

## **Project Description – Project Eligibility Application**

### **Greenwood Homes**

#### **Greenwood Street, Sherborn MA**

Greenwood homes will be located on four lots of 40,000 square feet on Greenwood Street in Sherborn, MA shown on a site plan dated April 21, 2022 and prepared by Creative Land & Water Engineering. The applicant Fenix Partners Greenwood Street Development, LLC has planned four homes for ownership on the site. Each market home will have four bedrooms and 3.5 bathrooms and the affordable home will have four bedrooms and 1.5 bathrooms.

All homes will have two car garages. Each home will have an open concept kitchen living room area, a washer/dryer and a patio or deck.

One unit will be income restricted to 80% of Area Median Income for the Boston-Cambridge-Quincy HUD market area. The outside of the home will be the same but less of the interior spaces will be finished.

Greenwood Homes will be adjacent to the Bailey Trail easement held by the Sherborn Conservation Commission. It will also be contiguous with a proposed LIHTC project on fourteen adjacent acres by an affiliate of the developer. There are many additional town forest trails in the vicinity.

The development will be served from pole mounted utilities for electricity/cable tv, telephone and other communications on Greenwood Street. The applicant will explore opportunities for solar energy in order to achieve net zero and possibly fossil fuel free homes. The four homes will be served by private wells and septic systems each on its own property.

The developer proposes three market rate homes of four bedrooms and 3.5 baths with a finished third floor and below grade spaces of 4,741 square feet. The affordable home of four bedrooms and 2.5 baths will have the same exterior profile and footprint without a finished third floor, space above garage and basement. It will be 2,728 square feet.

The site is currently vacant, mostly wooded and is surrounded on two sides by the aforementioned fourteen-acre wooded parcel. There will be a significant wooded/wetland buffer dividing these homes from the proposed LIHTC project.

### **Site Control:**

The site is currently owned by the AB Realty Trust. Fenix Partners Greenwood Street Development, LLC holds a multi-year option to purchase the property.

### **Design Narrative and Energy Efficiency:**

The proposed site layout has four contiguous 40,000 square foot lots with 200' feet of frontage which is in keeping with the local frontage and lot width requirements of the Residential B zone in Sherborn.

Each home is 2.5 stories in height, including pitched roofs, detailing, and materials in keeping with the traditional, residential, New England character of the surrounding community. All homes include front porches that face Greenwood Street and generous back yards

The units themselves will adhere to the Stretch code and include energy efficient envelopes and mechanical systems to help minimize the amount of required heating and cooling. Appliances and lighting will be Energy Star certified, all fixtures will be low flow, and all finishes will be low or no VOC.

**Affordability and Housing Needs:** One home will be eligible to be counted on the Town of Sherborn's Subsidized Housing Inventory which currently stands at 2.3%, well below the Commonwealth of Massachusetts 10% requirement. According to the 2013-2017 ACS, Sherborn has 1,369 ownership units or 92.5% of its units. Of these, 415 owner occupied units, over 30% are ownership cost burdened, including 10.5% who are severely cost burdened.

Environmental Due Diligence was completed by consulting the latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). It was determined that there are no flood boundaries located onsite. The latest Massachusetts Natural Heritage atlas effective August 3, 2018, indicates that there is no Priority Habitat mapped within or near the property.

**Stormwater Management:**

The homes will be designed to meet the stormwater management requirements for single family homes in MA.

**Wetlands:**

The applicant has fully surveyed the site and mapped the wetland flagging. None of these four parcels contains any wetlands. Furthermore, none of these parcels include any 50' buffer zone areas.

**Previous Development Efforts:**

The applicant entered into option to purchase the land in February of 2022 and has not made any previous attempts to develop the property.