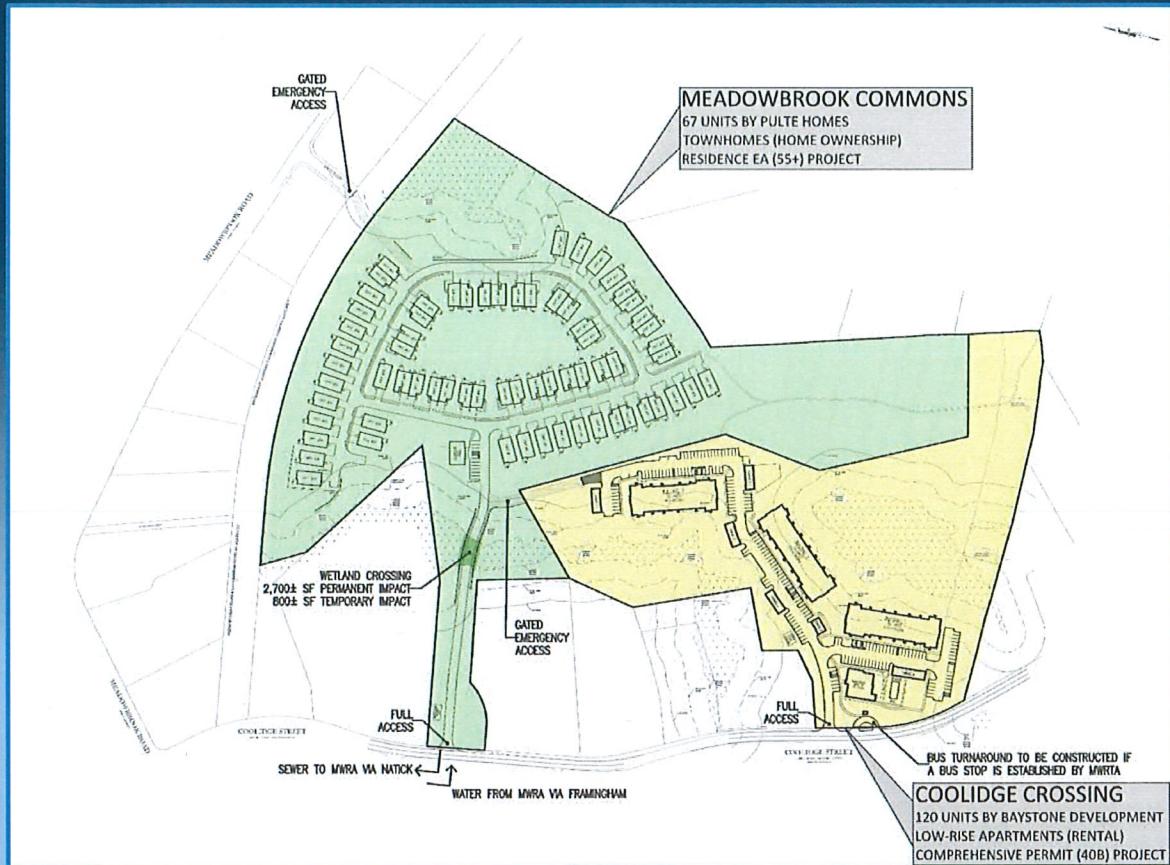


Meadow Brook Commons & Coolidge Crossing Project Update

April 9, 2025

Toll Brothers



Meadowbrook Commons and Coolidge Crossing

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

Toll Brothers

