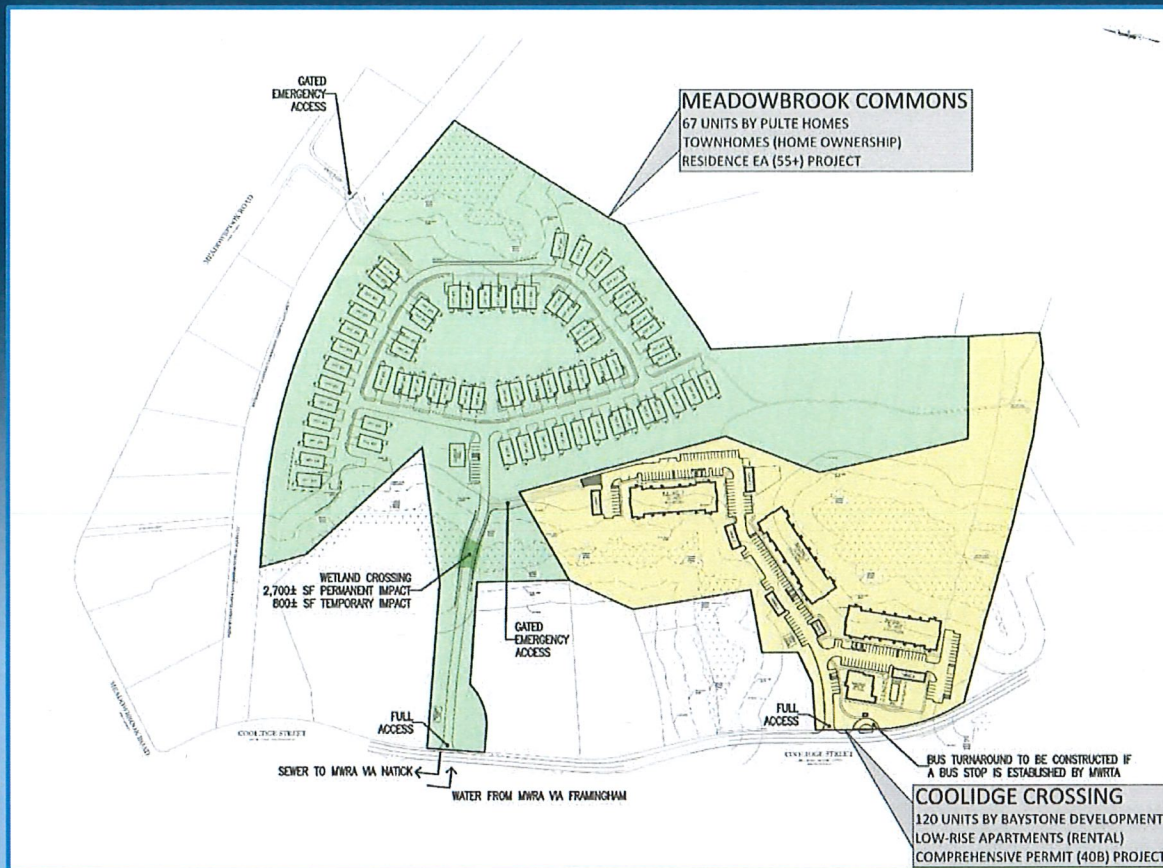


# Meadow Brook Commons & Coolidge Crossing Project Update

April 9, 2025

*Toll Brothers*





## Meadowbrook Commons and Coolidge Crossing

- 67 Unit 55+ Residential Community
- 120 Unit Apartments – 40B



# Timeline

May 2017 Town of Sherborn passes Zoning Amendments to Enable Projects  
Preliminary Development Plan of Meadowbrook Commons Endorsed at Town Meeting

Fall 2020 Submission of Coolidge Crossing Comprehensive Permit Application  
Order of Conditions Issued for Soil Testing

Spring 2021 Grant of Coolidge Crossing Comprehensive Permit  
Issuance of ENF Certificate

Fall 2022 Toll Begins Involvement of the Project

Fall 2023 Town Meeting Endorse Revised Preliminary Development Plan for Meadow Commons  
Town Meeting Creates “North Sherborn Water and Sewer District”

Spring - Winter 2024 Agreements with Town of Natick and City of Framingham Advanced  
ORRAD Issued for Meadowbrook Commons  
Comprehensive Permit Transferred to Toll

Dec. 2024 Governor endorses Chapter 274 of the Acts of 2024 creating the North Sherborn Water and Sewer District

***Toll Brothers***



## Currently Evaluating

- Reducing Impervious Area:
  - Roadway width: 22' vs 24'
  - Parking Spaces: 9' x 20', potential for compact spaces? 8.5' x 16'
- Reducing Wetland Impacts: Evaluating Crossing
- On-site Water: On-site well testing to be conducted
- Coolidge Crossing Modifications



# Changes at Coolidge Crossing

- Building Modifications to Improve Energy Efficiency
- Adjustment of Unit Count
- Maintain General Site Layout & Programming
- Maintain Existing Parking



