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March 2, 2021

Electronic Delivery
Richard S. Novak, Chair
Sherborn Zoning Board of Appeals
19 Washington Street
Sherborn, MA 01770

RE: Barsky Estate Realty Trust – Apple Hill Estates (31 Hunting Lane)

Dear Chairman Novak:

As we briefly discussed at the February 18, 2021 ZBA meeting, the Applicant has been working on updating the plans for Apple Hill Estates to address some of the concerns raised by the Town of Sherborn, the neighbors as well as respond to the changing marketplace due to COVID 19. Therefore, the Applicant has changed the building type from duplex units to detached single family homes. The new homes are essentially the same size, approximately 2,300 square feet, three-bedroom homes as the original application. The footprint used for the site plan is approximately 1,173 square feet with a two-car garage. The benefit of this plan is that it allows for a first-floor primary bedroom or three bedrooms on the second floor, therefore addressing a wider population. In addition, the access road has been shortened which has several benefits: 1) It moves the homes away from the Hunting Lane neighbors; 2) It reduces the impervious coverage and 3) It reduces the number of waivers. Considering this, I have attached an email folder containing the following documents for your review:

1. Revised site plan
2. Updated Drainage Report
3. Sample Footprint
4. Sample Floor Plan
5. Sample Rendering
6. Marked up Waiver List

Please let us know what documents you wish to receive hard copies of and how many.

We look forward to your review of these documents and discussing your questions and comments. Thank you for your time and consideration.

Sincerely,

LDS Consulting Group, LLC

By: _____
Lynne D. Sweet, Managing Member