

MEMORANDUM

To: Richard Novack, Chairman, Sherborn Board of Appeals (the "Board")

From: Lynne D. Sweet, LDS Consulting Group, LLC

Regarding: Apple Hill Estates M.G.L. Chapter 40B Application, 31 Hunting Lane, Sherborn, MA

Dated: May 20, 2021

Upon receipt of the letter from Paul Bochicchio to the Board dated May 14, 2021, I contact Mr. Bochicchio to set up a meeting to discuss the alternative plan included in his letter. In preparation for such a meeting, the developer asked our engineer to look at the viability of the plan. Yesterday, May 20, 2021, myself and Michael Malynowski from Allen and Major met with Paul, Craig Mills, John Garrison and John Halamaka with the express purpose to discuss the alternative development plan.

We informed them that Allen and Major had looked at the general engineering needed for the plan relative to grading, stormwater and wetlands, and with some changes, it might work from an engineering standpoint. One of those changes being the location of the wastewater treatment plant. We also discussed adding some screening to neighbors with arborvitae as well as moving the location of cul-de-sac etc.

While there were many items discussed at the meeting, some helpful, the neighbors stated at the outset that they had no interest in moving forward with the plan they presented in their letter and maintained their stance throughout the meeting that they only wanted a development on this site that could be built as of right.

Quite frankly, we are at a loss as to why they provided a plan to the Board that they are not interested in pursuing. While the Applicant would be willing to accept a condition requiring the submittal of final plans that adopt a layout similar to that proposed by the neighbors, there is little more the developer can do to advance this conceptual plan as a viable alternative in order to reach a consensus with the neighbors on developing the site.