

## Description – Project Eligibility Application

### Washington Street Sherborn Homes

#### Washington Street, Sherborn, MA

“Washington Street Sherborn Homes” will be located on 4.6 acres of land at 145 Washington Street in Sherborn, MA shown on a plan of land dated April 5, 2022, and prepared by Samiotes Consulting Inc. The Applicant, Washington Street Sherborn Homes, LLC has planned 4 units of homeownership condominiums of three-bedrooms and 2.5 baths. The project will be in two duplex buildings.

All homes will have a one-car garage. Each will have an open concept kitchen/living room area, a washer/dryer and a porch/patio space. One home 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 proposed community will further that goal.

The community will be served from Washington Street by pole mounted utilities for electricity, internet, cable tv and other communications which will be brought on to the site underground. The condominium will have a private well to provide water and 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 Bedrooms 2.5 baths Single Family	1	\$330,000	1,615
Market Homes 3 Bedrooms 2.5 baths Single Family	3	\$810,000	1,615

Unit owners will be provided with exclusive use areas around the buildings. There will be access to the Bailey Trail and other Sherborn walking paths.

The site is mostly wooded, and the project has been designed to protect the Vernal Pool on the property.

**Site Control:**

The site is currently owned by Fenix Partners Greenwood Street Development, LLC (an affiliate of Washington Street Sherborn Homes, LLC) under a deed recorded at the Middlesex County Registry of Deeds in Book 83030, Page 477.

**Design Narrative and Energy Efficiency:**

The proposed site layout includes three-bedroom homes meant to help address the needs of a range of households and income levels. Each home is 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 development, helping foster a sense of community between residents

From an energy perspective, the project will seek to achieve a net-zero goal through the use of 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:**

One home will be eligible to be counted on the Town of Sherborn's Subsidized Housing Inventory (SHI) which currently stands at around 3%, well below the Commonwealth of Massachusetts 10% requirement. According to the 2013-2017 ACS, Sherborn has 1,369 ownership units or 92.5% of its units. Of these, 415 owner occupied, over 30% are ownership cost burdened, including 10.5% who are severely cost burdened. The development will provide the 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.

**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.

**Wetlands:**

The applicant has previously worked with the Sherborn Conservation Commission and has identified areas of wetlands (including a Vernal Pool) on the site. This area has been fully flagged, mapped and is the subject of a recorded ORAD.

All construction proposed in the concept plan is outside 50' to wetlands.

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:**

The applicant previously sought permitting under MA Chapter 40B for a 40-unit LIHTC apartment building which was not warmly received in the community.