

**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**

## 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**

**ZBA**

**Process**

# 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:

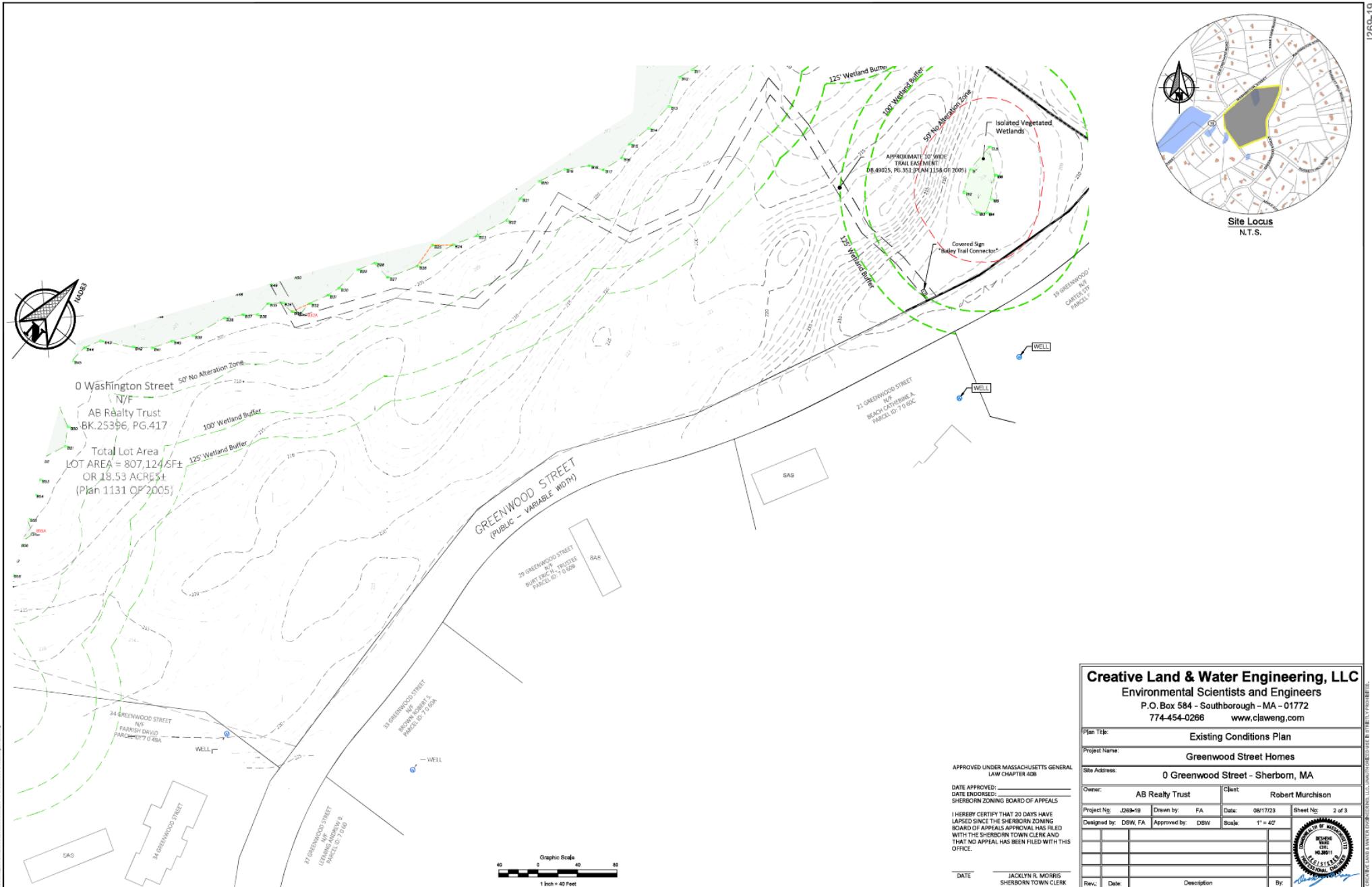
- Size from 2,573 to 4,873 sq. ft.
- Single Family Homes on .9 acre lots
- Each lot has 200' of frontage on Greenwood Street
- Two-car garages
- Adjacent to Bailey Trail and other nearby Sherborn Conservation land

