

Greenwood Homes
Greenwood Street

September 6, 2023

PRESENTATION TO THE TOWN OF SHERBORN ZONING BOARD OF APPEALS



Greenwood Homes: Development Team

Bob Murchison, Fenix Partners Farm Road
Development, LLC
Developer

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

Martin Designs, Inc.
Architect

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

PEL Process: Complete

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

- Submitted to MassHousing September 27, 2023
- Town had a 60-day comment period
- Site walk with MassHousing and Town officials and Boards
- Town submitted comments December 3, 2023

MassHousing made findings and issued a PEL on January 9, 2023

ZBA Process

Filed Comprehensive Permit Application with the Zoning Board of Appeals on August 18, 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

Greenwood Homes: Community Overview

- 3.7 acre property
- 4 for-sale four-bedroom homes
 - 1 home is income-restricted to 80% of AMI
 - 3 homes at market pricing

Greenwood Homes: Community Overview

4 four-bedroom homes:

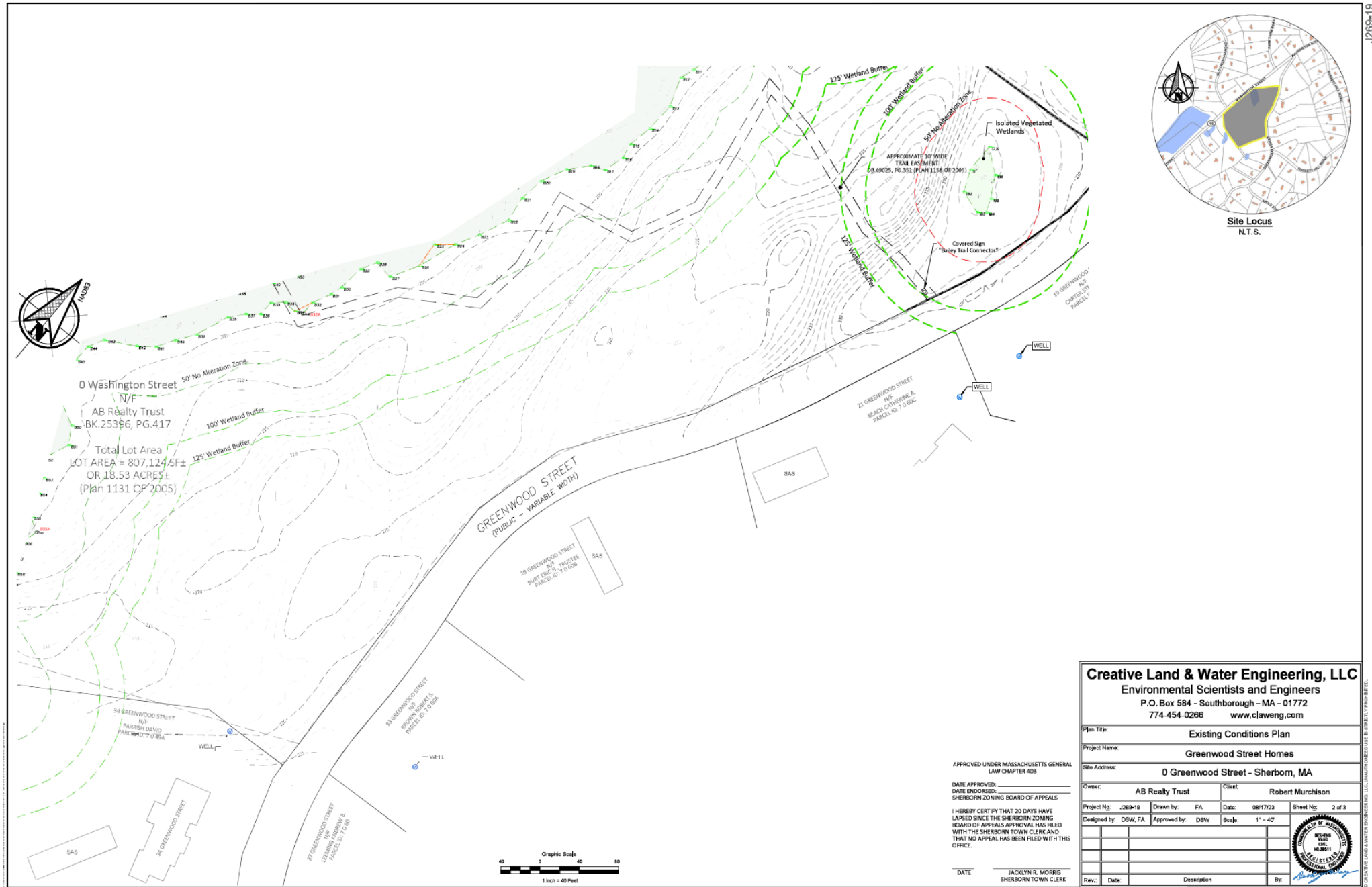
- **Size from 2,573 to 4,873 sq. ft.**
- **Single Family Homes on .9 acre lots**
- **Each lot has 200' of frontage on Greenwood Street**
- **Two-car garages**
- **Adjacent to Bailey Trail and other nearby Sherborn Conservation land**

