

July 29, 2021

Sherborn Planning Board  
Sherborn Town Hall  
19 Washington St.  
Sherborn MA 01770

**Re: *Meadowbrook Commons*  
Residence EA Multi-Dwelling Community  
Special Permit Application – Final Development Plan**

Dear Board Members,

On behalf of Pulte Homes of New England, LLC (Pulte), Civil Design Group, LLC is pleased to submit the enclosed special permit application materials for *Meadowbrook Commons*, a proposed multi-dwelling community off Coolidge Street comprised of Parcels 32, 48A, and a portion of 55 on Assessor's Map 5. A Preliminary Development Plan for *Meadowbrook Commons* received approval at Town Meeting in 2017 in accordance with Section 5.6.3 of the Town of Sherborn Zoning By-Laws (ZBL), representing the first step in the Residence EA approval process. The enclosed application represents the second and final step in the Residence EA approval process in accordance with Section 5.6.4 of the ZBL, which requires the Planning Board's approval of a Final Development Plan based on the approved the Preliminary Development Plan. We have enclosed the following information in support of this special permit application for Final Development Plan approval:

1. Petition for Special Permit (12 copies);
2. Check No. 1816 in the amount of \$950.00 to the "Town of Sherborn" (Special Permit fee);
3. Project Narrative (12 copies);
4. List of property owners (12 copies);
5. Certified List of Abutters (12 copies);
6. Site Plan for *Meadowbrook Commons*, consisting of 38 sheets including landscape plans and survey sheets (3 - 24"x36" plus 12 - 11"x17");
7. Architectural Plans for *Meadowbrook Commons*, consisting of 18 sheets (12 copies);
8. Traffic Impact and Access Study, by MDM Transportation Consultants (2 copies);
9. Stormwater Management Report for *Meadowbrook Commons* (2 copies); and

We look forward to presenting this project at an upcoming meeting. Please do not hesitate to contact me should you have any questions or require any additional information.

Respectfully Submitted,

**CIVIL DESIGN GROUP, LLC**



Matthew A. Leidner, P.E.

Principal

Cc: Sherborn Town Clerk

PLANNING BOARD, SHERBORN, MA

PETITION FOR SPECIAL PERMIT

Date Submitted July 29, 20 21

INSTRUCTIONS

Submit the number of copies indicated below of this form and plans and a check, payable to the Town of Sherborn, for the filing fee in the amount of \$950 (\$750 for a Site Plan, \$475 for special permit renewal) plus Applicant should be prepared to reimburse Town for associated and related costs such as advertising and engineering review.

TO THE SHERBORN PLANNING BOARD:

The undersigned hereby petitions for the following special permit under the Sherborn Zoning By-Laws.

- 3.2.29 Accessory storage/parking cars (5 copies)
4.4 Street Frontage (3 copies)
4.6 Planned Unit Development (7 Copies)
5.6 Residence M Multidwelling (7 copies)
5.8 Wireless Communications Facility (5 Copies)
4.3.9 Common Driveway (5 copies)
4.5 Open Space Subdivision (7 copies)
5.3.1 Site Plan (7copies)
5.7 Residence EA Multidwelling (7 Copies)

DESCRIPTION OF PREMISES: Assessors Map 5 Lots 32, 48A, and portion of 55. See attached narrative for a further description of the site.

REASONS WHY PERMIT SHOULD BE GRANTED:

Project is consistent with the Preliminary Plan approved by Town Meeting, is zoning compliant, and meets the Residence EA Special Permit criteria set forth in ZBL section 5.6.5.

Has there been a previous application for a special permit on these premises? No
If so, what was the date of the previous application? Not applicable

State your interest in the premises. (Owner, lessee, etc.) Agreement to purchase

Does anyone else have an interest in the premises? (Owner, lessee, mortgagees, etc.)

If so, state names and respective interests. Property owners (list attached) and Baystone Sherborn LLC, the developer of the Coolidge Crossing apartment project.

LOCATION OF PROPERTY: Assessors' Plans, Map No. 5, Lot No.(s) 32, 48A, & portion of 55.

