



Town of Sherborn
Conservation Commission
19 Washington Street
Sherborn, MA 01770

Conservation Commission Administrative Approval Form

The applicant shall submit to the Conservation Commission sufficient documentation in order for them to review and provide a final determination on what actions could be taken to receive approval the proposed project. Applicant will not be considered complete without an accurate site plan.

Date: 03/23/2023

A. General Information

1. Applicant: Robert W Murchison

2. Property Owner (if not applicant):

Name: Fenix Partners Farm Road Development, LLC

Name:

Mailing Address: 177 Lake Street

Mailing Address:

City/Town: Sherborn

City/Town:

State Zip: 01770

State Zip:

Phone: 617-308-1961*Fax:*

Phone:

Email: bob.murchison@me.com

Fax:

Email:

3. Project Location (site address):

65 Farm Road, Sherborn, MA

4. Project Description (Must include a copy of plans with application):

Conducting design soil testing for a 40B development with State eligibility approval. A total of 20 test pits for stormwater management and roadway design located outside of 100-ft buffer to BVW and 50 ft to IVW

5. Title of Plan (attach plan to this application):

Soil Testing Plan for a 40B Development

Date 03/22/2023

As the property owner and the applicant for this proposal, I grant permission for the Conservation Commission and/or its staff to undertake a site visit, in order to provide a determination under the Sherborn General Bylaw Chapter 17 Wetlands Regulations Section 5.0.2 for an Administrative Approval.

03/22/2023

Signature of Property Owner

Date

DO NOT FILL OUT BELOW THIS LINE

OFFICIAL USE ONLY



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Conservation Commission
19 Washington Street
Sherborn, MA 01770

Determination by the Conservation Commission:

_____ The Project was submitted with insufficient information. Please see attached letter for information required.

☒ The project, as submitted, is outside the jurisdictional area of the Sherborn Conservation Commission because it is not within 100' of Wetland resource area or 200' of Riverfront area and no further filing is necessary.

_____ Part or all of the scope of project is found to be under the jurisdiction of the Conservation Commission under the MA Wetlands Protection Act and/or the Sherborn General Bylaw Chapter 17 as it is within 100' of a wetland resource area and/or within 200' of a Riverfront Area); therefore, in order to continue with the permitting process, it is suggested that the project applicant should file either a Request for Determination of Applicability (RDA - MA WPA Form 1), an Abbreviated Notice of Intent (ANOI - MA WPA Form 4) or a Notice of Intent (NOI - MA WPA Form 3) with the Sherborn Conservation Commission.

_____ The proposed project is exempt under the Sherborn General Bylaw, Chapter 17 Regulations Section 5.0.1.

Additional Comments from the Commissioner and/or Agent:

Soil testing is NOT authorized within the 100-foot wetland buffer zone. Do not perform testing at TPR2, SWTP1, SWTP2. Due to the close proximity to the 100-foot wetland buffer zone, we also request that soil testing is not performed at TPR1 and TPR5.

Project Reviewed by:

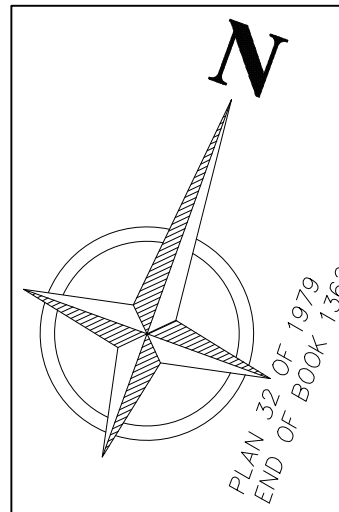
Project Review Date:

