

FARM ROAD HOMES

55-65 Farm Road

AUGUST 1, 2023

PRESENTATION TO THE TOWN OF SHERBORN ZONING BOARD OF APPEALS



Farm Road Homes: Development Team



Bob Murchison, Fenix Partners Farm Road
Development, LLC
Developer

Desheng Wang, Creative Land & Water Engineering
Civil/Site Engineering

Christina Carlson, Union Studio
Architect

Paul Haverty, Blatman, Bobrowski, Haverty &
Silverstein, LLC
40B Attorney

Lynne D. Sweet, LDS Consulting Group, LLC
40B Consultant

Jeffrey S. Dirk, Vanasse & Associates
Traffic Engineer

PEL Process: Complete

Request to MassHousing for a Project Eligibility Letter (PEL) process:

- Submitted to MassHousing May 16, 2022
- Town had a 60-day comment period
- Site walk with MassHousing and Town officials and Boards June 14, 2022
- Town submitted comments by July 18, 2022

MassHousing made findings and issued a PEL on November 2, 2022

ZBA PROCESS



Filed Comprehensive Permit Application with the Zoning Board of Appeals on July 6, 2023

- Town can request MHP grant for board training and technical assistance

Required timeline:

- Distribute application – 7 days
- Notice of public hearing – 14 days
- Open public hearing – 30 days
 - Peer reviews can commence
 - Discuss waivers and conditions
- Close public hearing – 180 days
- Vote on decision – 40 days

**Back to MassHousing for final closing and regulatory
agreement before obtaining building permit**

Request for Findings



Fenix Partners Farm Road Development LLC (the “Applicant”) is eligible to receive a subsidy under a state or federal affordable housing program after a Comprehensive Permit has been granted.

2. The Applicant has shown evidence of its site control of Assessors Map 5, Lots 1, 2, 4 and 45 (the “Sites”) in order to qualify it as a recipient of a Comprehensive Permit for this Site.
3. MassHousing, is the subsidizing agency within the meaning of the regulations of M.G.L. Chapter 40B (760 CMR 56.00) and within the meaning of the procedural regulations of the Housing Appeals Committee (7640 CMR: 30.01(C)).
4. The number of low- or moderate-income housing units in the Town of Sherborn constitutes less than ten percent (10%) of all housing units as reported in the latest decennial census of the Town of Sherborn and reported by the Massachusetts Department of Housing & Community Development as of the date of this application.
5. The project, as proposed in this application, is consistent with local needs within the meaning development of M.G.L., Chapter 40B, Section 20.

Farm Road Homes: **Community Overview**

- **14-acre property**
- **32 for-sale small New England-style cottage homes in a cluster (open-space) design**
 - **8 homes income-restricted to 80% of AMI**
 - **24 homes at market pricing**
 - **Single-family and duplexes**

Need and affordability



Per Sherborn's 2019 Master Plan VISION FOR THE FUTURE:

- **Housing options in Sherborn will accommodate residents of diverse ages and economic resources while preserving the Town's semi-rural atmosphere, environmental health, and sustainability**

Sherborn's Housing Production Plan:

