

**Project Description
Greenwood Homes
Greenwood Street, Sherborn MA
August 2023**

Greenwood Homes will be located on four distinct lots of 40,000 square feet each on Greenwood Street in Sherborn, MA. The homes are shown on a site plan dated August 2023, prepared by Creative Land & Water Engineering.

The applicant Fenix Partners Greenwood Street Development, LLC proposes four homes for ownership. Three market rate homes will have 4 bedrooms, 3.5 bathrooms and 4,741 finished square feet. One home will be income restricted to 80% of Area Median Income for the Boston-Cambridge-Quincy HUD market area. It will have four bedrooms, 2.5 baths and 2,728 finished square feet.

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

Greenwood Homes will be adjacent to the Bailey Trail easement held by the Sherborn Conservation Commission. There are many other town-maintained trails in the area.

The homes will be contiguous (separated however by substantial woodlands/wetlands) with land that has received a PEL for a 40 home LIHTC community from MA Housing and Livable Communities. This development may seek a Comprehensive Permit in the future.

The four homes will be served from pole mounted utilities for electricity/cable and other communications on Greenwood Street. The applicant will explore opportunities for solar energy to achieve net zero standards and possibly fossil fuel free homes. The four homes will be served by individual septic systems and private wells each on their own lot.

Site Control:

The 160,000 square foot site is currently owned by the AB Realty Trust. Fenix Partners Greenwood Street Development, LLC and affiliates holds a multi-year option to purchase the property.

Design Narrative:

Importantly, the proposed individual 40,000 square foot lots will each have 200' of frontage on Greenwood Street and the homes will be sited to exceed 60' feet to the frontage and 40' to sidelines which is in keeping with the Sherborn Zone RB requirements.

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

Energy Efficiency:

Homes 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, and all fixtures will be low flow. Finishes will be low or no VOC.

Affordability and Housing Needs:

One four-bedroom home will be eligible to be counted on the Town of Sherborn's Subsidized Housing Inventory which currently stands at 3.1%, well below the Commonwealth of Massachusetts's 10% requirement. According to the 2013-2017 ACS, Sherborn has 1,369 ownership units or 92.5%. 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 were no flood boundaries located onsite. The latest MA 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 the four parcels contain any wetlands. Three of the parcels have small areas of outer buffer zone (50' to 100'). All development activity will be outside the 100' buffer zone except for one well which is sited approximately 75' to wetlands.

Previous Development Efforts:

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