3/28/2023

Signature of Commissioner and/or Agent

Date

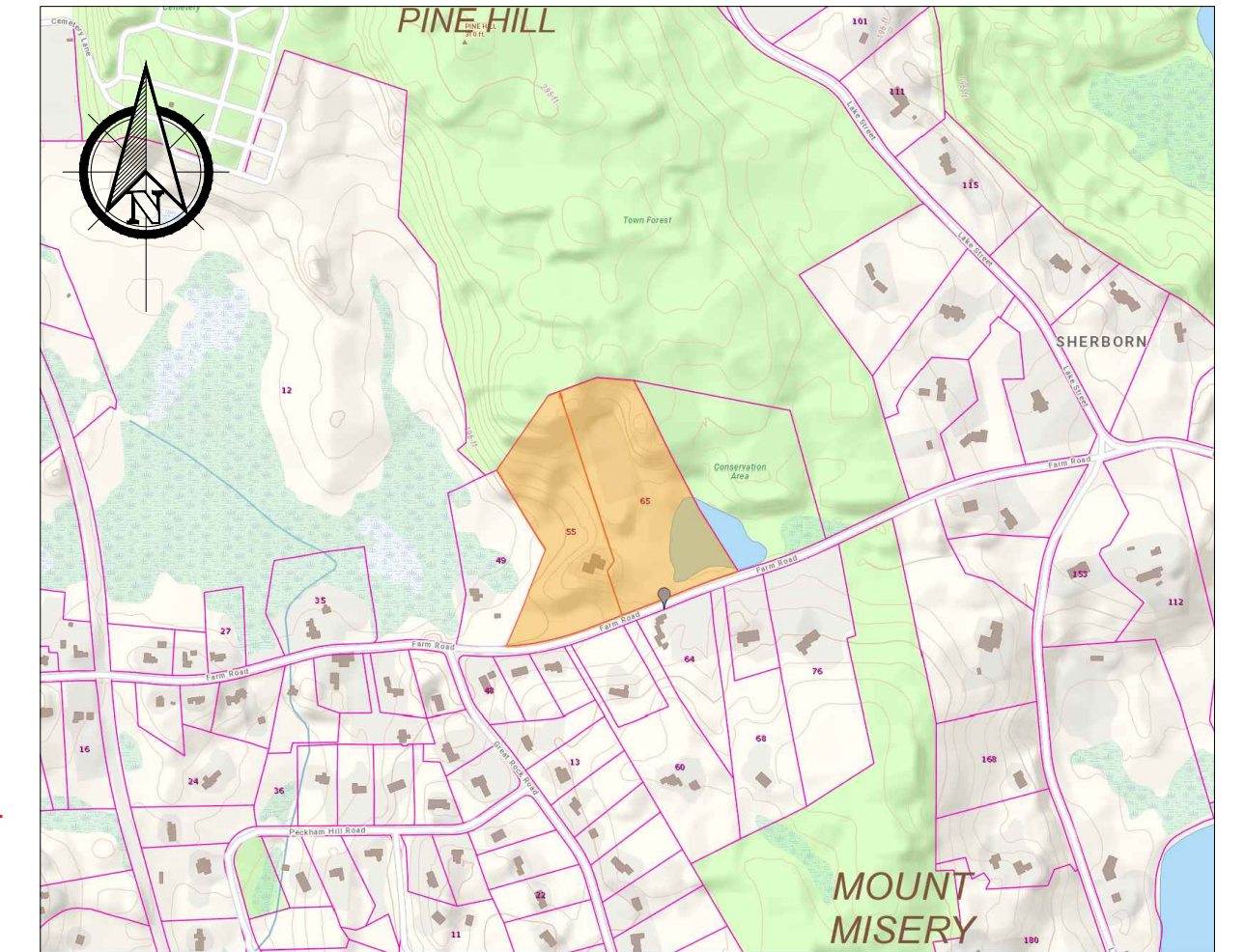
Joyce Hastings, Interim Agent



Soil Test Pit Summary

Stormwater Area SWTP-3 to SWTP-6, of which 1 and 2 are within 100-ft buffer to an IVW in the mowed meadow and will not be tested at this time.

Roadway Area TP R-1 to TP R-14, of which TP R-2 is within 100-ft buffer to IVW in the mowed meadow and will not be tested at this time.



Site Locus
N.T.S

Table 1. Project Site Condition Summary

Usability	Land Break down	Acres	Sq.Ft	Coverage, %
Total Area		14.00	609702	-
Unusable OS	Wetland (Unusable)	0.94	40990	6.7%
Usable land	Upland	13.06	568711	93.3%

Table 2. Summary of proposed buildings

Item	Total	3brm	2brm
Unit	32	12	20
Brm	76	36	40

Table 3. Zoning Summary Table (Sherborn Residential A District)

Item	RA	Proposed 40B Site (32 Homes)	Waiver Required (Yes, No)
Minimum Lot Area	1 acre	14 acres	Yes
Minimum Frontage	150 feet	>600	Yes
Minimum Lot Width	150 feet	>395 feet	Yes
Minimum Lot Depth	N/A	N/A	N/A
Minimum Front Setback	60 feet	20 feet	Yes
Minimum Side Setback	30 feet	21 feet	Yes
Minimum Rear Setback	30 feet	>130 feet	Yes
Maximum Height (stories)	2.5	< or = 2.5	No
Maximum Height (feet)	35 feet	< 35 feet	No
Maximum Lot Coverage	N/A	N/A	N/A
Lot Coverage			
Buildings	8.10%		
Parking and Paved Areas	7.70%		
Usable Open Space	77.50%		
Unusable Open Space	6.7% (Wetlands)		
Lot Coverage	15.80%		

Creative Land & Water Engineering, LLC

Environmental Scientists and Engineers

P.O. Box 584 - Southborough - MA - 01772

774-454-0266 www.claweng.com

Plan Title: Soil Testing Plan for a 40B Development

Project Name: Farm Road Homes

Site Address: 65 Farm Road - Sherborn, MA

Owner: Fenix Partners Farm Road, LLC Client: Robert Murchison

Project No: J269-12 Drawn by: FA Date: 03/22/2023 Sheet No: 1 of 1

Designed by: DSW, FA Approved by: DSW Scale: Indicated

1 3/27/23 Test pit location and summary note DW

Rev.: Date: Description By:

