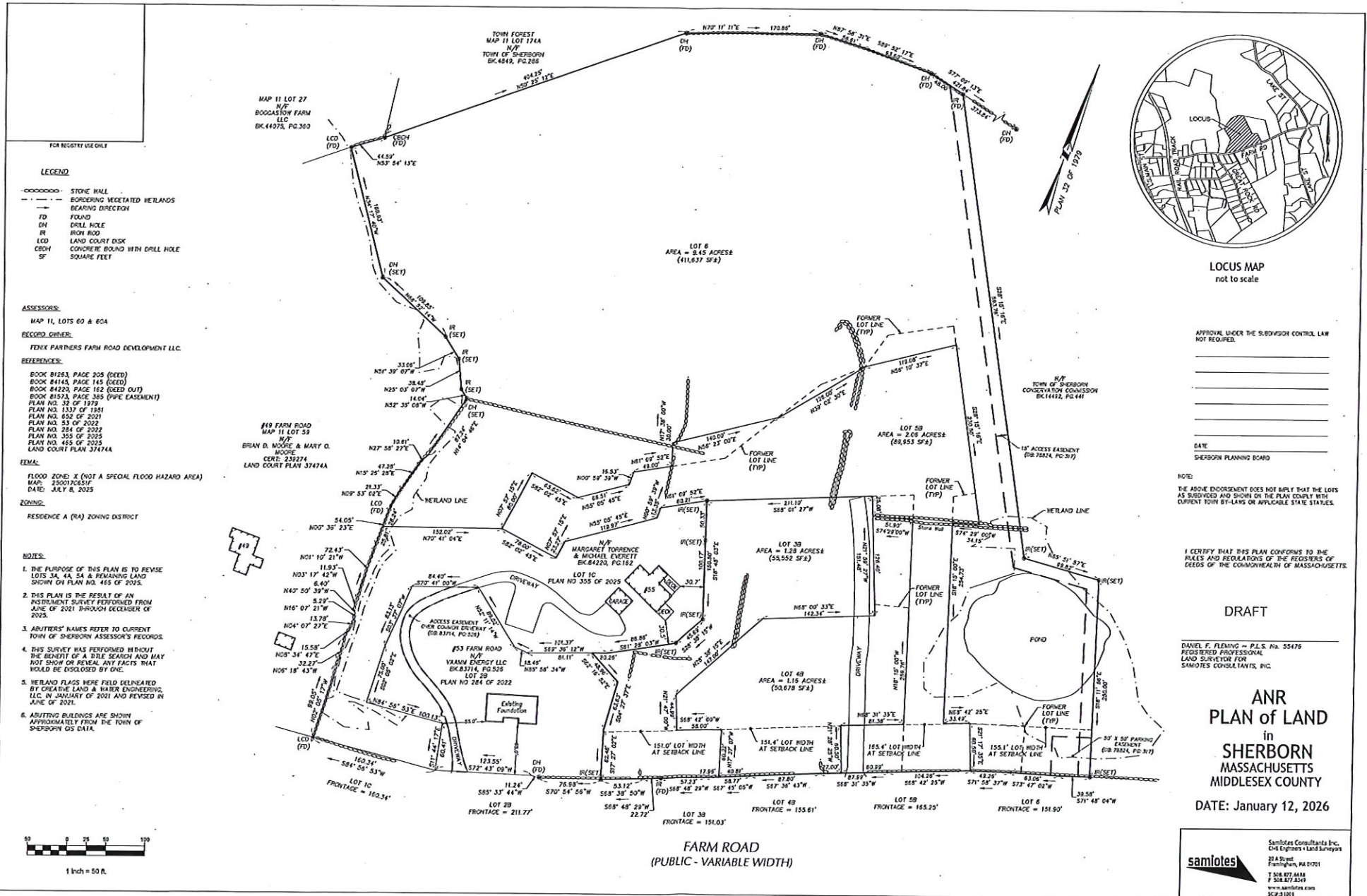
Special Permit for Common Driveway

Pursuant to Sections 9 and 11 of M.G.L. Chapter 40A and Ch 240 section 4.3 (I) of the Sherborn Zoning Bylaws, the Sherborn Planning Board will hold a Public Hearing via Zoom on Tuesday, February 3, 2026 at 7:15 pm, to consider a Special Permit application by Fenix Partners Farm Road Development LLC/Bob Murchison at 65 Farm Road for a common driveway for more than 2 building lots. The proposed common driveway will serve lots 3, 5 and 6R on the published plan. This will be an extension of the existing driveway.

