



Peter L. Freeman
Direct Dial: 781-854-2430
pfreeman@mbmllc.com
Admitted in MA

Via email to: jguthrie@sherbornma.org

October 8, 2025

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

Re: Whitney Farms
59 Whitney Street, Sherborn
Comprehensive Permit

NOTICE OF PROJECT CHANGE

Dear Mr. McBride:

Reference is made to Town of Sherborn Zoning Board of Appeals Comprehensive Permit entitled “Revised Amended Comprehensive Permit Decision” dated November 13, 2006 pursuant to M.G.L. Chapter 40B, Sections 20 to 23, and approved by the Commonwealth of Massachusetts Housing Appeals Committee in Docket No. 03-24 by “Decision on Stipulation” dated November 20, 2006, as modified (“the Comprehensive Permit”).

On behalf of my client, Whitney Farm LLC, we are hereby requesting that the Sherborn Zoning Board of Appeals (the “Board”) approve minor modifications to the approved site plan as insubstantial modifications under the Chapter 40B Regulations. The modifications are shown on the following documents and plans which are attached hereto and incorporated herein by reference:

1. Table summarizing the units and building types on the Approved 2019 Site Plan compared to the proposed 2025 Site Plan;
2. Copy of Approved 2019 Site Plan;
3. Copy of Proposed 2025 Site Plan;
4. Comparative Site Plan (Overlay of Proposed 2025 Site Plan on Approved 2019 Site Plan); and
5. Copy of new unit type floor plans and elevations “F” type and “K” type.

Please note that the proposed changes do not change the total number of units, which remain at 48, nor do they change the number of affordable units, which remain at 12. The other changes:

1. Increase the duplex buildings from 7 buildings to 10 buildings;
2. Reduce the single family buildings from 34 buildings to 28 buildings;
3. *Reduce* the total number of bedrooms from 186 to 180;
4. Reduce the “C” building types from 8 to 1; and
5. Increase the “G” building types from 12 to 22.

This notice is being provided pursuant to 760 CMR 56.05(11)(a), and we hereby request that you find that these changes are insubstantial, in accordance with 760 CMR 56.05(11)(a) and (b), and pursuant to 760 CMR 56.07(4). Pursuant to these regulations, your Board shall determine within twenty (20) days whether these changes are insubstantial, and if it is determined that they are insubstantial changes, or if notice is not provided to the applicant to the contrary within such twenty (20) day period, the Comprehensive Permit shall be deemed modified to incorporate the changes. The above process does not require a public hearing. A public hearing is only required if you determine that the changes are substantial changes.

We are also enclosing herewith the Board’s “Petition for Modification to Comprehensive Permit” form. We believe that these revisions to the site plan are indeed insubstantial, and in fact are improvements to the approved site plan.

If you have any questions, please feel free to contact me.

Thank you.

Very truly yours,

s/s Peter L. Freeman

cc: Ted Moore
Trevor Moore