

February 1, 2021

**To:** Mr. Richard S. Novak, Chair  
Zoning Board of Appeals  
Town of Sherborn  
19 Washington Street  
Sherborn, MA 01770

**A&M Project #:** 2513-02  
**Re:** Response to Peer Review of Transportation Impact Assessments  
Apple Hill Estates – 31 Hunting Lane  
Sherborn, Massachusetts

**Copy:**

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Dear Chair Novak and Members of the Zoning Board of Appeals:

Allen & Major Associates, Inc. (A&M) is providing responses to the non-traffic related comments that were raised in the January 11, 2021 Peer Review of Transportation Impact Assessments prepared by Professional Services Corporation, PC (PSC) in reference to their review of the October 2020 Transportation Impact Assessment (the "October 2020 TIA") prepared by Vanasse & Associates, Inc. (VAI) in support of the proposed Apple Hill multifamily residential community to be located on Hunting Lane in Sherborn, Massachusetts (hereafter referred to as the "Project"). Listed below are the non-traffic related comments from the PSC peer review letter followed by our response on behalf of the Applicant. Responses to the remaining comments will be provided by others under separate cover.

**Comment** *On-Site Access, Circulation, and Parking.* *The architectural plans show garages that although narrow may be intended to accommodate two vehicles. The text of the TIA stated that "Off street parking will be provided for a minimum of two (2) vehicles per unit in individual driveways and garages." Which can be variously interpreted. We recommend that a minimum of four parking places be provided for each dwelling, two garage spaces and two driveway spaces in a stacked configuration.*

**Response:** **The Town of Sherborn Zoning Ordinance Section 5.1 stipulates the ratio in which parking spaces should be provided for a given use. The only residential use listed is Item 1) Multidwelling Project in Residence EA District with a ratio of one-half spaces for each dwelling unit. (Amended 1991). As the current proposed project has a minimum of 2 spaces per dwelling unit which exceeds that of the published zoning information. Requiring a 200% increase to what is currently provided would subject the Applicant to unequal treatment in violation of G. L c. 40B, § 20.**

**Comment** *We recommend that the Board restrict parking to one side of the on-site roadway. Restrictive covenants in homeowners association documents or other legal means of enforcing parking restrictions should be developed prior to occupancy.*

**Response:** **The Town of Sherborn does not currently have this stipulation within its published subdivision rules and although this project is being submitted as part of a 40B application to the Zoning Board, the roadway width & geometry is consistent with the published subdivision rules. Requiring this would subject the Applicant to unequal treatment in violation of G. L c. 40B, § 20.**

**Comment 27** *Revise the architectural and site plans to provide four off-road parking spaces per dwelling unit.*

**Response:** **The Town of Sherborn does not currently have this stipulation within its published subdivision rules nor Zoning Ordinance and although this project is being submitted as part of a 40B application to the Zoning Board, the roadway width & geometry is consistent with the published subdivision rules. Requiring this would subject the Applicant to unequal treatment in violation of G. L c. 40B, § 20.**

**Comment 28.** *Revise the site plans to show regulatory signs restricting parking to one side of the onsite roadway.*

**Response:** **The Town of Sherborn does not currently have this stipulation within its published subdivision rules and although this project is being submitted as part of a 40B application to the Zoning Board, the roadway width & geometry is consistent with the published subdivision rules. Requiring this would subject the Applicant to unequal treatment in violation of G. L c. 40B, § 20.**

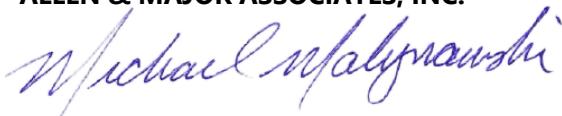
**Comment 29** *Review the site plan with the Fire Department and obtain a letter of concurrence.*

**Response:** **The Site Plans have been submitted and are currently being reviewed by the Fire Department as part of the on-going review process under. Since, no comments have been received to date, the plans have not been updated at this time. Should the Fire Department have specific comments regarding appropriate access for fire equipment or circulation which impede the proper placement of fire apparatus and personnel in case of fire, the plans will be updated as necessary.**

We trust that this information is responsive to the comments that were raised in the January 11, 2021 *Peer Review of Transportation Impact Assessments* prepared by PSC pertaining to the October 2020 TIA. If you should have any questions or would like to discuss our responses in more detail, please feel free to contact our office.

Very Truly Yours,

**ALLEN & MAJOR ASSOCIATES, INC.**



Michael A. Malynowski, PE  
Senior Project Manager

*Professional Engineer in MA, ME, and NH*

Attachments

cc: G. Barsky - Barsky Estate Realty Trust (via email)  
L. Sweet – LDS Consulting Group (via email)  
J. Dirk – Vanasse & Associates, Inc. (via email)