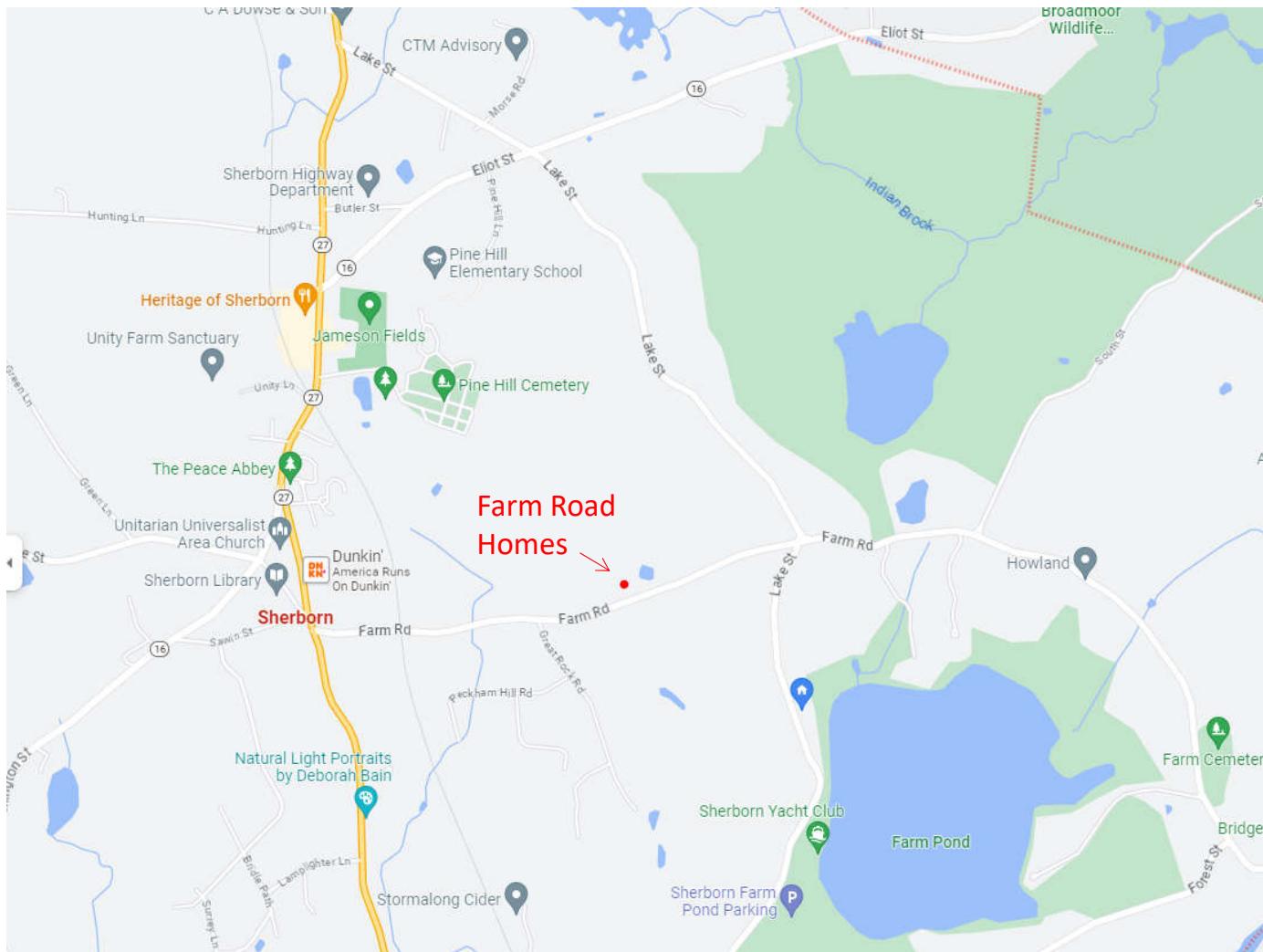
- **Sherborn lacks housing diversity/choice**
- **Stated goals:**
 - Increase appropriately-scaled housing options
 - Ensure residential development respects semi-rural character and critical natural resources
 - Seek more affordable home-ownership options, including small cottage-style homes in cluster developments, condominiums and townhouses

Need and affordability

- 8 homes will be eligible for Sherborn's subsidized housing inventory (SHI); will remain affordable in perpetuity
- Subject to a lottery based on MassHousing-approved affirmative marketing and resident selection plan
- The Town will be able to sign onto the regulatory agreement
- The Town will be able to request a local preference for 5 units (70%)
- MassHousing provides annual monitoring