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

Toll Brothers

Changes at Coolidge Crossing

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

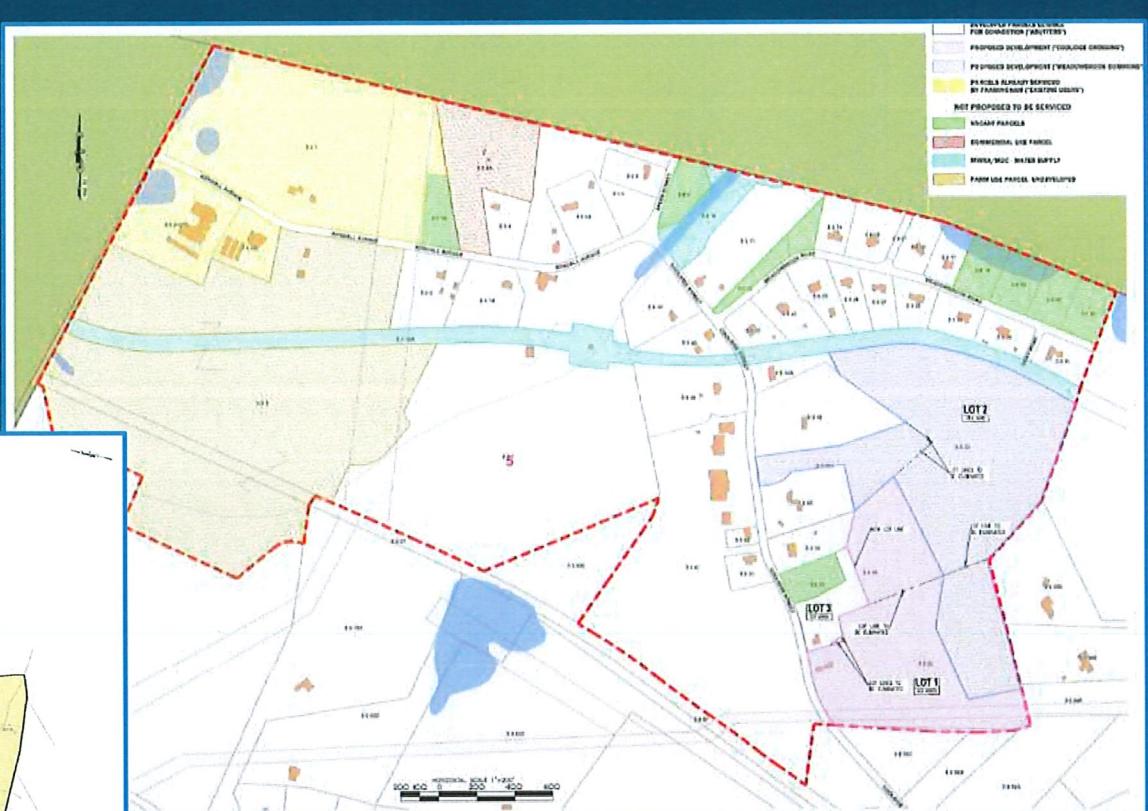
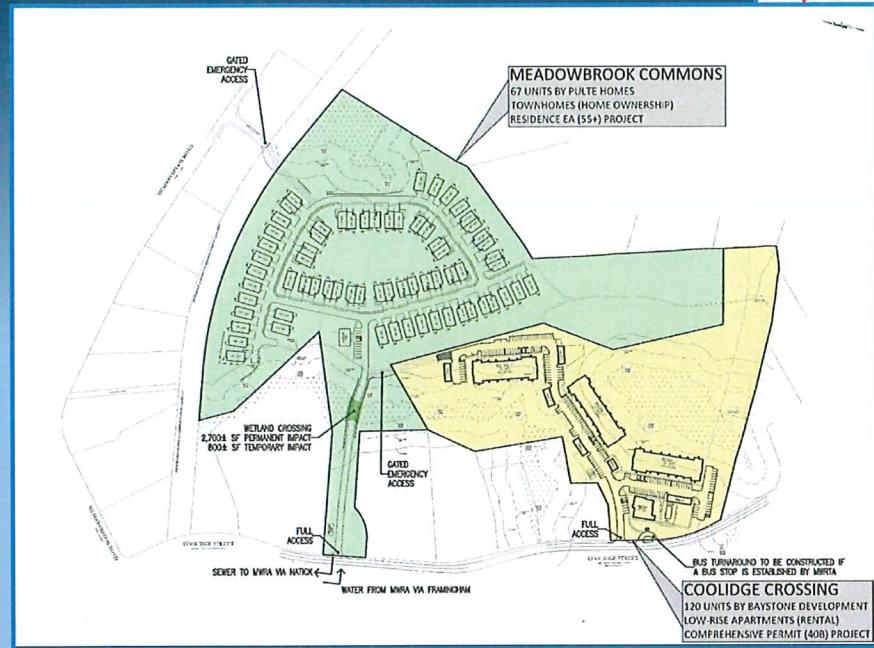