Copies of the plan are available for review at the Offices of the Town Clerk and Planning Board, and on the Planning Board web page. All interested parties are encouraged to attend the hearing and/or submit written commentary to the Planning Board prior to the hearing date. The meeting agenda will be posted on the Town's calendar with the Zoom link.

Stef Harrison and Frank Hoek, Sherborn Planning Board Co-Chairs

Full Site Plan



Lot 4 & 3

Prepared by DGT Associates Printed 12/11/2025
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Summary for Band B2: Raja Ganga

Volume	Invt	Avail Storage	Storage Description
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Device	Rating	Invert	Outlet Devices
#1	Primary	218.47	11.9" long x 2.9" breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 Coeff. (English) 2.48 2.80 2.80 2.60 2.64 2.65 2.68 2.75 2.74 2.76 2.89 3.05 3.19 3.32

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CONTRIBUTING IMPERVIOUS AREA = 1,940 SF

CAPTURE VOLUME BELOW THE STONE OVERST

Prepared by DGT Associates
HydroCAD® 12.30.25 at 11:07A © 2020 HydroCAD Software Solutions LLC

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81 215.00 72 of Custom Stage Data [irregular] Listed below (Recall)

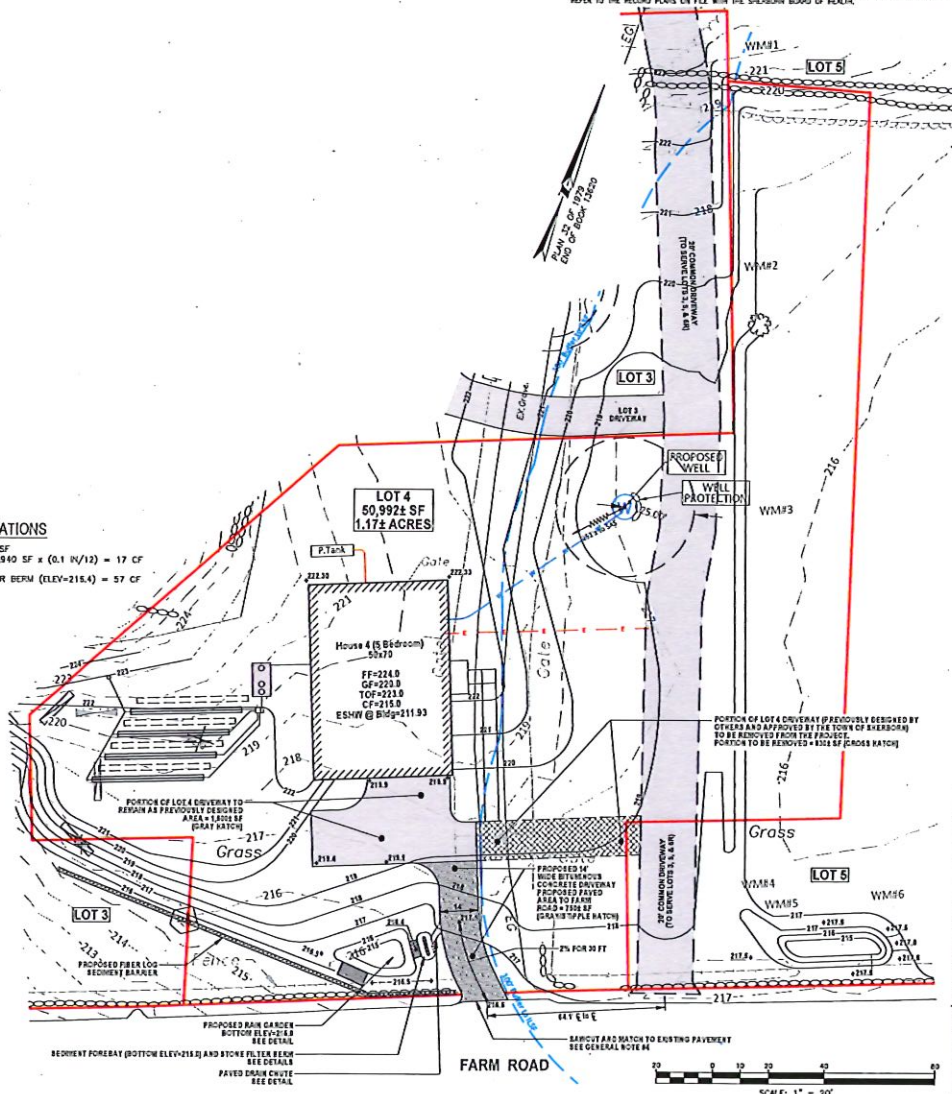
#1	Discarded	215.00	1.220	Inlet Exhaustion over Surface area
#2	Primary	206.29	118.7	lung x 2.5 ft breadth Broad-Crested Rectangular Weir
			Head (feet)	0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00
			Coef.	3.00 3.50 4.00
			Coef. (English)	2.48 2.60 2.80 2.80 2.84 2.85 2.68 2.75 2.74
				2.76 2.89 3.05 3.19 3.32

