

SECTION II – STATUTORY THRESHOLDS

The application includes calculations of statutory minima as they relate to consistency with local needs. Issues relating to the computation of statutory thresholds are summarized as follows:

COMPUTATION OF STATUTORY MINIMA

1. The application includes a computation of the existing 40B Housing Inventory. The Housing Inventory based upon DHCD counts as of February, 2017 indicates that Sherborn has 34 subsidized housing inventory units (2.3% of its housing inventory), which are 114 units shy of the 10% SHI threshold. The applicant's contribution of three units would increase the Town's SHI from 2.3% to 2.5%.
2. A computation for General Land Area Minimum should be provided to indicate acreage added by the project to the existing Town Low and Moderate Income Housing areas. To meet the threshold, the Land Area Minimum Standard requires that 1.5% of the total Town land area be held for affordable Chapter 40B housing. For Sherborn, 1.5% is equivalent to no more than 153.6 acres (likely less when subtracting wetlands and unbuildable areas). The application does not document existing Chapter 40B land areas toward the statutory minimum.

SECTION III – CONTENTS OF THE APPLICATION

PROJECT ELIGIBILITY LETTER

3. The project Comprehensive Permit application contains correspondence from Massachusetts Housing Finance Agency dated February 21, 2017 regarding the *59 North Main Street Village, Sherborn Project Eligibility/Site Approval Project #895*. The description of the project in the letter appears consistent with the Sherborn Village plans. **OK**
4. The project eligibility letter acknowledges the Town's concern with stormwater management and alterations to the wetland buffer zone and riverfront impacts. MassHousing requires that the applicant discuss during the public hearing, resolution of all environmental conditions per laws, regulations and standards applicable to existing conditions and to the proposed use, including but not limited to compliance with all applicable regulatory restrictions relating to floodplain management, the protection of wetlands (WPA), river and wildlife habitats, conservation areas as well as state environmental protection requirements relating to the protection of the public water supply stormwater runoff and hazardous waste safety, and further that the Applicant should provide evidence of such compliance prior to the issuance of a building permit for the project.

Owner/Applicant has addressed all of the Town's concerns outlined in the Project Eligibility Letter through written responses and/or information provided during public hearings with the ZBA. Any further Town concerns not already resolved will be resolved prior to the issuance of building permits

5. The project eligibility letter acknowledges the Town's concern with the project's water supply & wastewater management and requires that the Applicant must comply with Title V regulations regarding the design and construction of individual wells and septic systems, and

further that the Applicant should provide evidence of such compliance prior to the issuance of a building permit for the project.

The Owner/Applicant understands that the soil absorption system (SAS) must comply with Title V regulations and will be designed and submitted to BOH for review on or before Dec. 1, 2017. The project's water supply will consist of two individual wells. the Owner/Applicant has installed both wells and plans to continue with system design and testing so that the water system is approved prior to issuance of building permits. Under 40-B regulations, the SAS system and water system are not required to be designed or approved prior to the issuance of the Comprehensive Permit. The Applicant has agreed to begin the design process for both the SAS and water system prior to the issuance of the Comprehensive Permit.

6. The project eligibility letter acknowledges the Town's concern with general operation concerns such as the impact of the project on traffic and local roads and further requires the Applicant to provide a detailed traffic study assessing potential impacts of the Project on area roadways, including traffic volumes, crash rates and the safety and level of service (LOS) of area intersections, identifying appropriate traffic mitigation in compliance with all applicable state and local requirements governing site design. The letter also requires the traffic study to review on-site parking and circulation to ensure compliance with industry standards.

The Project Engineer, Peter Bemis (EDC, Inc.), submitted the attached letter (EXHIBIT 1) dated 5/11/17 to the ZBA requesting, for the reasons stated, that a formal traffic study not be required. The Owner/Applicant and Project Engineer discussed this letter with the ZBA during a hearing and we believe that the ZBA was in agreement that, for the reasons stated in the attached letter, a formal traffic study would not be required.

