

Project Description – Project Eligibility Application

Brush Hill Homes

34 Brush Hill Road, Sherborn, MA

“Brush Hill Homes” will be located on five acres of land at 34 Brush Hill Road in Sherborn, MA shown on a plan of land dated August 2023, and prepared by Samiotes Consulting Inc. The Applicant, Fenix Partners Brush Hill, LLC has planned 8 homeownership condominiums including 4 three-bedroom, 2.5 bath and 4 four-bedroom 2.5 bath single family homes.

All homes will have a two-car garage. Each will have an open concept kitchen/living room area, a washer/dryer with one or more of the following: patio, farmers porch or deck. Two homes will be income restricted to 80% of area median income for the Boston-Cambridge-Quincy HUD market area.

The Town of Sherborn has stated in its Housing Production Plan (2022) and again in its Master Plan (2019) that it seeks ***“more affordable homeownership options including small cottage style homes in cluster developments, condominiums, and townhouses”***. The applicant believes this community will further that goal.

Brush Hill Homes will be located 2.5 miles from the Framingham MBTA station and other services in Framingham.

The community will be served from Brush Hill Road by pole mounted utilities for electricity, internet, cable tv and other communications which will be brought on to the site underground. The homes will have three private wells to provide water and the condominium will share a Title V septic system.

As site planning further develops, the applicant will seek to site solar panels to meet a net-zero energy standard if possible. In addition, the applicant will work with MA Save to adopt an all-electric heating system.

Below is a summary of the proposed homes:

Unit Type	# Units	Sale Price	Size Sq Ft
Affordable 3 Bedroom 2.5 bath Single Family	1	\$297,200	1,670
Affordable 4 Bedroom 2.5 bath Single Family	1	\$334,400	2,560
Market Homes 3 Bedrooms 2.5 baths Single Family	3	\$875,000	1,670
Market Homes 4 bedrooms 2.5 baths Single Family	3	\$1,250,000	3,018

Unit owners will be provided with exclusive use areas around the buildings. There will be walking paths to access the central green space as well as other areas of the property.

The site is currently undeveloped and is lightly wooded. There are no wetlands on the property which is mostly surrounded by undeveloped woodlands held in Sherborn Forest and Conservation land.

Site Control:

The site is currently owned by Fenix Partners Brush Hill, LLC under a deed recorded at the Middlesex County Registry of Deeds in Book 81892, Page 265.

Design Narrative and Energy Efficiency:

The proposed site layout includes three- and four-bedroom homes meant to help address the needs of a range of households and income levels. Each home is 1.5 to 2 stories in height, including pitched roofs. Detailing and materials are in keeping with the traditional, residential, New England character of the surrounding community. Homes include front porches that face the shared walks and green spaces of the neighborhood, helping foster a sense of community between residents. All homes include a two-car garages accessed through rear parking lanes that help minimize the presence of cars and garage doors from the common green spaces in the front of the homes.

From an energy perspective, the project will seek to achieve a net-zero goal using electric heat-pump units and solar panels onsite. The homes will adhere to the Stretch Code and include energy efficient envelopes and mechanical systems to

help minimize the amount of heating and cooling. Appliances and lighting will be Energy Star certified; all fixtures will be low flow without VOCs.

Affordability and Housing Needs:

Two homes will be eligible to be counted on the Town of Sherborn's Subsidized Housing Inventory (SHI) which currently stands at 3.1%, well below the Commonwealth of Massachusetts 10% requirement. According to the 2020 ACS, Sherborn has 1,547 ownership units. The development will provide a multi-generational community with units that are appropriate for young professionals, families and seniors either wishing to enter the homeownership market or looking to downsize and stay in the community.

Fire Protection and Public Safety:

An on-site fire cistern will be sited in coordination with the Sherborn Fire Department. The applicant will provide the Fire Department with a fire apparatus vehicle turning movement plan to show that there is adequate space within the site for fire truck turning movements.

Environmental Due Diligence:

Environmental due diligence was completed by consulting the latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). It was determined that there are no flood boundaries located on-site. The latest Massachusetts Natural Heritage atlas effective August 3, 2018, indicates that there is no Priority Habitat mapped within or near the property.

Stormwater Management:

The project will be designed to meet or exceed the requirements of the Department of Environmental Protection (DEP) Stormwater Management Standards as outlined in the Massachusetts Stormwater Handbook. The drainage system once fully engineered will match or reduce stormwater runoff rates offsite. A system of catch basins, drain manholes, a sediment forebay, and infiltration which will meet or exceed that required by Mass DEP standards.

The final Stormwater Management Plans will include provisions for both "Construction Phase Erosion and Sedimentation Controls" and a "Long Term Operation and Maintenance Plan".

Wetlands:

The property has been surveyed by a wetlands scientist and no wetlands were found. A small corner of the land is within a 100' buffer zone. The applicant has applied for an ORAD under MA WPA through the Sherborn Conservation Commission.

All construction proposed in the concept plan is outside of 100' to wetlands.

Compliance with the DEP stormwater standards will provide a presumption that groundwater supplies and adjacent properties are adequately protected from negative impacts. The project applicant will work cooperatively with the Town of Sherborn and their engineering consultant to ensure that development of the project is in full compliance with all applicable state standards.

Previous Development Efforts:

While the property meets Sherborn zoning regulations for one single-family home, the applicant is not aware of any previous applications submitted for further development of the site.