NAME AND ADDRESS OF SURVEYOR/ENGINEER:

Civil Design Group, LLC, 21 High Street, Suite 207, North Andover, MA 01845

SOURCE OF OWNER'S TITLE:

(a) Deed from See list below dated recorded in Middlesex S. District Registry of Deeds Book, Page

OR

(b) Land Court Certificate of Title No. registered with Middlesex S. District Registry, Book, Page

Applicant's Signature: Mark Mastroianni Date: 07-29-2021
Name(printed): Mark Mastroianni Tel.: 508-621-0876
Address: Pulte Homes of New England, LLC, 115 Flanders Road, Suite 200, Westborough, MA 01581

- Map 5 Lot 32: Deed from Silvano & Lillian Melchiorri, 05/13/2004, Book 42839 Page 471
- Map 5 Lot 48A: Deed from David & Kathleen Horigan, 01/05/2015, Book 64760 Page
- Map 5 Lot 55: Deed from Jonathan Hall, 02/06/2016, Book 66823 Page 288

Civil Design Group, LLC  
21 High Street  
North Andover, MA 01845

Bank of America  
54-49/114

1816

7/28/2021

PAY TO THE ORDER OF Town of Sherborn

\$ \*\*950.00

Nine Hundred Fifty and 00/100\*\*\*\*\*

DOLLARS

Town of Sherborn  
19 Washington Street  
Sherborn, MA 01770



*[Handwritten Signature]*  
AUTHORIZED SIGNATURE



MEMO Meadowbrook Commons Special Permit

⑈001816⑈ ⑆011400495⑆ 388002632415⑈

Civil Design Group, LLC  
Town of Sherborn

7/28/2021

1816

950.00

Bank of America Meadowbrook Commons Special Permit

950.00

Civil Design Group, LLC  
Town of Sherborn

7/28/2021

1816

950.00

Bank of America Meadowbrook Commons Special Permit

950.00



Details on Back Security Features Included

## PROJECT NARRATIVE

### ***MEADOWBROOK COMMONS*** **RESIDENCE EA DISTRICT** **MULTI-DWELLING COMMUNITY**

**84 & 104 COOLIDGE STREET**  
**(MAP 5 LOTS 32, 48A, & PORTION OF 55)**  
**SHERBORN, MASSACHUSETTS**

**DATE: JULY 29, 2021**

#### Project Summary

*Meadowbrook Commons* is a residential multi-dwelling housing community proposed at 84 and 104 Coolidge Street in Sherborn, Massachusetts. The project received Preliminary Development Plan approval at Town Meeting in 2017 in accordance with Section 5.6.3 of the Town of Sherborn Zoning By-Laws (ZBL), representing the first step in the Residence EA approval process. The subject Special Permit application represents the second and final step in the Residence EA approval process in accordance with Section 5.6.4 of the ZBL, which requires the Planning Board's approval of a Final Development Plan based on the approved the Preliminary Development Plan.

The project site consists of 25.2± acres on the northerly side of Coolidge Street. The project site is located within an area of the Town that was amended at Town meeting to allow the proposed uses by special permit, including age-qualified multi-dwelling and affordable housing under the "Residence EA" zoning district, and the Project will meet all requirements of that district. The 25.2± acre project site is comprised of lots 32, 48A, and a portion of 55 on assessor map 5. The remaining portion of lot 55 is proposed to become part of the neighboring *Coolidge Crossing* project, which is being separately permitted by Baystone Development.

*Meadowbrook Commons* includes 67 two-bedroom townhome-style units consisting of detached single-family homes and duplex-style buildings consisting of two attached homes. All 67 residences will be age-qualified so that every unit will be occupied by at least one person age 55 or older. All units will be for-sale condominiums; no rental units are proposed. Ten percent of the units (7 units) will be designated as affordable. Architectural floor plans, elevations, and renderings are included with this submission package. Pulte has utilized these unit styles in other developments throughout eastern Massachusetts with great success.