7. The project eligibility letter acknowledges the Town's concern with wastewater management and water use and requires the Applicant to be prepared to provide detailed information relative to proposed water and sewer use, potential impacts on existing capacity, and appropriate mitigation. The shared wastewater design is schematic and calculations were not provided in the application.

EVIDENCE OF SITE CONTROL

8. Evidence of Site Control – The applicant has provided a copy of the Quitclaim Deed for the parcel conveying the property to HP Sherborn, LLC (June 23, 2015 for \$1,275,000). (DB 65811, pp 274-275).
9. A copy of the Purchase and Sale Agreement, dated November 1, 2016 from HP Sherborn, LLC to 59 Main Street Village, Inc., was provided (for \$1,950,000)
10. Any easement rights held by others (if any) should be added to the plan.

EXISTING SITE CONDITIONS

11. As set forth in the Department of Housing and Community Development's Guidelines for Local Review of Comprehensive Permits, the Applicant is required to submit a narrative detailing "alternative site uses under existing zoning." An endorsed Site Plan was supplied, showing development of the project in conformance with existing Zoning dimensional requirements for RA. **OK.**

12. Several large trees, between 24-inches and 48-inches in diameter have been identified on the plan for preservation. Proposed grade changes and the proximity of construction near the project entrance and Unit 12 make it unlikely that three large trees (30-inch, 36-inch and 48inch) deciduous specimens will be maintained. Specific construction-stage and permanent measures to provide for tree protection should be specified.
13. Inspection of the of Flood Insurance Rate Map (FIRM), Map Number 25017C00538F, Middlesex County Massachusetts, effective date July 7th, 2014 indicates that the entirety of the site falls outside the 100-year jurisdictional floodplain of the perennial stream. The site is located outside the Zone X, with less than 0.2% chance of annual flooding (500-year floodplain).
14. The wetlands and resource areas indicated on the drawings should be referenced by date and the delineator. An Order of Resource Area Delineation (ORAD) was issued by the Sherborn Commission (DEP #283-0361) on December 23, 2014 and it should be referenced on the drawing. If requested by the applicant, the Sherborn Conservation Commission would need to extend the ORAD prior to its three-year expiry date on December 23, 2017.
15. All abutting parcels (including any registered Land Court parcels) should be clearly designated on the drawings.
16. Both existing well and septic soil absorption areas are located for the adjacent properties at #55 and #61 North Main Street. Well locations for properties across North Main Street (#58 and #60) have been provided as well. Well setback radii have been provided, consistent with Section 10.1 in the Board of Health Regulations. **OK.**

EXISTING SITE CONDITIONS REPORT

17. A first level Environmental Assessment in accordance with MGL Ch. 21E should be furnished if available.

The Owner/Applicant's lender did not require any type of Environmental Assessment on this property upon purchase so nothing is available. We don't intend to do any type of assessment.
18. The narrative does not address methods or extent of investigation for any features of historic or archeological significance, but indicates that none are currently known.

PROPOSED SITE DEVELOPMENT PLANS

Site Planning

19. The project proposes 28 bedrooms on the 6.04 acre site which would result in 3,080 GPD of sewage flows. As on-site wells are proposed for potable water, the project is subject to nitrogen loading limitations as defined under 310 CMR 15.214(2) and would be subject to effluent limitations of 440 GPD/acre under a conventional design (or 550 GPD/acre for recirculating sand filter).

The original Project Eligibility submittal to MassHousing included preliminary draft floors plans. There was one unit floor plan that was a 3 bedroom unit. All preliminary draft plans were later superceeded during the ZBA hearing process by the final units floor plans (See attached PDF file – “Sherborn – 4 Floor Plans 10-1-17” 17 pages). This project consists of a total of 24 bedrooms (12 units x 2 bedrooms ea.).

It should be noted that the 11/27/17 revised Site Plan only shows Unit #1 with the correct footprint as what will be built in that location. Unit #'s 2 through #12 on the Site plan are shown with the footprint of the “C-Chatham” unit. The Project Engineer did this to be conservative with drainage calculations. Affordable units (Units #2, #4 and #12) are designated to be Floor Plan type “D-Danbury” which has a smaller footprint. The other Unit # locations (#3, #5, #6, #7, #8, #9, #10 and #11) will have unit types based on buyer demand. Buyers can select either Floor Plan type “A,” “C,” or “D” in any of these 8 unit locations.