Location Map

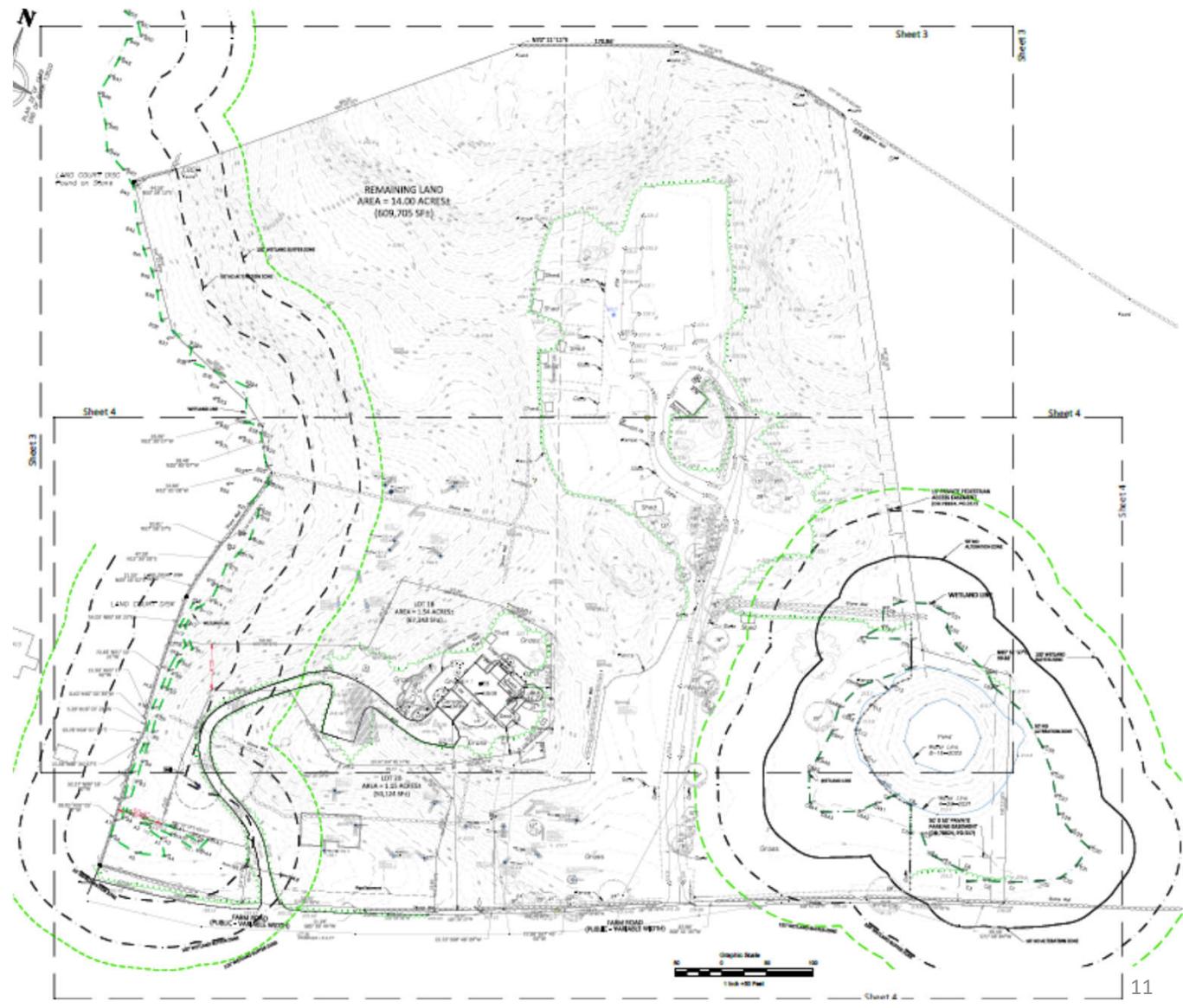


Existing Conditions





Existing Conditions



Farm Road Homes: Community Features



Meets Sherborn's stated goals:

- Smaller home designs allow for market pricing well below typical Sherborn single-family homes
- More achievable pricing attracts young families and downsizing seniors, creating a multi-generational community
- Lower pricing also attracts residents with more diverse backgrounds of experience, perspective and economic means
- Residents can walk to Pine Hill School, Town Center, and Farm Pond along Town Forest trails
- Site surrounded on three sides by 175 acres of Town Forest, which provides a valuable buffer for this type of open-space community.