## 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

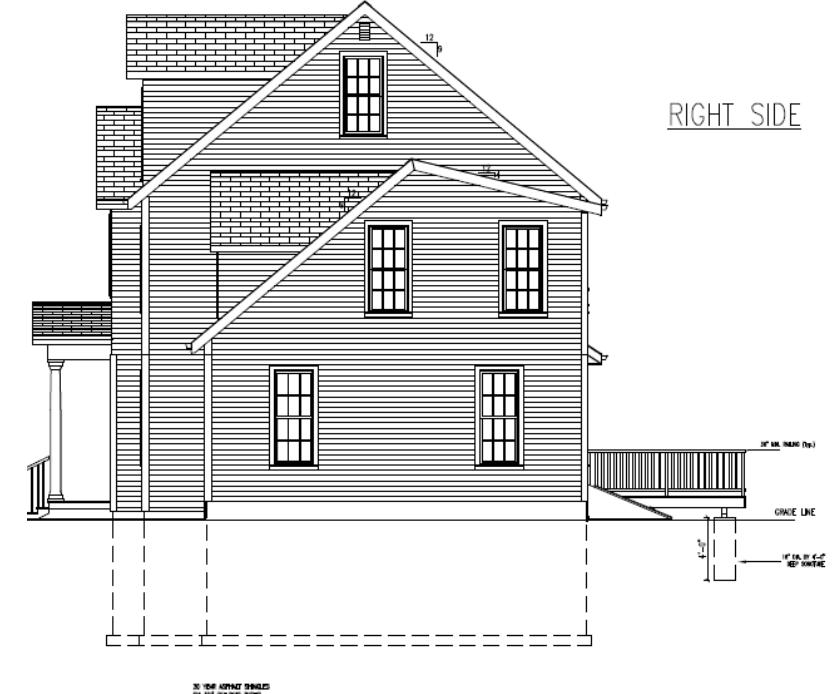


# Proposed Conditions

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