20. The architectural drawings indicate an optional loft that should be construed as a third bedroom for each 2-BR unit. For age 55 and over units, sewer generation increases from 150 GPD for two-bedroom to 330 GPD for three-bedroom units. The sewer generation flows would increase to 3,960 GPD (for the third bedroom). The locus does not have sufficient land area to support excess nitrogen loading from a third bedroom for all twelve units.

The Owner/Applicant disagrees that the loft area on the 2nd floor is optional and should be construed as a third bedroom. The loft area is a standard feature for the respective floor plan type and is not optional. Further, this loft space is critical to the value and economic feasibility of the project. We propose to control the number of bedrooms and limiting the number to 2 bedrooms per unit by disclosing the 2-bedroom limitation in each owner's unit deed and the Master Deed. Attached are sample draft condominium documents including Quitclaim Deed (Unit Deed), Master Deed and Condominium Trust which include the 2-bedroom deed restriction.

21. Please indicate the percentage of Riverfront buffer that will be altered as a result of the project. No more than 10% of the available riverfront should be altered by development of the project. 310 CMR 10.58(4)(d)1.
22. Although the drawings indicate twenty-two (22) test pits and eighteen (18) monitoring wells have been advanced on the site, and soils have been discussed in a general manner based upon the NRCS Soils Atlas and mapping, site specific test pit information has not been provided, but will be required beneath the soils absorption systems and the stormwater retention/detention areas.
23. The Infiltration Trench System detail on Plan Sheet 6 provided the design bottom elevation for each of the six (6) Cultec Systems. Estimated Seasonal High Groundwater (ESHGW) beneath each system should be provided in this table. A minimum 2-foot vertical separation to ESHGW is required beneath the stone for each system. If less than four feet is provided, then groundwater mounding calculations will also be required.
24. Project lighting is not indicated within the site. Proposed lighting should be developed with photometrics using specific light fixtures that are consistent with residential scale and style typically acceptable in the town.
25. Please indicate whether a streetlight is proposed for the project entrance at its intersection with North Main Street.

26. Although driver visibility appears sufficient, stopping sight distance and intersection sight distance information should be provided at the entrance along North Main Street in both directions.
27. A more detailed plan prepared by a Landscape Architect or other qualified professional should be submitted indicating active and passive recreational facilities. Extending on-site pathways to connect the project to the town-owned land north of the project should also be evaluated and considered.
28. Please indicate whether each unit will be individually served for trash removal. In the event that dumpsters are required, all dumpsters should have permanent, attractive enclosures.

Dumpsters are not required and will be prohibited. All trash will be stored by each owner in their garage. The property management company for the home owner association (HOA) will contract privately with a licensed refuse disposal company to provide weekly trash and recycling pickup. All owners will be required to wheel their barrels from their garage to the end of their driveway for weekly curbside pickup.

29. Multifamily developments typically are required to have common mailbox locations, which can present significant site circulation issues. The location for a common mailbox facility with associated parking/pullout should be shown.
30. A *Stormwater Pollution Prevention Plan* (SWPPP) was submitted and are generally sufficient. The Project Manager and Person and Entity responsible for plan compliance, as well as the Owner of the Stormwater System, as well as the person responsible for financing maintenance and emergency repairs should be added to the SWPPP when known.
31. The SWPPP should specify weekly street sweeping of North Main Street.
32. The applicant should confer with the Sherborn Fire/Rescue Department and provide documentation from the Department indicating their concurrence with fire access to buildings, unit separation, available pressure and volumes from the on-site well system (whether supplemental water tank, auxiliary pumping, etc. will be required), alarms, and other fire protection related matters. Please indicate whether the buildings are to be sprinklered.