Changes since the PEL submission

- Slight reduction in sizes of homes
- Reduced density on Farm Road frontage (slightly smaller and fewer homes)
- Slight reconfiguration of internal roadway
- Solar installations decentralized
- Soil testing completed

Farm Road Homes: Community Overview

32 Homes:

- Size from 1,120 to 2,070 sq. ft.
- 20 two-bedroom and 12 three-bedroom homes
- 28 have two-car garages
- 4 cottages have surface parking
- 13 visitor parking spaces

Farm Road Homes: Sustainable Design

- Proposed 225 kw solar array on-site
- May be the first fossil fuel-free community in the Western Suburbs
- Homes will adhere to the “stretch” code, and include energy efficient envelopes and mechanical systems to minimize heating and cooling
- All resident parking will be wired for electric vehicle charging
- All HVAC are electric air-source heat pumps
- Appliances and fixtures will be Energy Star certified
- Finishes will be low VOC



Façade View



Typical exterior materials

- Facade
 - Composite clapboard siding
 - Smooth composite running trim and corner boards
 - Stained wood panels and accents
- Windows - Flat composite casings with PVC subsill; double-hung insulated vinyl windows with low-eglazing and divided lites
- Entry door - Fiberglass with vision lite
- Garage doors - Steel carriage house style overhead, with lites
- Roof - Architectural asphalt shingle with standing seam metal accents
- Gutters and downspouts - Half-round prefinished aluminum
- Decking - Composite
- Porch
 - Heavy timber porch posts, beams, brackets and corbels
 - Steel knife plate post base and beam attachments
 - PVC newel post and railing systems

3-Bedroom Front-Loaded Home

3BR FRONT-LOADED HOME

2,070 SQUARE FEET
3 BEDROOM + DEN, 2.5 BATH
WIDTH 40'-0", DEPTH 40'-0"