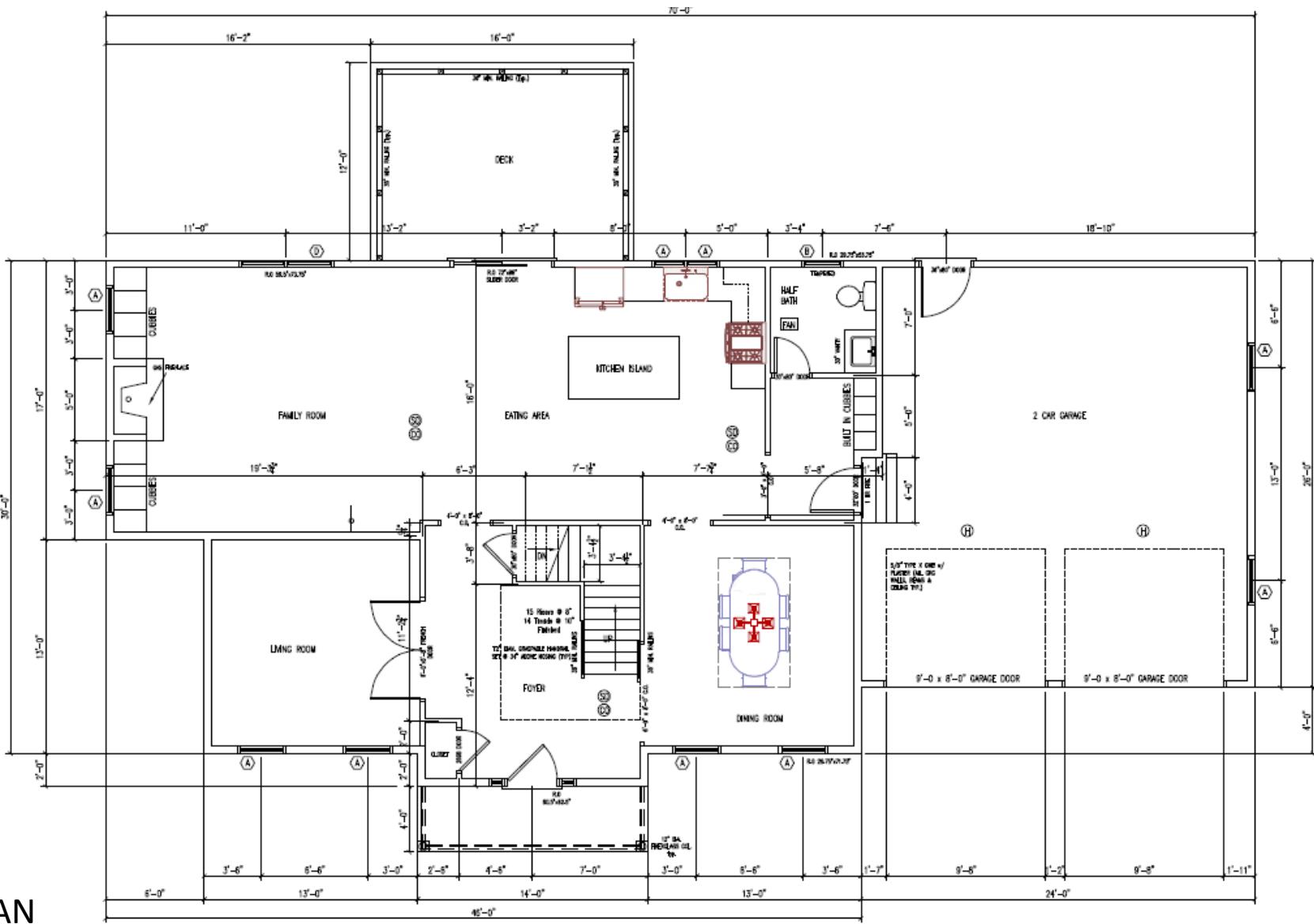
# Elevation View



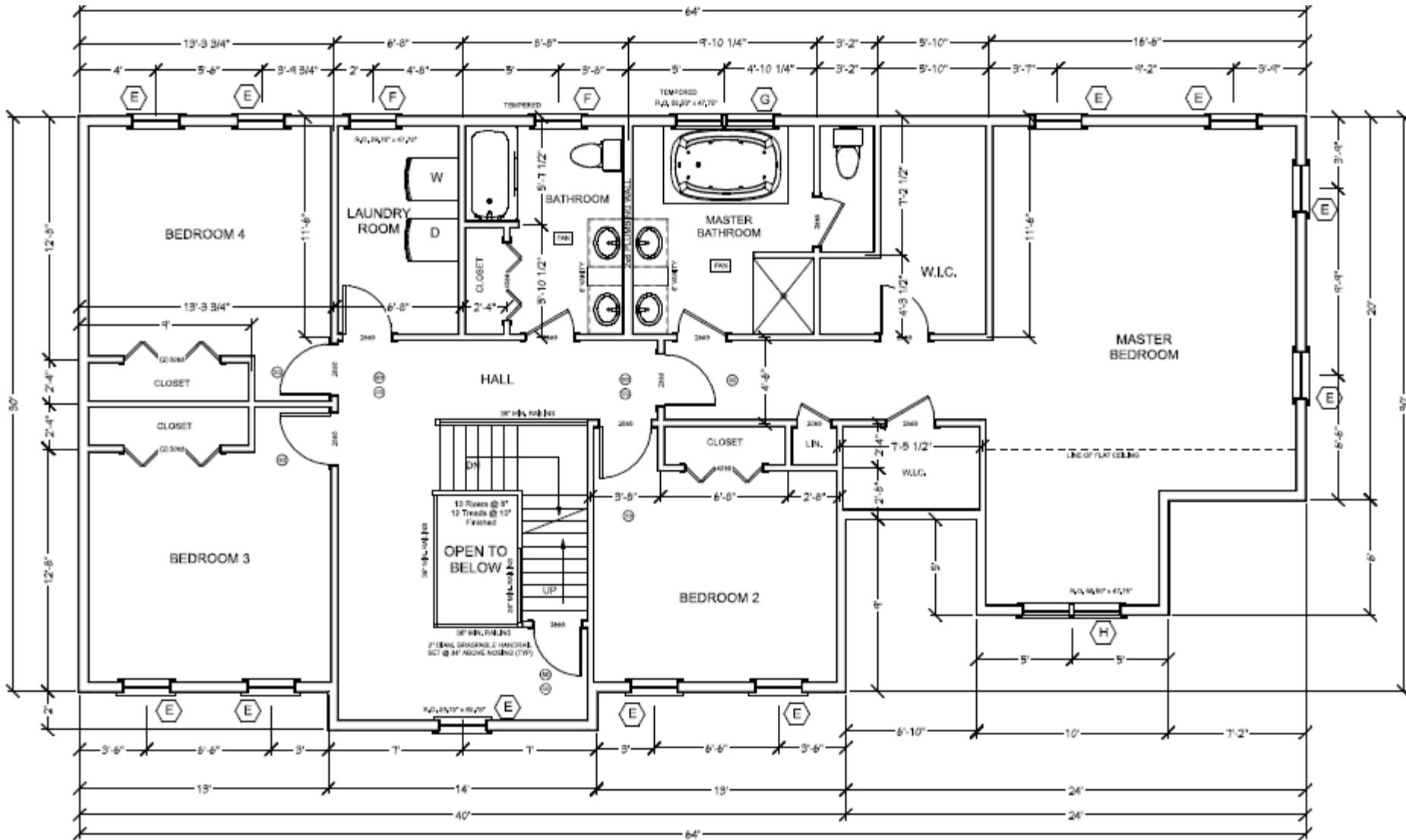
FRONT VIEW

# Floor Plan

## 1<sup>ST</sup> FLOOR