Need and affordability

Per MassHousing affordability regulations:

- 1 home will be eligible for Sherborn's subsidized housing inventory (SHI); will remain affordable in perpetuity
- This home is 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
- MassHousing provides annual monitoring

Existing Conditions

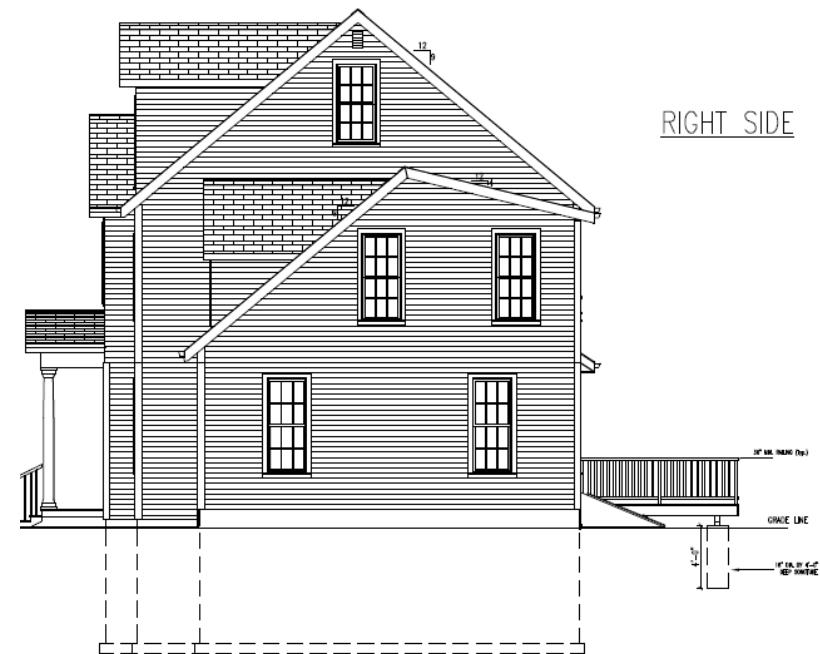


Comprehensive Permit Plan
of
Greenwood Street Homes
at Greenwood St
Sherborn, MA
Prepared for
Fenix Partners Greenwood Street
Development, LLC

