

**Brush Hill Homes Description
Comprehensive Permit Application
34 Brush Hill Road, Sherborn, MA
June 2024**

“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 Six 2 bedroom, 2.5 bath and Two 3 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 eight private wells to provide water to each home and the condominium community will share a 1,980 gallon per day Title V septic system.

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 almost 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 two- and three-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 garage.

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.

Wetlands:

The property has been surveyed by a wetlands scientist and only a small patch of wetlands were found in the Northeast corner of the site. The project design stays out of the 100' buffer zone except for some minor grading activity. The applicant has an ORAD under MA WPA through the Sherborn Conservation Commission.

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.

Request for Waiver of Prior Condition:

The applicant requests a modification of a prior condition of the 1962 endorsement to eliminate the restriction against locating a building within 80' of the centerline to the access strip to Lot 4.