PLAN



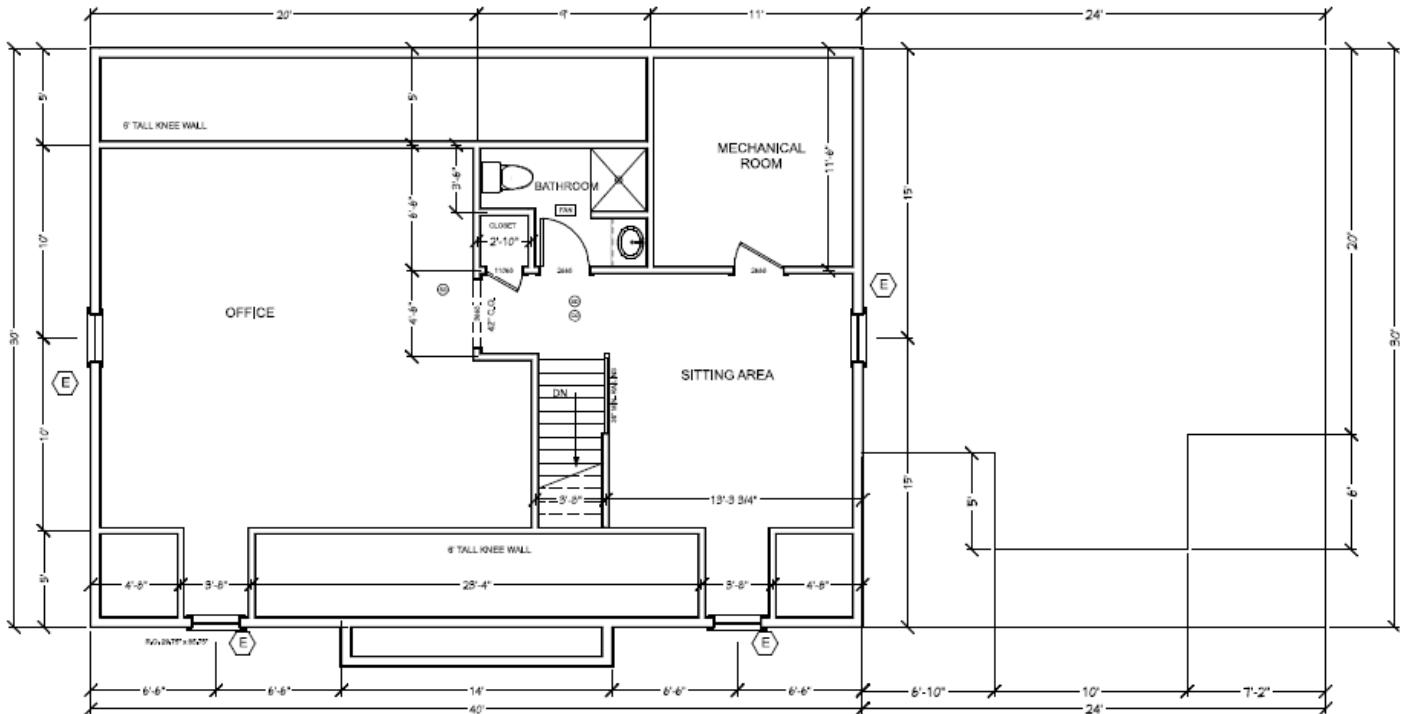
# Floor Plan



2<sup>nd</sup> FLOOR PLAN

# Floor Plan

## ATTIC 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?