*Meadowbrook Commons* is a cluster-style community that minimizes the development footprint relative to the proposed density thereby conserving land. The compact design allows more than half of the site's land area to remain as open space. The proposed internal network of sidewalks will encourage walking throughout the project and a trail system has been proposed to connect the adjacent Peter's Hill trail system. On-site project elements including driveways, parking, stormwater management, utilities, and landscaping

are proposed to be privately owned and maintained by the homeowner's association that will be established for the community.

*Meadowbrook Commons* will be accessed from Coolidge Street via a private full access driveway. Additionally, gated emergency access driveways are proposed to connect to Gray Road and to the adjacent *Coolidge Crossing* residential community. A comprehensive Traffic Impact Analysis has been included with this submission.

The project is proposed to be connected to municipal water, municipal sewer and other utilities including gas, electric, and cable. Sherborn does not provide municipal water and sewer; therefore, the Proponent is proposing to obtain water from the MWRA via the City of Framingham's municipal system and to dispose of wastewater to MWRA via the Town of Natick's sewer system. Both of these municipal systems have been thoroughly reviewed by the proponent and well as the respective municipalities and determined to have adequate capacity for the project.

*Meadowbrook Commons* has been designed to minimize impacts to wetland areas and associated buffer zones, which exist in the northeastern, western, and southern portions of the project site and extend into adjacent offsite land. Wetlands on Lots 32 and 48A were delineated by SWCA in 2019 and validated via an Order of Resource Area delineation under DEP file number 283-0397, issued by the Sherborn Conservation Commission on August 15, 2019. Wetlands on Lot 55 were delineated in 2020 by Creative Land and Water Engineering on behalf of the adjacent Coolidge Crossing project, and were validated via Orders of Conditions under DEP file numbers 283-0401 and 283-0404 issued by the Sherborn Conservation Commission on March 3, 2020 and June 24, 2020, respectively. The only direct wetland impact is the access driveway into *Meadowbrook Commons* from Coolidge Street, which must cross a wetland in order to gain access to the site. The roadway has been designed with retaining walls to minimize the direct wetland impacts to 3,500± square feet, with an additional 400± square feet of anticipated temporary impacts for the construction of the retaining walls. To mitigate for the wetland loss, an in-kind wetland of 4,400± square feet has been proposed. Other than this one wetland crossing, the project has been designed to avoid work in wetlands and the 50-foot no-work buffer required by the Sherborn Wetland Regulations. Wetland and buffer zone work and associated mitigation will be required to undergo review and approval by the Sherborn Conservation Commission.

The project design includes a post-construction stormwater management system designed to collect, convey, treat, infiltrate, and control stormwater discharges associated with the development in accordance with applicable state and local requirements. A comprehensive Stormwater Management Report and Operation & Maintenance Plan has been included with this submission.

*Meadowbrook Commons* will provide housing to meet the needs of people of all abilities, income levels and household types. The development program seeks to coordinate the provision of housing with the location of jobs, transit and services; and foster the development of housing, particularly multifamily, that is compatible with the community's character and vision. The project will provide housing, including much needed affordable housing, in close proximity to suburban and urban centers and transportation corridors.

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Pulte's age-restricted communities have a long history of delivering quality homes to seniors in communities where the retirement lifestyle is important. A Pulte age-restricted community in Sherborn will allow the Town and area senior residents to simplify their lives and downsize while continuing their active lives in the Sherborn area with family and friends, by taking advantage of all that a Pulte age-restricted community has to offer.

## About Pulte

Pulte Homes of New England, LLC is a wholly owned entity of PulteGroup Inc., which is a national home builder with 26 divisions throughout the United States. Since being founded by Bill Pulte in 1950, Pulte has grown to become one of the largest and most respected home builders in the nation.

Pulte Homes has unmatched experience in complex development and re-development projects with both public and private clients across the New England market. In all, Pulte Homes of New England, LLC has successfully delivered more than 7,500 homes to-date, with many more coming in the future.

PulteGroup, Inc. is a publicly traded company on the New York Stock Exchange (ticker: PHM). Pulte is self-financed and does not use outside financing or partners to facilitate the purchase and development of home projects.

