

Sherborn ZBA Presentation

31 Hunting Lane and 41 North Main Street



Rendering by Dream Collaborative

Presentation By:

31 Hunting Lane LLC and 41 North Main Street LLC

October 29, 2020



Agenda For Presentation



- ✿ Development Team
- ✿ Where are we in the Process?
- ✿ Findings
- ✿ Affordability
- ✿ Development Overviews – Rental and Ownership
- ✿ Green Features
- ✿ Architectural Plans – Rental and Ownership
- ✿ Site Plans - Rental and Ownership
 - ◆ Water Supply, Wetlands, Stormwater, Landscape
- ✿ Changes since Project Eligibility Application - Rental
- ✿ Traffic Impact Report – Rental and Ownership
- ✿ Questions and Answers/Next Steps

Development Team/Experience



❖ **Applicants:**

- ◆ 31 Hunting Lane LLC and 41 North Main Street LLC – Gary Lybarsky

❖ **Architects:**

- ◆ Rental: Dream Collaborative – Sara Kudra, AIA
- ◆ Ownership: Pugh Management - John Pugh, AIA

❖ **Civil Engineer & Landscape Architect**

- ◆ Allen and Major – Michael Malynowski, PE

❖ **Wastewater & Domestic Water Engineer**

- ◆ Onsite Engineering – David Formato, PE & Susan Hunnewell, PE

❖ **40B Consultant:**

- ◆ LDS Consulting Group - Lynne Sweet

❖ **Traffic Consultant**

- ◆ Vanasse & Associates – Jeffrey Dirk

❖ **Attorney**

- ◆ Blatman, Bobrowski & Haverty, LLC – Paul Haverty



Where are we in the Process?



- ✿ Meetings with Town Planner, Housing Trust Chair and Chair of Planning Board: 5/28/2020
- ✿ Site Eligibility Letters issued April 30, 2020
 - ◆ PEL Good for 2 years
- ✿ Applied to ZBA on October 5, 2020
- ✿ Distribute Application – 7 days
 - ◆ Notice of Public Hearing- 14 days
 - ◆ Open hearing within 30 days – October 29, 2020
- ✿ Close public Hearing – 180 days
- ✿ ZBA Decision – 40 days from close of public hearing

Finding of Fact



- ✿ Less than 10% of year-round housing units are on Sherborn's SHI (2.3%)
- ✿ Applicant is a Limited Dividend Organization
- ✿ Applicant has demonstrated site control pursuant to 760 CMR 56.04(6)
- ✿ Applicant has a Project Eligibility Letter from MassHousing, a Subsidizing Agency
- ✿ A complete application including: Engineered site plans, stormwater management and traffic reports, a waiver list, filing and advertising fees.

Need for Affordable Rental Housing



- ✿ 68% of all renters and 30% of all owners in Sherborn pay more than 30% of their income on rent/ownership costs and are rent/cost burdened (2013-2017 ACS)

- ✿ In compliance with 7/25/2018 Housing Production Plan:

“When considering locations for multi-unit affordable housing, some feel the town center location is preferable for walkability to Town resources”...

“...The key housing needs in Sherborn are:

- *A more diverse housing stock, including multi-family homes and barrier-free housing, with reduced maintenance requirements, at all market levels to help seniors stay in town*
- *Rental apartments, including accessory apartments and multi-family homes, at all market levels including for households with up to 80 percent of the area median income”*