The Owner/Applicant and Project Engineer met with the Sherborn Fire Chief Kinney and his Lieutenant–Safety Officer. Fire Chief Kinney was satisfied with all of the issues mentioned above and required a 20,000 gallon cistern be installed on-site at the location now shown in the 11/27/17 Revised Site Plans (Page 4). The individual units will not be sprinklered since each unit will have more than 10 ft. of separation from adjacent units..

33. The applicant should confer with Police Officials and provide documentation indicating that they are satisfied with access and safety issues during construction and operation of the project.

The Owner/Applicant has discussed and reviewed the site plan with Sherborn Police Lieutenant David Bento. Lieutenant Bento supports the project as designed.

34. Any temporary construction signage should be shown and details provided on the size, illumination, style, and legend.

The Owner/Applicant was granted a special permit on 9/26/17 from the Sherborn ZBA under Section 5.2.6d of the Sherborn Zoning By-Laws for a 40 SF (8 ft. by 5 ft.) temporary sign, no illumination.

35. A permanent entrance sign has not been shown. Details on the size, illumination, style, and legend of any proposed sign should be given.

A permanent entrance sign has not been designed so it is not shown on the latest revised site plan. The Owner/Applicant expects that there will be a simple granite etched sign showing the address "59 North Main" at the entrance with illumination in accordance with the general regulations for permanent signs (Section 5.2.3) of the town zoning by-laws. This will be submitted for approval to the ZBA before the issuance of any Certificates of Occupancy.

36. The site should be fenced and secured during construction.

A temporary construction fence will be installed along the N. Main Street frontage for this property prior to the issuance of any building permits.

37. Given the density of this project, snow storage is a significant concern. Snow storage areas should be designated outside paved or on adjacent grassed areas that maximize recharge, outside well setback areas. The interior soil absorption field and all buffer zones should specifically be prohibited for snow storage.
38. All walkway and any common parking area grades (common mailbox area) should adhere to all current Architectural Access Board regulations.

Access, Circulation, and Parking

39. As designed, the 18-foot wide interior driveway is narrow for two-way traffic, particularly for a project of this density with cars maneuvering out of closely spaced driveways into two way traffic movements. Unless the pavement width is increased, preferably to a minimum 22 feet, the design will be congested. Parking should be prohibited along the roadway edges.
40. The curvilinear geometry should aid in limiting vehicle speeds, however the project is not designed with a sidewalk that should be included to help segregate pedestrians from traffic.
41. Fire officials should verify that they are satisfied with exterior access to the rear of Units 3, 4 and 5. Rear access is also limited behind Units 8 and 10 with rear decks about 15 feet from the no alteration zone.
42. The geometry of the roadway should accommodate the largest Fire/Rescue Department's design vehicle. Concern was expressed regarding the roadway geometry in the rear of the site. Documentation should be provided indicating that the Department's concerns have been addressed and should include approval for the layout and methods of construction of the on-site access and circulation system.
43. For safety, vertical faced granite curb or precast concrete curb should be specified along both sides of the main drive and intersection radii.

Grading

44. Construction of the proposed site improvements will likely include reuse of onsite materials. General information on the structural reuse of onsite soil types should be provided.
45. The proposed grades do not differ significantly from existing grades. It is not anticipated that significant quantities of native material will be exported from the project. Similarly, the site should not require import of bulk material for fill. **OK.**

Landscaping

46. The applicant should be encouraged to limit turf areas due to water demand and requirements for lawn chemicals and fertilizer. A Turf Management plan should be provided that adequately protects the adjacent resource areas from nitrate and phosphate loadings.
47. A *Tree Protection Plan* should be provided for the trees to be preserved along the front of the site.
48. Minimal landscape improvements are proposed for the project. Street trees should be considered to enhance the appearance of the project.

PROJECT IMPACTS

49. The Applicant should prepare and submit for review, a detailed management plan indicating the organization and funding mechanism for a homeowners' association or other organization that will be responsible for maintaining the on-site parking, access, utilities, and landscaping and for contributing to ongoing maintenance of the shared wastewater facility.