**LIST OF PROPERTY OWNERS**

**FOR**

***MEADOWBROOK COMMONS***

RESIDENCE EA DISTRICT  
MULTI-DWELLING COMMUNITY

84 & 104 COOLIDGE STREET  
(MAP 5 LOTS 32, 48A, & PORTION OF 55)  
SHERBORN, MASSACHUSETTS

**ASSESSOR'S MAP 5, LOT 32**

OWNER OF RECORD:  
MELCHIORRI REALTY TRUST

**ASSESSOR'S MAP 5, LOT 48A**

OWNERS OF RECORD:  
KATHLEEN S. BACON  
PATRICIA R. WESTHAVER  
ROCKY A. MELCHIORRI  
MICHAEL J. MELCHIORRI

**ASSESSOR'S MAP 5, LOT 55**

OWNER OF RECORD:  
COOLIDGE CROSSING, LLC

NAME OF PETITIONER: Matthew Leidner, CDG Engineering

DATE: 6/24/2021

THE FOLLOWING PERSONS AND/OR BOARDS ARE "PARTIES IN INTEREST" UNDER CHAPTER 40A, SECTION 11, OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND SHOULD BE NOTIFIED BY CERTIFIED MAIL OF THE PUBLIC HEARING TO BE HELD AT THE REQUEST OF THE PETITIONER NAMED ABOVE:

Abutters within 300 ft. of Map 5, Lots 32, 48A, and 55, Address: land on Meadowbrook Road & Coolidge Street and 84 Coolidge Street, Sherborn, MA 01770