*Toll Brothers*



# Next Steps

- Spring 2025
  - Submission of Coolidge Crossing Notice of Intent
  - Submission of DEIR/NPC MEPA Filing/ Draft ITA Application
    - Outreach: Framingham, Natick, MEPA, MassDEP, Water Resource Commission, DCR, MassHistoric
- Summer 2025
  - Submission: Meadow Brook Commons Site Plan Application & NOI
  - Submission: Coolidge Crossing Amended Comp. Permit
  - Submission: FEIR
- Fall 2025
  - Submission: ITA Application
- Summer 2026: Construction



**LEGEND**

- PROPOSED PARCELS (LINES FOR CONVEYANCE PARCELS)
- PROPOSED DEVELOPMENT (REASONABLE DENSITY)
- PARCELS ALREADY SERVED BY FISHING BOAT (EXISTING USES)
- NET PROPOSED TO BE SERVED**
  - VACANT PARCELS
  - UNDVELOPED PARCELS
  - WATER, WOOD, WATER SUPPLY
  - PARCELS ALREADY SERVED BY FISHING BOAT

**Map Labels:**

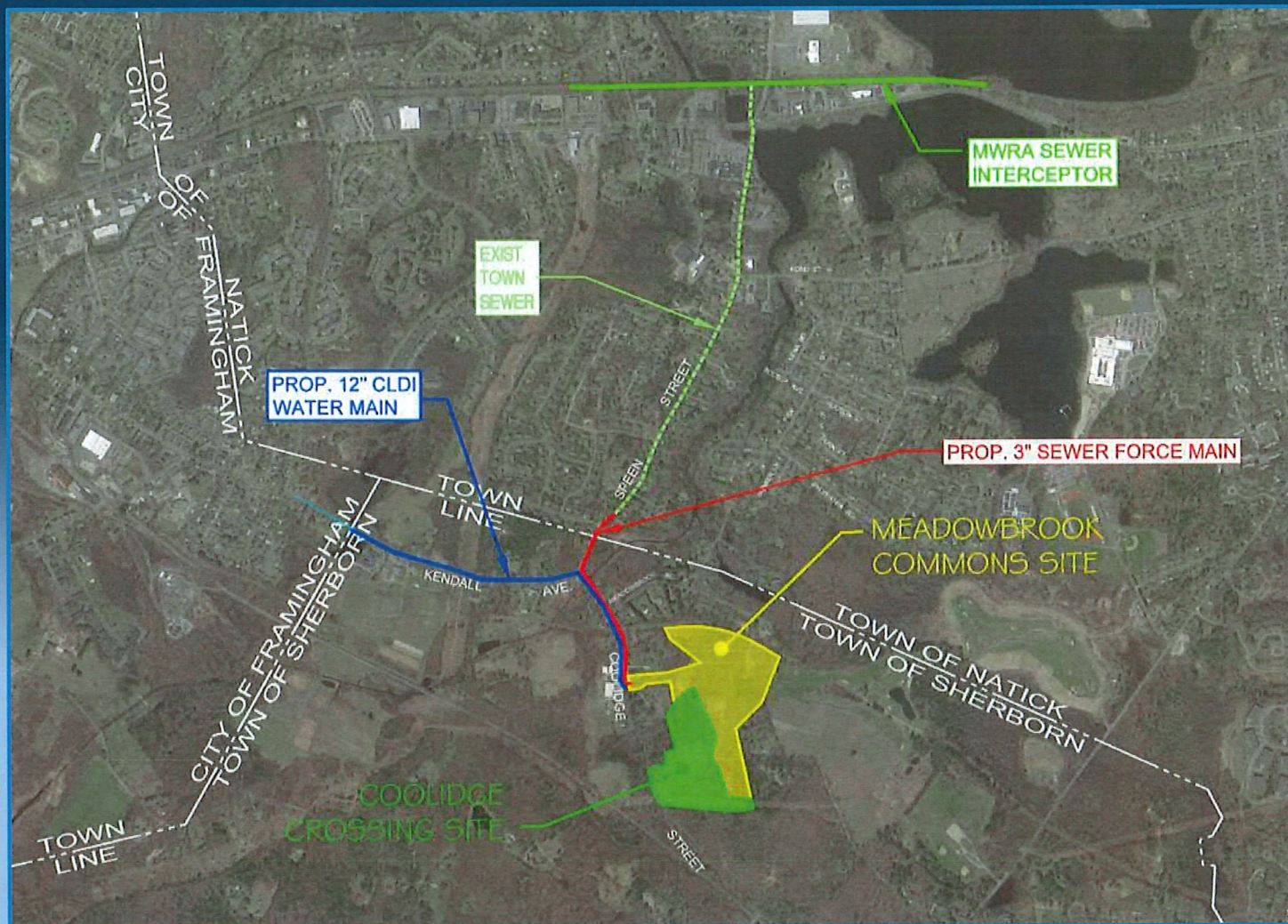
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**Scale:** 0 100 200 300 400 500

**North Arrow:** N







City of Framingham

— Water Connection

Town of Natick

— Sewer Connection

*Toll Brothers*