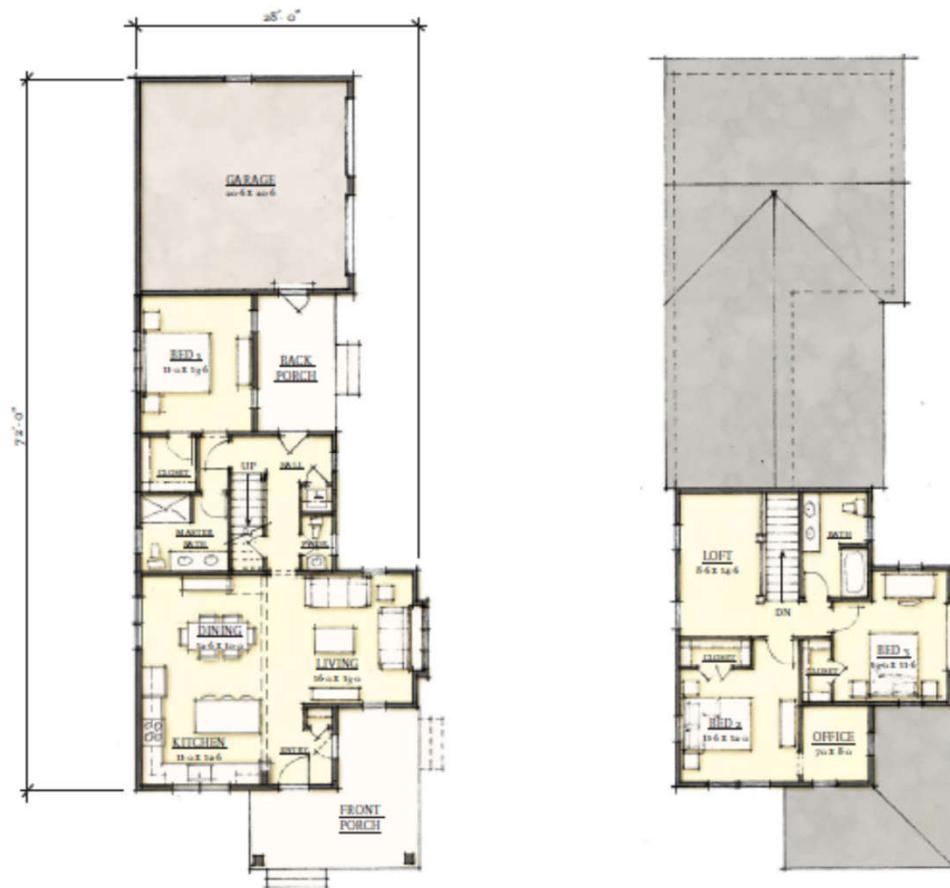
FRONT ELEVATION



3-Bedroom Rear-Loaded Home

3BR REAR-LOADED HOME

1,670 SQUARE FEET
3 BEDROOM, 2.5 BATH
WIDTH 28'-0", DEPTH 72'-0"



2-Bedroom Duplex Home

2BR DUPLEX UNIT

1,500 SQUARE FEET / 1,400 SF
2 BEDROOM, 2.5 BATH EA
WIDTH 42'-0", DEPTH 72'-0" TOTAL



FRONT ELEVATION



2-Bedroom Cottage

2BR COTTAGE

1,120 SQUARE FEET
2 BEDROOM, 2.5 BATH
WIDTH 18'-0", DEPTH 32'-0"



Water and Septic

- Seven private wells on northeast area of the site
- The distance of the new wells to the closest abutting neighbors' wells is:

558 feet (64 Farm rd, U/G) and 859 feet (49 Farm Rd, D/G)
- The wells are spaced at least 100 feet from each other in excess of both the BOH requirement of 75 feet, and the MA DEP requirement of 50 feet.
- All wells are located upgradient of the SAS of the onsite Septic system
- The well sitings meet the Town bylaw requirements

Sewer Service

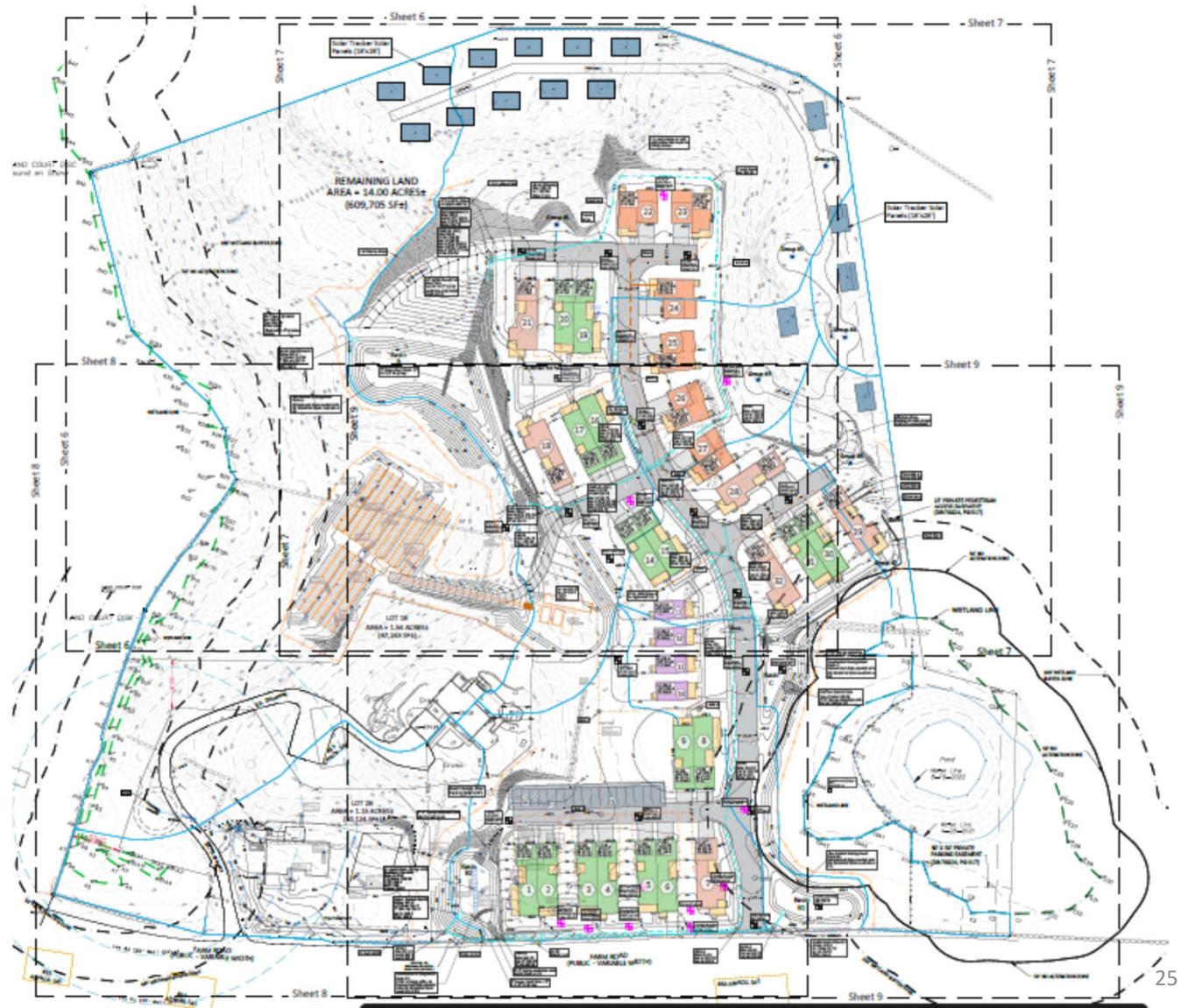
- A common on-site wastewater treatment and disposal system will service the development
- The system is designed for 8,360 with I/A technology to treat the wastewater exceeding DEP SECONDARY standards as required
- The SAS area is located in a broad valley separated by two hills from the abutting wells and septic
- Nearest neighbor well to septic is 375 feet while Local BOH requirement is 150 feet, MA requires 100 feet
- Soil and Groundwater testing have been witnessed and approved by the BOH agent