The Applicant/Owner, HP Sherborn LLC, will be the initial and sole Trustee of the Sherborn Village Condominium Trust (HOA) until 100% (all 12 units) are conveyed. Heritage Properties (HP) will property manage this project for no management fee until the takeover date (i.e. all 12 units are conveyed. As with all new condo projects developed by HP, we will offer the Owners 1 year of property management services, at no cost, after the takeover date. HP has been providing property management services to condo projects and apartment projects for over 15 years.

The funding for the HOA will be provided by the owners who will pay a 2-month condo fee reserve at closing plus monthly condo fees based on an operating budget prepared by HP. The HOA will benefit through competitive/low costs from contractors/suppliers with whom HP has long term relationships and receives competitive pricing based on annual bids. HP will provide contractors/suppliers that will provide the following services: (1) weekly trash/recycling pickup,(2) snow removal, (3) full landscaping, (4) master condo insurance, (5) septic system cleaning, testing & repair, (6) well/water system testing and repair, (7) complete maintenance & repairs for common areas, on-site drainage systems and exteriors of buildings, (8) collection of condo fees, payments of all HOA expenses, preparation of HOA financial statements, filing of HOA tax returns and any local, state and federal reports/documents, preparing annual condo budgets and setting monthly condo fees, issuing 6 (d) certificates and completing condo questionnaires for owner mortgages. Attached is a sample draft Property Management Contract that would revised for as needed to fit the service requirement of this project.

50. Any impacts to abutters from construction noise, vibration, or any required blasting should be identified.
51. The project driveway is directly opposite the existing residence across North Main Street at #58 North Main Street. This residence should be plotted on the drawings in relation to the driveway. Headlights from exiting cars will impact this residence and should be mitigated. A contribution toward off-site vegetated screening should be coordinated with the property owner.
52. Landscape design should include screening residential abutters on both sides of the project. Screening should be focused in the non-buildable parcel A on the left side of the project, and behind Units 11 and 12 on the right.
53. The extent of construction traffic including truck trips should be identified. Proposed truck routes and scheduling should be shown. The analysis should include a distribution breakdown.

The most significant construction vehicle (well drilling rig truck) has already completed its work on-site. This site is relatively flat and balanced so the amount of fill being trucked on/off site is negligible. Construction traffic for site and infrastructure work is expected to be less than 3 trips per week. All heavy construction equipment such as excavators and loaders will come on-site once and stay on-site until the work requiring that equipment is completed. Therefore, construction traffic for these vehicles/equipment is negligible.

The only time we expect to have 3 or more trips per week will occur during an approx. 25-day period (April 23 to May 18 – See Construction Schedule in Comment #55 below) while gravel and graded base is trucked on-site for the 700 ft. road to be constructed to serve the 12 detached homes. During this period, we expect approx. 5 truck trips per day.

Home construction is expected to start in mid-April 2018 (See Construction Schedule in Comment #55 below) and continue until late fall of 2019. During this period medium to large supplier trucks will be delivering lumber and other building materials at the rate of between 3 and 5 trips per week.

54. A dedicated location should be provided on the site for equipment fueling operations that is sited outside the wetland and riverfront buffers and minimizes the potential for contamination of individual wells from spills.
55. The development team should provide a rough construction schedule with anticipated milestone dates for major components of the project. Verify that the project will be constructed as a single phase.

See attached draft Construction Schedule – EXHIBIT 2 for both Sitework/Infrastructure and Home Construction. As shown, Sitework/Infrastructure will take approx. 5 months. Also as shown, each detached home will take 5 months from start (Building Permit) to finish (Certificate of Occupancy).

The condominium will be created in multiple Phases and not one single Phase. The number of Phases and the number of homes per Phase will be based on sales/absorption rates. Based on pre-construction marketing activity to-date, the Owner/Applicant estimates that there will be 3 Phases of approx. 4 units per Phase. Under this projection, each Phase would contain 1 affordable unit and 3 market rate units.

56. The MassHousing Project Eligibility letter recommended that the applicant provide a detailed traffic study, assessing the potential impacts of the Project on area roadways, including traffic volumes, crash rates, and the safety and level of service of area intersections. The Study should identify appropriate traffic mitigation, and should address on-site parking and circulation. The estimated traffic generated from the project should be evaluated based upon the ITE Trip Generation Manual, 9th Edition (latest). Peak hour generation should be addressed in the analysis.

