

December 23, 2024

F-25889

Sherborn Zoning Board of Appeals  
Town Hall  
19 Washington Street  
Sherborn, MA 01770

RE: Brush Hill Homes Residential Development – Comprehensive Permit  
34 Brush Hill Road in Sherborn, MA

Dear Members of the Board:

This narrative provides a basis for design for the updated site development shown on the plan set titled “Brush Hill Homes” as revised through December 23, 2024 by DGT Associates. The project is proposing to construct four (4) single family detached dwellings on the subject 5.1 acre parcel. The dwellings will be accessed by a nineteen (19) foot wide paved driveway off Brush Hill Road. Each dwelling will have 3 bedrooms, and each will have an attached garage.

This new proposal includes the following items which differ from the previous proposal for an eight house development:

- Reduction in the total number of single-family dwellings from 8 to 4 (50% less)
- Reduction in the total number of bedrooms from 16 to 12 (25% less)
- Reduction in the driveway width from 20 feet to 19 feet
- Reduction in the total driveway length from 1,140 feet to 890 feet (22% decrease)
- Reduction in impervious (pavement) cover from 14.7% to 9.0% (decrease of 15,036 SF)
- Reduction in building coverage from 7.5% to 3.3% (decrease of 9,250 SF)
- Increase in the natural wooded areas from 14.6% to 56.7% (increase of 93,753 SF or 2.15 acres)

As presently designed, the Massachusetts Stormwater Handbook and its Standards shall not apply to this project based on the following excerpts from the Handbook:

Volume 1, Chapter 1, Applicability (3): *Multi-family housing development and redevelopment projects with four or fewer units, including condominiums, cooperatives, apartment buildings and townhouses, provided that there are no stormwater discharges that may potentially affect a critical area;*

As noted above, this project proposes four (4) single-family houses on a site that does not discharge runoff to a Critical Area. As defined in the handbook, *Critical areas include Outstanding Resource Waters as designated in 314 CMR 4.00, Special Resource Waters as designated in 314 CMR 4.00, recharge areas for public water supplies as defined in 310 CMR 22.02 (Zone IIs, Zone IIs and*

*Interim Wellhead Protection Areas for groundwater sources and Zone As for surface water sources), bathing beaches as defined in 105 CMR 445.000, cold-water fisheries as defined in 310 CMR 10.04 and 314 CMR 9.02, and shellfish growing areas as defined in 310 CMR 10.04 and 314 CMR 9.02.* Note that the previous two (2) versions of this project's Stormwater Report demonstrated that all site runoff is not discharging to a Critical Area. This was confirmed by the Town's consultant, Tetra Tech, as part of their previous peer review of the project.

However, the project is proposing to collect the stormwater runoff from the driveways with a series of deep sump hooded catch basins and manholes which discharge in the middle of the site. This discharge point is approximately 225 feet from the nearest property line. Runoff will flow overland through the undisturbed and naturally wooded portion of the site prior to reaching the nearest abutting property, which is Town of Sherborn Conservation land. This discharge point is in excess of 500 feet from the off-site wetland system that will ultimately receive this runoff.

Included with the plans is an Erosion and Sediment Control Plan with performance standards and details that show the practices to be implemented to protect the downstream surrounding areas. Because the project is subject to the U.S. Environmental Protection Agency NPDES requirements for Construction Activities, a complete Stormwater Pollution Prevention Plan (SWPPP) and a Notice of Intent filing with the EPA is required prior to construction. This will be prepared by the General Contractor as part of the Contract requirements, and it will be subject to review and approval by the project engineer and Town permitting agencies. The Contractor will be responsible to manage the site to protect the downstream drain system and surrounding areas at all times and operate in compliance with the US EPA Construction General Permit. The Erosion and Sediment Control Plan shows the initial erosion controls, general BMPs and detailed information as to the responsibilities of the Contractor.

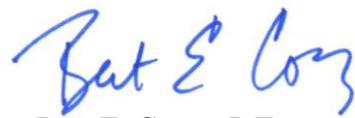
We look forward to presenting this project at your upcoming meeting. Should you have any questions or need any further information, please contact our office. Thank you.

Sincerely yours,  
**DGT Associates**



Kevin Riopelle  
Project Manager

**Approved**



Bert E. Corey, P.E.  
Engineering Group Manager