Stormwater Management

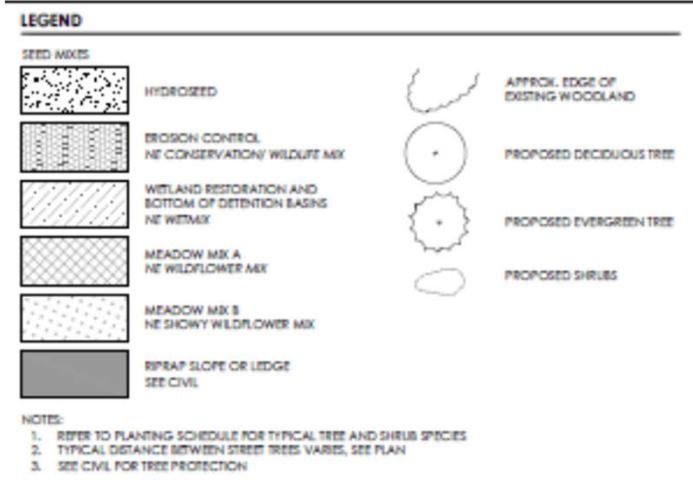
- The stormwater management system is designed to meet and exceed all DEP performance standards
- Low Impact Development techniques are utilized
- The stormwater management plan consists of:
 - Four stormwater basins connected from open roadside exfiltration swales;
 - A pretreatment system and
 - A country road style driveway with open side swale to reduce runoff and promote recharge
- The entire distribution and treatment systems mimic the existing natural system



Proposed Site Plan



Landscape Plan



Dimensional Waivers

Dimensional requirements applicable in the RA zoning district (all uses):

- Minimum Lot Area: 1 acre/home
- Minimum Frontage: 150 ft
- Minimum Lot Width: 150 ft.
- Minimum Front Yard: 60 ft.
- Minimum Side Yard: 30 ft.
- Minimum Rear Yard: 30 ft.
- Maximum No. of Stories: 2.5
- Maximum Height: 35 ft.
- Maximum Building Area: N/A
- Maximum Open Space: N/A

The Applicant seeks to construct a 32-unit home ownership residential development which is not a permitted use in the RA zoning district. The project consists of new construction of a total of 32 mixed-income condominium units including 12 single family homes, 4 single-family cottages, and 8 duplex buildings with 16 units, with the following dimensions:

- Minimum Lot Area: 14 acres/32 homes (*waiver requested*)
- Minimum Frontage: >600 ft (*waiver requested*)
- Minimum Lot Width: >395 ft (*waiver requested*)
- Minimum Front Yard: 20 ft (*waiver requested*)
- Minimum Side Yard: 21 ft (*waiver requested*)
- Minimum Rear Yard: >130 ft (*waiver requested*)
- Maximum No. of Stories: ≤2.5 (*no waiver requested*)
- Maximum Height: <35 ft (*no waiver requested*)
- Maximum Building Area: N/A
- Maximum Open Space: N/A

Transportation Impact Assessment Summary

- *Prepared by Vanasse & Associates, Inc. in consultation with the Town and MassDOT, and completed in accordance with MassDOT Guidelines*, and includes a detailed assessment of traffic volumes, pedestrian and bicycle accommodations and public transportation services;
- ***The Project will not result in a significant impact (increase) on motorist delays or vehicle queuing over anticipated future conditions without the Project (No-Build conditions)***, with peak-hour traffic volume increases of between 18 and 24 vehicle trips, or one additional vehicle every 2.5 to 3 minutes;
- ***All movements exiting the Project site driveway to Farm Road are predicted to operate with minimal delay during the peak hours with negligible vehicle queuing;***
- ***No apparent safety deficiencies*** were identified based on a review of MassDOT crash data; and
- ***Lines of sight to and from the Project site roadway exceed, or could be made to exceed (with vegetation trimming/removal), the recommended minimum sight distance to function in a safe manner.***
- ***Conclusion – “..the Project can be accommodated within the confines of the existing transportation infrastructure in a safe and efficient manner” with implementation of the recommendations defined in the TIA.***

Recommendations – Site Access and Circulation

- The Project site driveway and internal drives should be a minimum of 22 feet to the extent that parking along one or **HA0** sides of the drive will be prohibited and 24 feet otherwise, and designated to accommodate the turning and maneuvering requirements of the largest anticipated responding emergency vehicle.
- Vehicles exiting the Project site shall be placed under STOP-sign control.
- All signs and pavement markings to be installed within the Project site will conform to the Manual on Uniform Traffic Control Devices (MUTCD).
- A sidewalk should be provided along at least one side of the main driveway that should extend to Farm Road, where a school bus waiting area (widened sidewalk) should be provided.
- Driveways to the residential units should be a minimum of 21 feet long measured between the garage door and the far edge of the sidewalk (edge closest to the residence) where a sidewalk is provided, and 23 feet measured between the garage door and the edge of the traveled-way in locations without a sidewalk.
- Signs and landscaping within the intersection sight triangle areas should be designed and maintained so as not to restrict lines of sight.
- Existing trees and vegetation located along the north side of Farm Road within the sight triangle area of the Project site driveway should be selectively trimmed or removed and maintained.
- Snow accumulations (windrows) within the sight triangle areas will be promptly removed where such accumulations would impede sight lines.

HA0 I added highlights to show key points

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Transportation Demand Management

- A transportation coordinator will be assigned for the Project to coordinate the TDM program
- Information regarding public transportation services, maps, schedules, and fare information will be posted in a central location and/or otherwise made available to residents
- A “welcome packet” will be provided to new residents detailing available public transportation services, bicycle and walking alternatives, and commuter options available
- Pedestrian accommodations have been incorporated within the Project site and include a sidewalk that extends to Farm Road
- A central maildrop should be provided
- Secure bicycle parking will be available to residents within the individual garages that are associated with each unit

Next Steps:

HA0

Site Walk

Peer Reviews

- **Traffic/Public Safety**
- **Stormwater**
- **Title V / Sewer**
- **Wells/Water**



Lynne Sweet
Principal
LDS Consulting Group, LLC
170 Worcester Street, Suite 206
Wellesley, MA 02148
788-943-3963

ldsweet@ldsconsultinggroup.com

THANK YOU

HA0 Is this picture Farm Road Homes? If not, I can substitute.
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