Toll Brothers

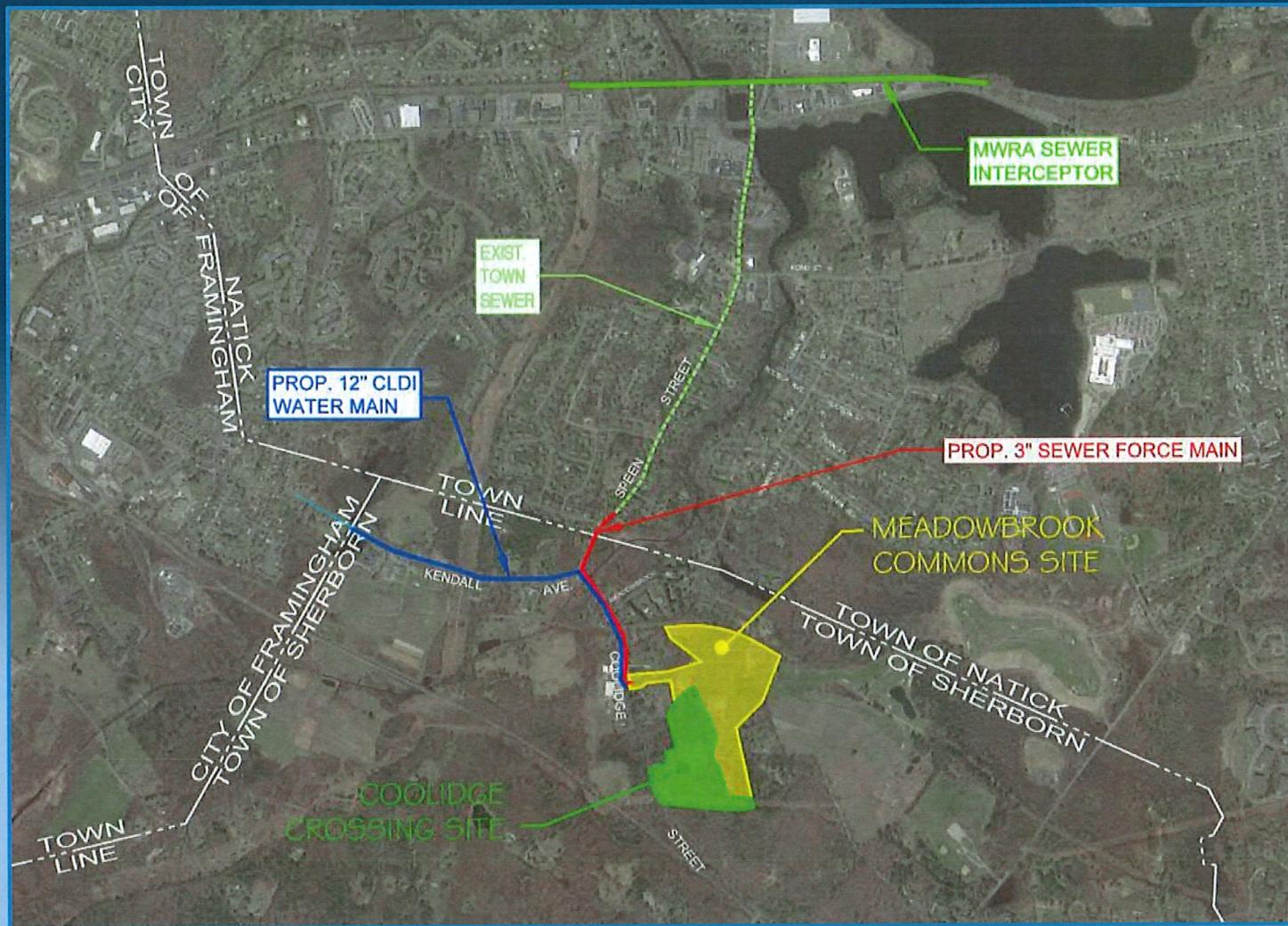
Next Steps

- 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

North Sherborn Water and Sewer District



Toll Brothers



City of Framingham

— Water Connection

Town of Natick

— Sewer Connection

Toll Brothers®