

**FARM ROAD HOMES**  
**55-65 Farm Road**

**September 6, 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**

**Jeffrey S. Dirk**, Vanasse & Associates

**Traffic Engineer**

# Farm Road Homes Water Supply

- Public Water Supply (PWS) versus private wells
- Well locations
- Well distances
- Questions

# Public Water Supply versus Private Wells

- MA DEP process for determination
- Determination wholly in the purview of MA DEP
- Proposed 7 private wells
- Each well is owned by a sub-group of homes
  - Sub-group of homes is responsible for well maintenance and repair
  - Individual wells will provide water for a group of four to six homes (9 to 12 bedrooms)

# Well locations

- LEGEND**
- CATCHBASIN
  - ROOF DRAIN
  - WELL
  - ELECTRIC METER
  - UTILITY POLE
  - LIGHT POLE
  - HANDHOLE
  - SIGN
  - MAILBOX POST
  - WETLAND FLAG
  - TEST PIT LOCATED
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - SHRUB
  - OVERHEAD WIRE
  - INDEX CONTOUR
  - INTERMEDIATE CONTOUR
  - SPOT GRADE
  - TOP OF WELL
  - EDGE OF PAVEMENT
  - OVERHANG
  - MSHW
  - RAILROAD TIE WALL
  - TOP OF PIPE



REMAINING LAND  
AREA = 14.00 ACRES±  
(609,705 SF±)

LOT 1B  
AREA = 1.54 ACRES±  
(67,243 SF±)

APPROVED UNDER MASSACHUSETTS GENERAL  
LAW CHAPTER 40B

DATE APPROVED: \_\_\_\_\_  
DATE ENDORSED: \_\_\_\_\_  
SHERBORN ZONING BOARD OF APPEALS

I HEREBY CERTIFY THAT 20 DAYS HAVE  
LAPSED SINCE THE SHERBORN ZONING  
BOARD OF APPEALS APPROVAL HAS FILED  
WITH THE SHERBORN TOWN CLERK AND  
THAT NO APPEAL HAS BEEN FILED WITH THIS  
OFFICE.



Proposed Conditions

Sheet Index	Sheet 7
Sheet 1	Sheet 2
Sheet 3	Sheet 4

DATE \_\_\_\_\_  
JACKLYN R. MORRIS  
SHERBORN TOWN CLERK

**Creative Land & Water Engineering, LLC**  
Environmental Scientists and Engineers  
P.O. Box 584 - Southborough - MA - 01772  
774-454-0266 www.claweng.com

Plan Title:	Proposed Conditions Plan (2 of 4)		
Project Name:	Farm Road Homes		
Site Address:	65 Farm Road - Sherborn, MA		
Owner:	Fenix Partners Farm Road, LLC	Client:	Robert Murchison
Project No:	289+12	Drawn by:	FA
Designed by:	DSW, FA	Approved by:	DSW
Date:	07/6/2023	Scale:	1"=30'
Sheet No:	7 of 9		



Rev.	Date	Description	By

# Well Distances

- All 7 wells are more than 100' from each other
- All wells are more than 25' to property line with Town conservation land
- All wells are 310' to 530' from on-site septic field
- Closest neighbor wells are 558' to 64 Farm Road and 859' to 49 Farm Road

Questions?