This comment is essentially a repeat of Comment #6 above. See the response to Comment #6 above. The Owner/Applicant and Project Engineer believe that the ZBA, during public hearings, has agreed to our request to waive a traffic study.

57. A Traffic Management Plan should be submitted that has the approval of the Sherborn Chief of Police. As a minimum the Traffic Management Plan should identify the number of truck trips, proposed truck routes, and an overall construction schedule.

PRELIMINARY ARCHITECTURAL DESIGN

58. The affordable units have been designated on the plans as Unit #2, #4 and #12. Each of the affordable units are designated as three-bedroom units (Architectural Type A). All others are designated as two bedroom units and should be uniformly distributed throughout all buildings. Verify the proposed distribution of the affordable units.

See the response to Comment # 19 above. The affordable units are 2 bedrooms units not 3. See attached PDF file – “Sherborn – 4 Floor Plans 10-1-17” 17 pages). The affordable units have been designated as Unit Type “D - Danbury” in locations #2, #4 and #12. This same Danbury unit is available to market rate buyers in site locations #3, #5, #6, #7, #8, #9, #10 and #11. The Owner/Applicant has reviewed and discussed the affordable unit locations during several ZBA hearings and believes that everyone agrees that these locations fit the definition of uniform distribution considering that this is a small community with all units located around the same center island.

59. Preliminary architectural drawings were provided for review depicting six types of units. In addition to bedroom counts, the building floor plans should be evaluated to include the study, loft and similar rooms that should be counted as “bedrooms” for the purposes of determining sewage generation. There is not a significant difference between the three-bedroom configuration and two-bedroom layout between the unit types and it appears all units could use the loft as the third bedroom.

Please see the response to Comment #19 and #20 above. All 12 units are legally restricted as 2 bedroom units, in perpetuity, as outlined in both the Master Deed and Unit Deed attached. The loft areas are open with no door to enclose the area and no closet. As such they don't meet the normal definition of a bedroom by building code. These loft areas are important finished living areas that add to the finished square footage of the respective unit. These lofts are a critical feature that adds to the market value of each unit without which this project would not be economically feasible. The 2 bedroom deed restriction is considered to be a reasonable solution to the number of bedrooms in projects that have private SAS systems, especially projects that are 55 + adult communities permitted under MA comprehensive permit 40B regulations.

60. Information on exterior finishes should be provided.

Siding - Shingles: Cement board by James Hardie, CertainTeed, or equal

Siding - Clapboard: Cement board by James Hardie, CertainTeed, or equal

Siding- Vertical (Board & Batten): Cement board by James Hardie, CertainTeed, or equal

Trim: Composite PVC by Azek, Trex, or equal

Trim: Pine

Other exterior finishes including windows, asphalt shingles, metal roofing decking and exterior doors have not yet been selected. All materials will be high quality and all units will be Energy Star certified

61. The height of each building should be calculated, as set forth in the Zoning Bylaw.

All buildings will be 35 ft. or less

UTILITIES PLAN

62. Specific arrangements for operation and maintenance of the sewer dosing chamber should be detailed.

The HOA through the property management company will hire a licensed operator to provide maintenance to the SAS system at intervals agreed to with the Sherborn BOH. The specifics arrangements will be worked out as part of the SAS system approval with the BOH.

63. Water for the project will be drawn from two on-site wells. Construction Note #6 references an 8-inch CLDI water main, which does not appear to be correct. Additional detail of the design should be provided including pipe sizes, pump details, backup generation, etc.

64. Verify pipe materials, depth of cover and minimum separation between services for water and sewer services.

UTILITIES PLAN – STORMDRAINS

65. The plan shows all the on-site galleys that accommodate runoff are retention systems. In order for each system to be effective, it must be empty prior to a storm event. All basins must be designed such that spring high groundwater is two feet below the bottom of the basin. Soils information should be provided.