Proposed
Conditions

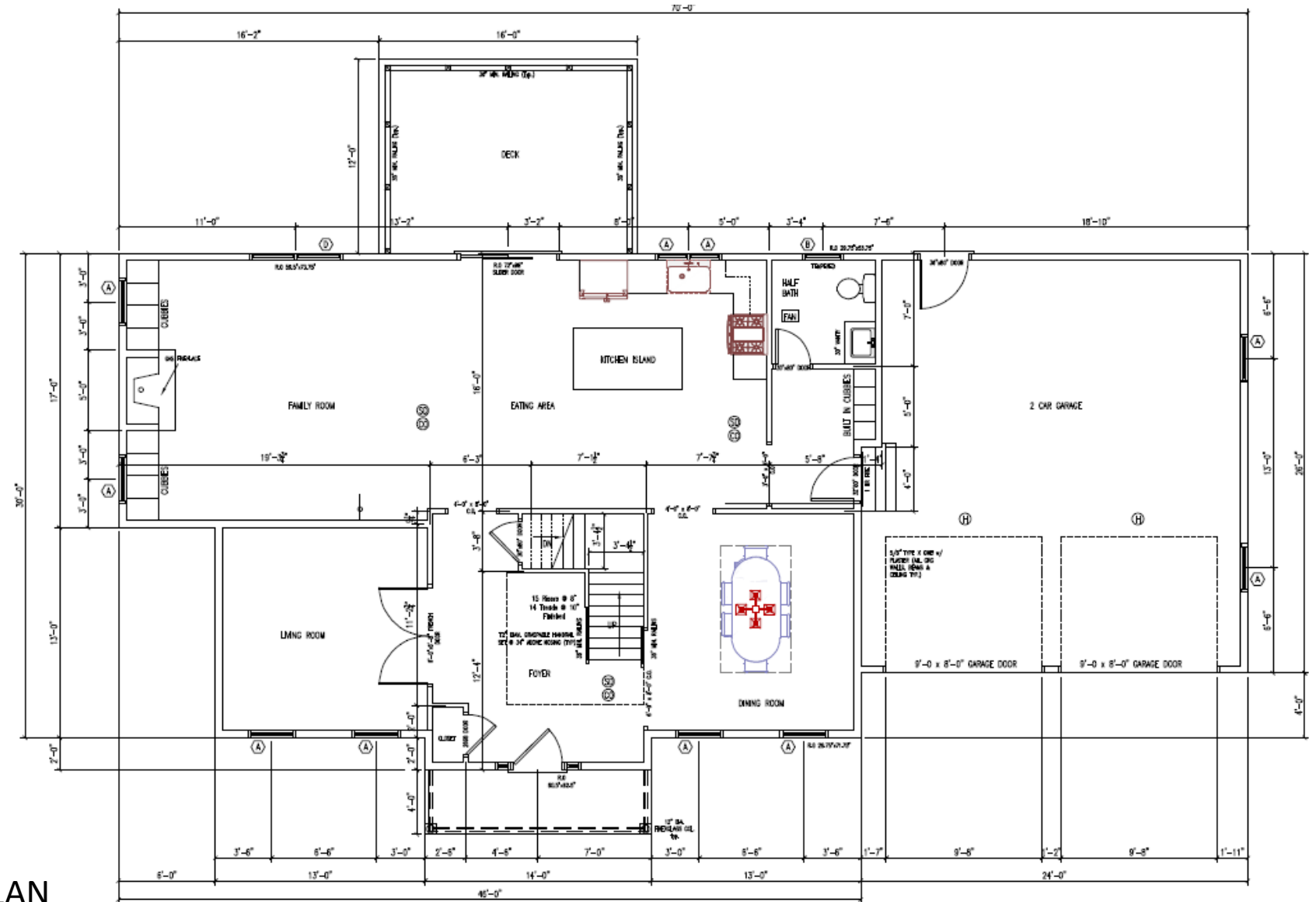


Elevation View



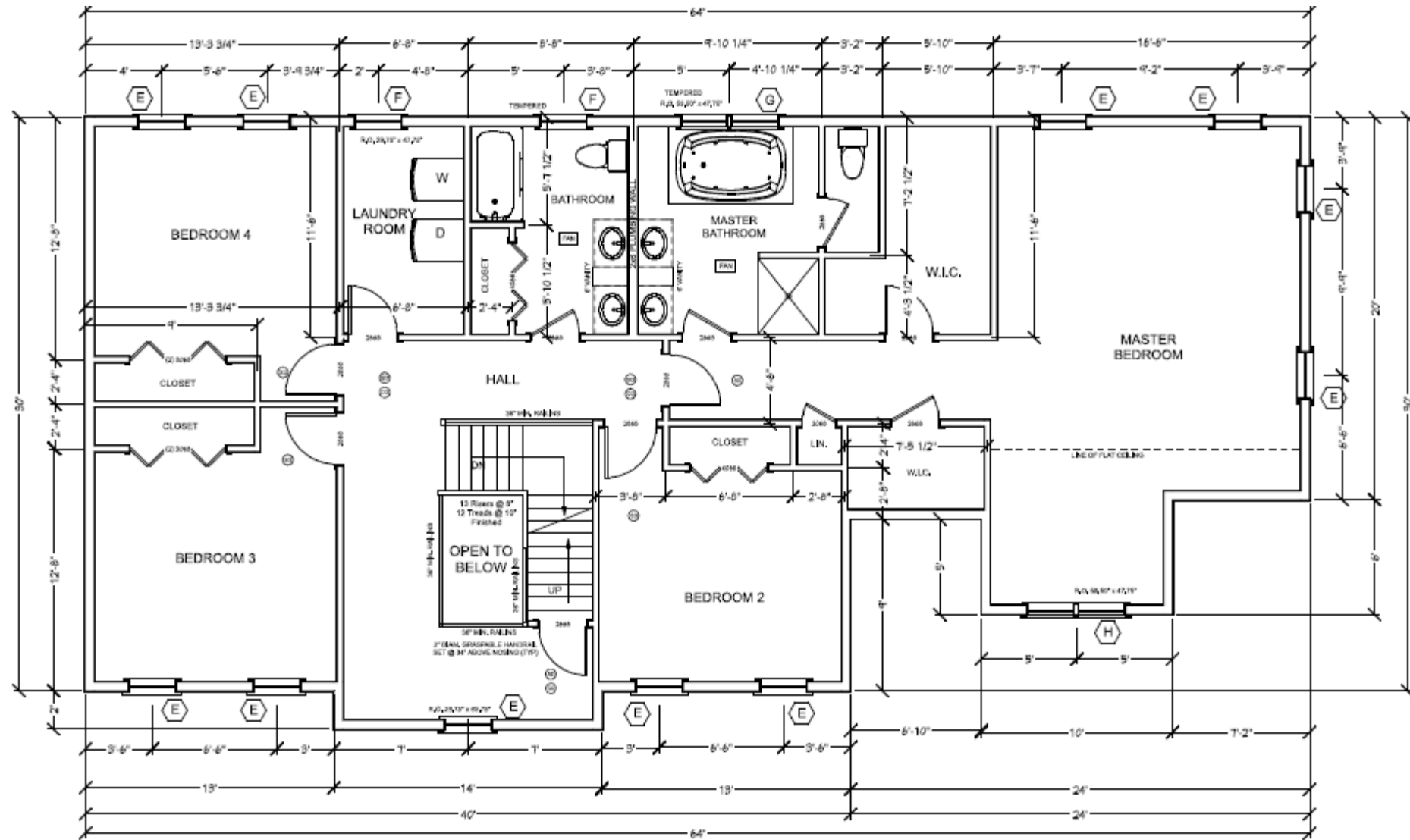
FRONT VIEW

Floor Plan



1ST FLOOR PLAN

Floor Plan



2nd FLOOR PLAN



Water and Septic

- **Wells:**
 - An individual private well on each lot
 - Wells are sited to maximize distance to septic systems
- **Septic systems:**
 - Individual septic systems designed for 440 gallons per day
 - Good soils and depth to groundwater

Questions?