abutters	abutters_owner1	abutters_owner2	abutters_address	abutters_town	abutters_zip	abutters_location
5 0 10A	MDC AQUEDUCT		C/O TOWN HALL	SHERBORN	MA 01770	COOLIDGE ST
5 0 18	MELCHIORRI SILVANO A., TRUSTEE	MELCHIORRI LILLIAN E., TRUSTEE	11 WATSON STREET	NATICK	MA 01760	MEADOWBROOK RD
5 0 19	MELCHIORRI SILVANO A., TRUSTEE	MELCHIORRI LILLIAN E., TRUSTEE	11 WATSON STREET	NATICK	MA 01760	MEADOWBROOK RD
5 0 20	MELCHIORRI SILVANO A., TRUSTEE	MELCHIORRI LILLIAN E., TRUSTEE	11 WATSON STREET	NATICK	MA 01760	MEADOWBROOK RD
5 0 21	MELCHIORRI SILVANO A., TRUSTEE	MELCHIORRI LILLIAN E., TRUSTEE	11 WATSON STREET	NATICK	MA 01760	MEADOWBROOK RD
5 0 22	KNAPP MARK A.	KNAPP KATHY ANN S.	2 MEADOWBROOK RD	SHERBORN	MA 01770	2 MEADOWBROOK RD
5 0 23	CANDELLA REV TRUST JOANNE E.	CANDELLA TRUSTEE JOANNE E	6 MEADOWBROOK ROAD	SHERBORN	MA 01770	6 MEADOWBROOK RD
5 0 25	MICHAUD PATRICIA A.	MICHAUD ALBERT	12 MEADOWBROOK	SHERBORN	MA 01770	12 MEADOWBROOK RD
5 0 26	KOVALEV MIKHAIL & NINA, TRUSTEES	KOVALEV MIKHAIL, JR., TRUSTEE	14 MEADOWBROOK RD	SHERBORN	MA 01770	14 MEADOWBROOK RD
5 0 27	LEVINE PAULA Z., TRUSTEE		18 MEADOWBROOK RD	SHERBORN	MA 01770	18 MEADOWBROOK RD
5 0 28	HE JINGLIN	XINYING TIAN	22 MEADOWBROOK RD	SHERBORN	MA 01770	22 MEADOWBROOK RD
5 0 29	CHEN HONGLEI	LIN KE	28 MEADOWBROOK RD	SHERBORN	MA 01770	28 MEADOWBROOK RD
5 0 30	KNAPP, JR. JOHN A.	KNAPP KATHERINE M.	32 MEADOWBROOK RD	SHERBORN	MA 01770	32 MEADOWBROOK RD
5 0 31	BOTELHO ROBERT J.	BOTELHO DEBORAH J.	38 MEADOWBROOK RD	SHERBORN	MA 01770	38 MEADOWBROOK RD
5 0 32	MELCHIORRI SILVANO A., TRUSTEE	MELCHIORRI LILLIAN E., TRUSTEE	11 WATSON STREET	NATICK	MA 01760	MEADOWBROOK RD
5 0 43A	BADEAU, TRUSTEE ROGER R.	BADEAU, TRUSTEE SUSAN P.	112 COOLIDGE STREET	SHERBORN	MA 01770	112 COOLIDGE ST
5 0 46	SANCLEMENTS JUDITH A.		115 COOLIDGE STREET	SHERBORN	MA 01770	115 COOLIDGE ST
5 0 47	MICHAUD PATRICIA A	MICHAUD ALBERT O	12 MEADOWBROOK ROAD	SHERBORN	MA 01770	111 COOLIDGE ST
5 0 48	ROSENBERG EUGENE	ROSENBERG YELIZAVETA	108 COOLIDGE STREET	SHERBORN	MA 01770	108 COOLIDGE ST
5 0 48A	BACON KATHLEEN S	WESTHAVER PATRICIA R.	11 WATSON ST	NATICK	MA 01760	COOLIDGE ST
5 0 49	HORIGAN KATHLEEN A.	DYE DAVID L.	102 COOLIDGE ST	SHERBORN	MA 01770	102 COOLIDGE ST
5 0 50	TETI, TRUSTEE NANCY		99 COOLIDGE ST PO BOX 218	SHERBORN	MA 01770	99 COOLIDGE ST
5 0 52	WYLIE SARA A	MURRAY RAYMOND J	94 COOLIDGE ST	SHERBORN	MA 01770	94 COOLIDGE ST
5 0 53	MELCHIORRI SILVANO A., TRUSTEE	MELCHIORRI LILLIAN E., TRUSTEE	11 WATSON STREET	NATICK	MA 01760	COOLIDGE ST
5 0 54	PADDOCK AARON	PADDOCK ADA HAU	86 COOLIDGE ST	SHERBORN	MA 01770	86 COOLIDGE ST
5 0 55	COOLIDGE CROSSING, LLC	C/O TRASK INC.	30 Turnpike Rd. STE 201	SOUTHBOROUGH	MA 01772-1760	84 COOLIDGE ST
10 0 5	DOWSE ALEX P	DOWSE JONATHAN H	100 NO MAIN STREET	SHERBORN	MA 01770	ROCKWOOD ST
5 0 56A	TOWN OF SHERBORN	CONSERVATION COMMISSION	19 WASHINGTON STREET	SHERBORN	MA 01770	COOLIDGE ST
5 0 56B	TOWN OF SHERBORN	CONSERVATION COMMISSION	19 WASHINGTON STREET	SHERBORN	MA 01770	COOLIDGE ST
5 0 56C	TOWN OF SHERBORN	CONSERVATION COMMISSION	19 WASHINGTON STREET	SHERBORN	MA 01770	COOLIDGE ST
5 0 56D	MYERS HARGRAVE JOHN	MYERS HARGRAVE JADE	49 ROCKWOOD ST PB 1217	SHERBORN	MA 01770	49 ROCKWOOD ST
5 0 56E	FARLEY JOHN	BENCH JULIETTE	PO BOX 228	SHERBORN	MA 01770	45 ROCKWOOD ST
5 0 56F	TOWN OF SHERBORN	CONSERVATION COMMISSION	19 WASHINGTON STREET	SHERBORN	MA 01770	ROCKWOOD ST
5 0 57	TOWN OF SHERBORN	CONSERVATION COMMISSION	19 WASHINGTON STREET	SHERBORN	MA 01770	COOLIDGE ST

SIGNED: AMY DAVIDSON FOR THE SHERBORN BOARD OF ASSESSORS