66. Logs of test pits were not furnished with the plans or report. Existing groundwater elevations must be determined for each of the six systems. Provide soils test data including soils classification, observed groundwater and mottled soils elevations in the footprint of each system.

67. Pipe capacity calculations for the stormdrain system should be added to the stormwater management report.

REQUIRED EXEMPTIONS

68. The application documents variances required from the Zoning By-Laws of the Town of Sherborn. An additional section was identified that will require a variance. Section 4.3.6. Number and Location of Dwellings on One Lot.
69. A variance has been requested from Section 5.2.6.a of the By-Laws regarding permanent monument signage. The proposed project signage should be provided for evaluation by the Board.

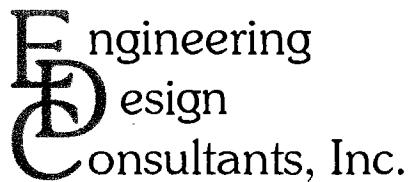
See the response to comment #35 above

70. Submit a tabulation of departures from the Planning Board's Rules & Regulations, which serve as Town construction standards, particularly Section 4.0- *Design Standards* and Section 5.0- *Required Improvements*. Describe why there is a public interest in allowing various downgrades.

FEDERAL AND STATE PERMITS AND MEPA COMPLIANCE

71. An NPDES General Construction Permit is required for sites involving disturbance greater than or equal to 1 acre.

EXHIBIT 1



32 Turnpike Road
Southborough, MA 01772
Phone: (508) 480-0225
Fax: (800) 832-5781
E-mail: mail@edcma.com

May 11, 2017

Zoning Board of Appeals
Town Hall
Sherborn, Massachusetts

RE: Sherborn Village
59 N. Main Street
Sherborn, Massachusetts
EDC Job No.: 3438

Attn Board Members:

In support of the 40B Permit Petition by Heritage Properties, EDC offers the following considerations regarding anticipated additional traffic generation as a result of the planned age restricted real estate project referenced above.

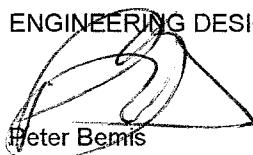
The proposed development will consist of twelve (12) units as both standalone and duplex configurations. Each unit will be 55 & over age restricted condominiums and composed of two (2) bedrooms. Traffic Data collected by the California, Florida, and Arizona Departments of Transportation was compiled by Stephen B. Corcoran, P.E. a senior transportation consultant of Metro Transportation Group, Inc. based in Hanover Park, Illinois, and the results of his findings were presented at the 66th Annual Meeting of the Institute of Transportation Engineers (ITE). His analysis of 7,135 living units dispersed throughout 23 elderly complexes found that such facilities generate on average 4.52 – 5.64 trips per unit per day, which is roughly two-thirds of the anticipated ITE rate of 9.55 trips per single family house per day.

If we consider the more demanding rate of 5.64 trips per unit per day, a total of 68 trips per day results for the entire complex. Similarly, if we then consider the morning and afternoon peak rates for these daily project trips then the estimated morning peak hour departures would be on the order of 6 exiting and 3 entering and this pattern would then reverse for the afternoon peak hour resulting in 6 entering and 3 exiting. Based on the latest 2016 data reported by Mass DOT, 24,300 trips per day are generated on Rt. 27, as measured at the northern intersection of Rt. 16 located 1,000 ft south of the site. Under these condition, the site will only result in a 0.27% post developmental increase in daily traffic volume on Rt. 27. Furthermore, due to the nature of the proposed inhabitants being of advanced age, being either close to or beyond the typical age of retirement, and their associated relaxed lifestyle, it is likely that peak trip generation will not coincide with regional peak traffic patterns. Trips from the proposed site are more often to occur in the late morning and early afternoon so that the inhabitants intentionally avoid the peak-hour congestion. In the traffic study referenced above, Mr. Corcoran found that peak-hour rates were one-fourth ($\frac{1}{4}$) to one-half ($\frac{1}{2}$) the rates produced in normal residential settings.