Primary OutFlow Max=0.00 cfs @ 0.00 hrs H/W=0.00' (Free Discharge)

Integral	Index	Group	Rank	Age
...	...	...	...	...

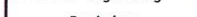
CONTRIBUTING IMPERVIOUS AREA = 1.942 SF

CAPTURE VOLUME BELOW THE STONE FILTER BERM (C)



1. PROPERTY LINE AND TOPOG
INC. ELEVATIONS SHOWN IN

-



Abstract

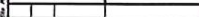
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NO.	APP.	DATE	DESCRIPTION
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SCALE: 1" = 20'

DESIGN: ENR	DRAWN BY: ENR	CHECKED: BEC
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2

LOT 4

FARM ROAD

65 FARM ROAD
SHERBORN, MA 01770

1000

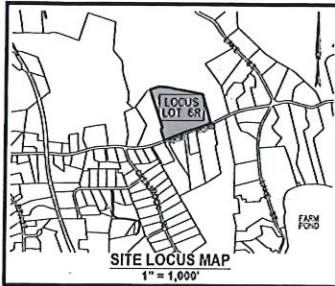
DRIVEWAY SITE PLAN AND DETAILS

100

10F2 C1

13110	
10. 姓名: _____ 性别: _____ 年龄: _____ 职业: _____ 学历: _____ 11. 工作单位: _____ 联系电话: _____ 电子邮箱: _____ 12. 联系地址: _____ 邮政编码: _____ 13. 其他信息: _____	

