June 5, 2024

BY HAND
Mr. Zachary McBride
Chairman, Norton Zoning Board of Appeals
Town of Sherborn
19 Washington Street
Sherborn, MA 01770

Re: **ZBA Application 0 Washington Street, Lot 3, Sherborn, MA**

Dear Mr. McBride:

Washington Street Sherborn Homes, LLC (Applicant) hereby applies to the Zoning Board of Appeals of the Town of Sherborn, pursuant to M.G.L. Chapter 40B, Sections 20-23, as amended, for the issuance of a Comprehensive Permit authorizing the Applicant to develop four for sale duplex units on land located at 0 Washington Street, Lot 3, Sherborn, MA.

The Applicant and the development are more particularly described in the attached notebooks, submitted simultaneously herewith, all of which are incorporated herein by reference and constitute the documents required to be submitted under the regulations for filing a M.G.L. Chapter 40B application by the Commonwealth of Massachusetts Executive Office of Housing and Livable Communities under 760 CMR 56. In addition, we have simultaneously provided electronic copies of each document to Jeanne Guthrie, Secretary for the Zoning Board of Appeals for Town of Sherborn for distribution. In addition, we have provided two large sets of the site plans.

We look forward to answering any questions you may have. As required by the statute, please inform us as soon as possible of the first available public hearing date.

Thank you for your time and attention.

Sincerely,

Washington Street Sherborn Homes, LLC

By: _____
Robert W. Murchison, Managing Member

TOWN OF SHERBORN - BOARD OF APPEALS
PETITION FOR RELIEF UNDER THE SHERBORN ZONING BY-LAWS

New _____
Renewal _____

Complete Parts 1 and 3 or Parts 2 and 3 and submit original notarized petition.

1. Petition For SPECIAL PERMIT

To The Board of Appeals of the Town of Sherborn: The undersigned hereby petition(s) for a ~~special permit~~ Comprehensive Permit for for four homes (for sale) at 0 Washington Street, Lot 3, Sherborn, MA in accordance with MGL Chapter 40B.
_____ at _____, under Section _____
of the Sherborn Zoning By-Laws. This ~~special~~ comprehensive permit is requested for the following reasons:
To permit the development of four homes as further described in the companying documents.

2. Petition for VARIANCE and/or FINDING

To The Board of Appeals of the Town of Sherborn: The undersigned hereby petition(s) for a variance/finding from Section _____ of the Sherborn Zoning By-Laws for the purpose(s) of

_____

_____

at _____, which premises are shown on the attached certified plot plan. This variance is requested for the reasons set forth in the attached Statement Of Circumstances. This statement indicates the particular conditions of land, hardship, and zoning propriety on which Section 7.2.4 of the Sherborn Zoning By-Laws requires the Board of Appeals to make findings in order to grant a variance.

3. Petitioner(s) STATEMENT ON PROPERTY

a) The property for which relief is requested is located in (fill in all blanks):
Zone RZ ; Sherborn Assessors Map 7 and Lot# 49 ; and
Middlesex Registry of Deeds Book# 83030 and Page# 476

b) This property: (check one)
_____ conforms in all respects to the Sherborn Zoning By-Laws;
X is non-conforming for these reasons:
See attached plans and request for waivers.

c) There have been: (check one)
X no prior petitions for relief on this property;
_____ the following prior petitions for relief on this property:

_____

_____

d) Petitioner interest in above property is one of: (check one)
owner ; _____ lessee _____; other _____

e) The following other interests are represented in this property: Name(s) and interests (banks, mortgagors, landlords, etc.):

_____

Petitioner(s) **(please print)**: Washington Street Sherborn Homes, LLC

Signature(s): [signature]

Address(es): 177 Lake Street, Sherborn

Tel. # (day): 617-308-1961 Email address: bob.merchison@me.com

Signed and sworn to me at Sherborn Town Hall on the 9th day of June 2025

Before me, Jacklyn R Morris My commission expires February 24, 2028
Notary Public

JACKLYN R MORRIS
MY COMMISSION EXPIRES FEB 24, 2028
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

Attach separate payments of $125 payable to the Town of Sherborn ($75 if straight renewal) and $105 payable to the Middlesex Registry of Deeds.

Request for Findings of Facts

The applicant requests that the Sherborn Zoning Board of Appeals (the "Board") make the following findings of fact in connection with the action of the Board on this application:

1. Washington Street Sherborn Homes, LLC (the "Applicant") is a limited dividend organization within the meaning of Massachusetts General Laws, Chapter 40B and 760 CMR 56.02 and is eligible to receive a subsidy under a state or federal affordable housing program after a Comprehensive Permit has been granted.
2. The Applicant has shown evidence of its site control of 0 Washington, Lot 3, Sherborn, MA (the "site") through a recorded deed to qualify it as a recipient of a Comprehensive Permit for this site.
3. Mass Housing, as the Program Administrator of the New England Fund Program, will be the subsidizing agency within the meaning of the regulations set forth in 760 CMR 56.02.
4. The number of low- or moderate-income housing units in the Town of Sherborn constitutes less than ten percent (10%) of all housing units as reported in the latest decennial census of the Town of Sherborn and reported by Executive Office of Housing and Livable Communities.
5. The development, as proposed in this application, is consistent with local needs within the meaning of M.G.L. Chapter 40B, Section 20.

As of 5th day of June 2025, the Applicant respectfully requests the Sherborn Zoning Board of Appeals, after complying with the procedural requirements as provided by law, issue the application a Comprehensive Permit for the development.

Washington Street Sherborn Homes, LLC

By:_____

Robert Murchison, Manager