In light of these traffic volume conditions and knowing that the available sight distance from the subject developments driveway is well over three hundred and fifty feet in the north and south directions, more than satisfying the minimum required for safe entry and exit from the roadway network, we believe that additional traffic analysis is not warranted and that a formal traffic study should not be required. Thank you for your consideration and we look forward to continuing to work with the Board in processing this permit application.

Very truly yours,

ENGINEERING DESIGN CONSULTANTS, INC.



cc. Heritage Properties

EXHIBIT 2

Construction Schedule -59 N. Main Street, Sherborn				Rev/Nov. 26, 2017
Heritage Properties	Start Date	Completion Date	Current Status	
Sitework/Infrastructure:				
Sign Eversource Contract - Electric & Gas	Nov 15	Feb 1	In Progress	
Finalize Scope of Work/Sign Sitework Contract	Nov 15	Jan 12	In Progress	
Town Pre-Construction Meeting	Mar 1	Mar 1	Not Started	
Install Construction Fencing - Along N. Main	Mar 8	Mar 8	Not Started	
Install Construction Entrance Apron	Mar 12	Mar 15	Not Started	
Install Siltation Barriers Along N. Main	Mar 12	Mar 15	Not Started	
Site Prep - Clear/Stump	Mar 15	Mar 30	Not Started	
Rough Grade Site	April 2	April 18	Not Started	
Install All Under Road Utilities	April 23	May 18	Not Started	
Road Binder	May 23	May 23	Not Started	
Install Site Drainage Structures	May 26	June 13	Not Started	
Install 20K Gal. Cistern	June 4	June 8	Not Started	
Install Septic System	May 23	June 8	Not Started	
Install/Hookup Water Service	May 28	June 8	Not Started	
Install CC Berm/Parking Around Center Island	June 11	June 22	Not Started	
Install Street Lighting	June 18	June 22	Not Started	
Activate Electric Service	June 20	June 29	Not Started	
Activate Gas Service	July 2	July 13	Not Started	
House Construction:				
Building Permit	Mar 15	April 10	Not Started	
Foundation	April 16	April 25	Not Started	
Framing, Roofing & Ext. Trim	April 30	May 18	Not Started	
Windows	May 17	May 18	Not Started	
Siding	May 21	May 31	Not Started	
Rough HVAC	May 14	May 25	Not Started	
Driveway Binder	May 23	May 23	Not Started	
Rough Plumbing	May 21	May 31	Not Started	
Rough Electrical	May 28	June 8	Not Started	
Frame & Rough Signoffs	May 25	June 11	Not Started	
Appliance Package Selection	June 1	June 15	Not Started	
Insulation	June 12	June 20	Not Started	
All Exterior & Garage Doors	June 18	June 22	Not Started	
Exterior Painting & Shingle Staining	June 20	June 29	Not Started	
Gutters	July 2	July 6	Not Started	
Blueboard & Plaster	June 25	July 10	Not Started	
Interior Finish Carpentry	July 16	July 25	Not Started	
Bath Floor & Wall Tiling	July 16	July 25	Not Started	
Kitchen & Bath Cabinetry	July 18	July 25	Not Started	
Kitchen & Bath Countertops	July 25	July 31	Not Started	
Interior Painting - Rough	July 30	Aug 10	Not Started	
Hardwood Floors	Aug 13	Aug 20	Not Started	
Finish Electrical	Aug 21	Aug 28	Not Started	
Finish Plumbing & Appliances Install	Aug 21	Aug 28	Not Started	
Finish HVAC	Aug 24	Aug 28	Not Started	
Master Closets & All Other Closets	Aug 21	Aug 28	Not Started	
Shower door & Mirrors	Aug 21	Aug 24	Not Started	
Interior - Finish Paint	Aug 24	Aug 31	Not Started	
Exterior Walkway/Rear Patio	Aug 13	Aug 17	Not Started	
Finish Coat - Hardwood	Aug 27	Aug 31	Not Started	
Install Carpeting	Aug 24	Aug 31	Not Started	
Final Cleaning	Sept 3	Sept 7	Not Started	
Final Inspection & Cert. of Occupancy	Sept 10	Sept 14	Not Started	