Lots 6+5

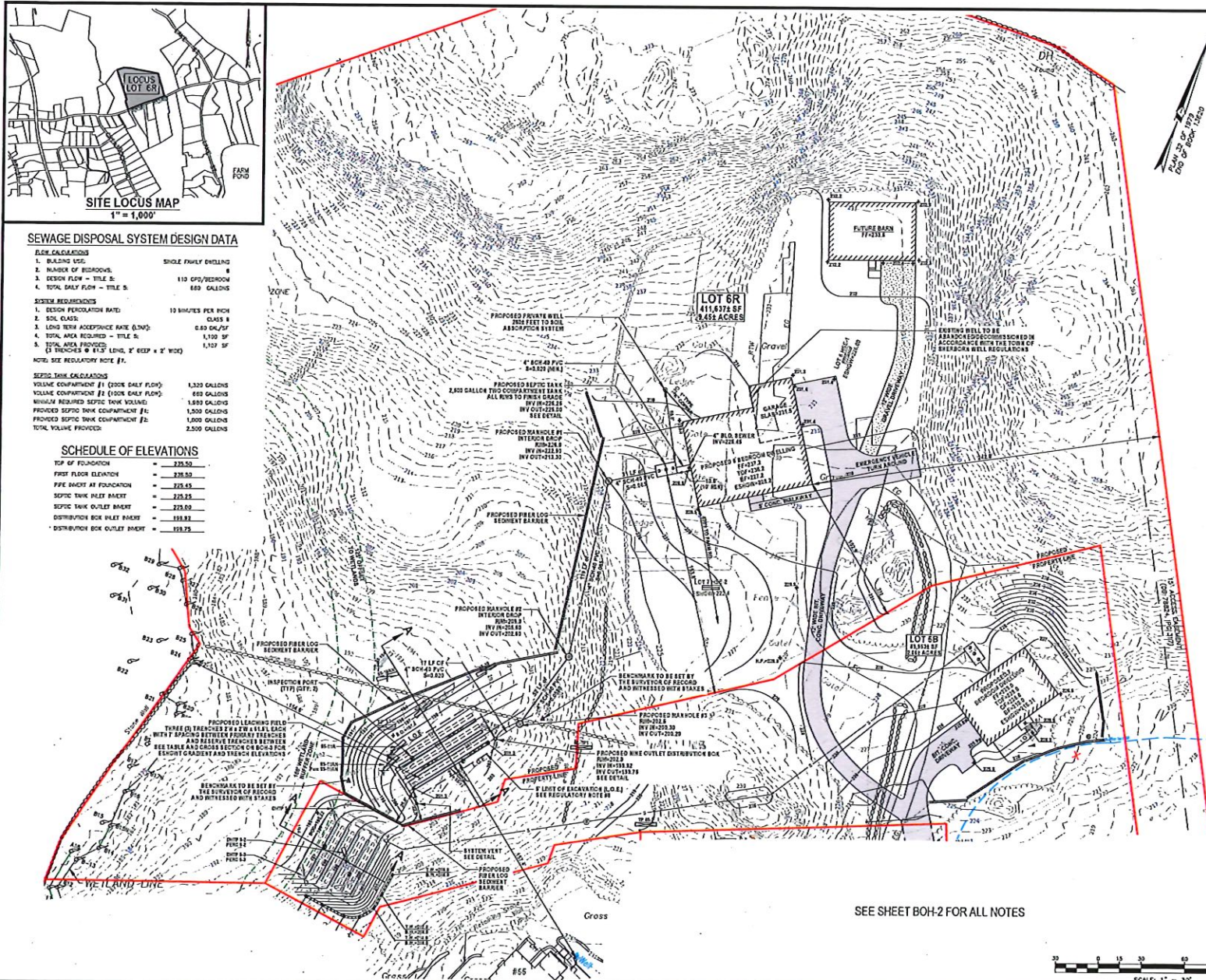


SEWAGE DISPOSAL SYSTEM DESIGN DATA

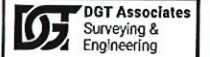
- DESIGN CALCULATIONS**
1. BUILDING USE: SINGLE FAMILY DWELLING
 2. NUMBER OF BEDROOMS: 8
 3. DESIGN FLOW - TITLE 8: 110 GPD/PERSON
 4. TOTAL DAILY FLOW - TITLE 8: 880 GALLONS
- SYSTEM REQUIREMENTS**
1. DESIGN PERCOLATION RATE: 10 MINUTES PER INCH
 2. SOIL CLASS: CLASS B
 3. LONG TERM ACCEPTANCE RATE (LTA): 8.85 GPD/SF
 4. TOTAL AREA REQUIRED - TITLE 8: 1,100 SF
 5. TOTAL AREA PROVIDED: 1,100 SF
- SEPTIC TANK CALCULATIONS**
- VOLUME COMPARTMENT #1 (200K DAILY FLOW): 1,320 GALLONS
 VOLUME COMPARTMENT #2 (100K DAILY FLOW): 660 GALLONS
 MINIMUM REQUIRED SEPTIC TANK VOLUME: 1,980 GALLONS
 PROVIDED SEPTIC TANK COMPARTMENT #1: 1,500 GALLONS
 PROVIDED SEPTIC TANK COMPARTMENT #2: 1,000 GALLONS
 TOTAL VOLUME PROVIDED: 2,500 GALLONS

SCHEDULE OF ELEVATIONS

TOP OF FOUNDATION	= 225.50
FIRST FLOOR ELEVATION	= 225.50
PPE SHOOT AT FOUNDATION	= 225.45
SEPTIC TANK INLET BUNKER	= 225.35
SEPTIC TANK OUTLET BUNKER	= 225.00
DISTRIBUTION BOX INLET BUNKER	= 223.82
DISTRIBUTION BOX OUTLET BUNKER	= 223.75



SEE SHEET BOH-2 FOR ALL NOTES



Framingham
Boston • Worcester
1071 Worcester Road
Framingham, MA 01701
508-879-0030

www.DGTassociates.com

PARCEL ID:
MAP 11, LOTS 6B & 6C

PROPERTY OWNER:
FENIX PARTNERS FARM ROAD LLC
177 LAKE STREET
SHERBORN, MA 01770

ISSUED FOR:
SUBSURFACE SEWAGE
DISPOSAL SYSTEM DESIGN



1. DEC 01/13/28 BOH REVIEW COMMENTS
NO. APP. DATE DESCRIPTION

DATE: DECEMBER 9, 2025

SCALE: 1" = 30'

DESIGN: RJK DRAFTED: RJK CHECKED: BGC

PROJECT TITLE:

**LOT 6R
FARM ROAD**

65 FARM ROAD
SHERBORN, MA 01770

SHEET:

**SUBSURFACE SEWAGE
DISPOSAL SYSTEM
PLAN**

SHEET:
1 OF 4
PROJECT NO.:
F-20102

BOH-1

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