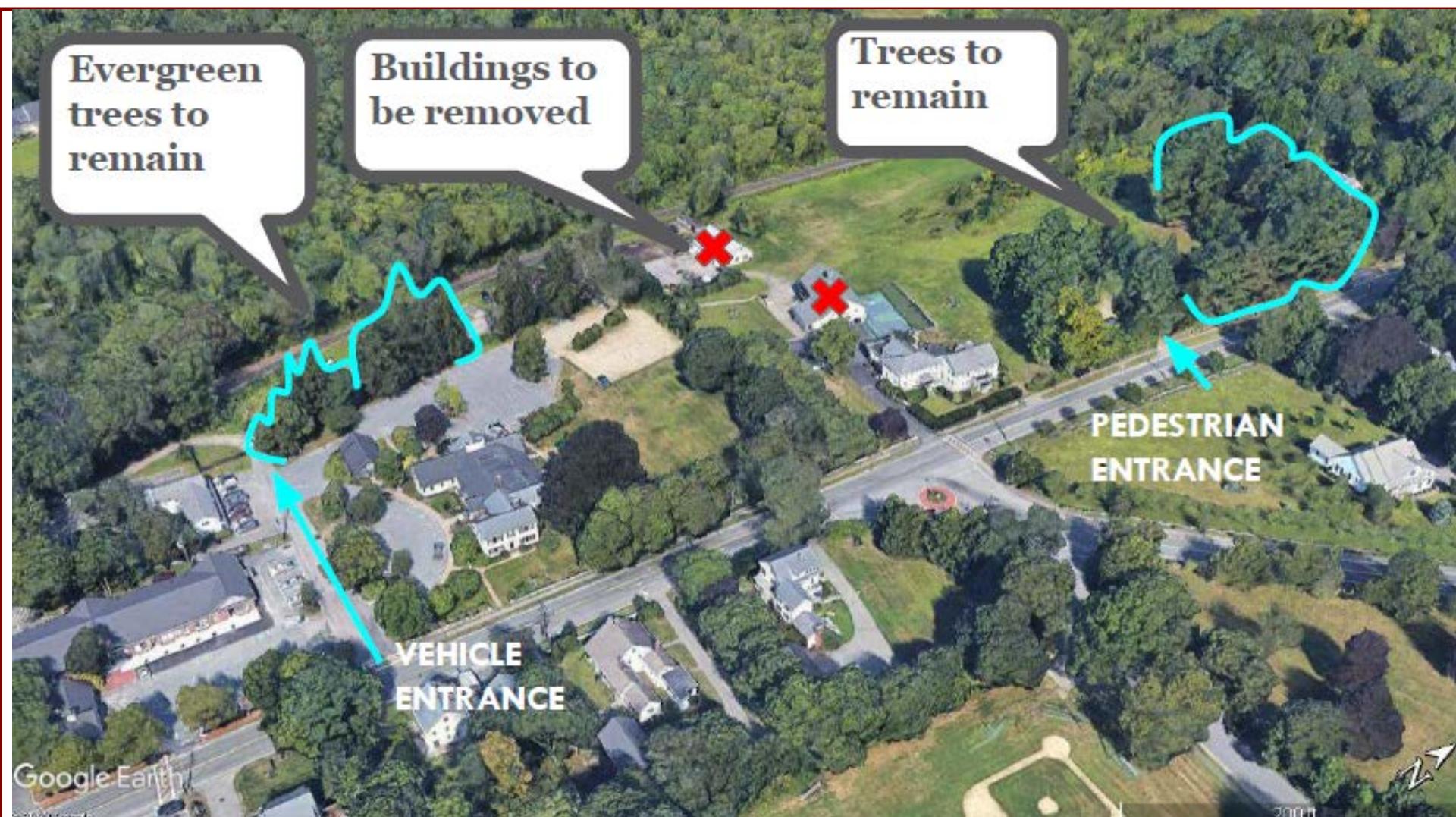
Goal 2: Increase Appropriately-Scaled Housing Options a. Increase residential options in Town Center

Affordability Features



- ✿ At least 25% of units will be affordable to households earning at or below 80% of AMI in perpetuity.
- ✿ Units will be self-pay, residents will be income qualified, then credit and cori credit checked
- ✿ Request DHCD for 70% local preference (town provides letter)
- ✿ Will hire a professionally lottery agent in accordance with an Affordable Fair Housing and Tenant Selection Plan.
- ✿ All sixty rental units will be counted on the Town's SHI.
- ✿ Seven Ownership units will be counted on the Town's SHI

Rental Site Location Map



Rental Development Overview - 1



- ✿ 60 rental units in two 2 and 3.5 story buildings
- ✿ Building fully sprinkled
- ✿ 16 one bedroom, 36 two bedroom and 8 three-bedroom units
- ✿ Average Square Footage: One 605, Two 846, Three 1,060
- ✿ All units on the front and back first floors will be visitable
- ✿ 104 surface parking spaces 1.75 ratio per unit, 5 handicapped
- ✿ Balconies on each unit
- ✿ Community building with mailboxes, bicycle storage, laundry machines, management offices and meeting space
- ✿ Outdoor community space including raised gardens, sitting area
- ✿ Emergency locked/gated access to Hunting Lane
- ✿ Enclosed trash area

Rental Development Overview - 2



- ✿ Professionally landscaped
- ✿ Dark sky compliant
- ✿ Utilities on site will be underground
- ✿ ADA compliant sidewalk to North Main Street
- ✿ Safely cross North Main Street to Pine Hill School
- ✿ School bus stop exists on North Main Street
- ✿ Meets or exceeds all of the underlying setbacks and parking requirements
- ✿ Conservation Commission RDA: Negative Determination 9/24/2018
- ✿ Walk to downtown retail
- ✿ New revenue from building permit fees and other municipal fees
- ✿ New revenue from real estate taxes

Rental: Changes PEL to ZBA Submission - 1

- ✿ Two Buildings 30 units each rather than one 60-unit building
- ✿ Height on N. Main will be 2 stories and height on the railroad, 3.5 stories rather than one 4 and 5 story building
- ✿ Moved everything away from the Hunting Lane/N. Main intersection: Essentially building on the existing disturbed/open area
- ✿ Buildings went from 65.2 feet from N. Main Street to 201 feet from N. Main Street
- ✿ Buildings went from 45 feet from Hunting Lane to 65 feet from Hunting Lane.
- ✿ The existing tree line will most likely not be disturbed, very little visibility of buildings from Hunting Lane
- ✿ Significantly lowered amount of blasting, estimate 65% reduction
- ✿ Main Access moves to Powder House Lane, no access onto N. Main Street. Emergency access remains out to Hunting Lane
- ✿ Pedestrian access out to North Main Street is not at as steep a grade

Rental: Changes PEL to ZBA Submission - 2

- ❖ Completed Traffic Study
- ❖ More area for outside recreational space.
- ❖ Area for moving trucks moves to the rear of the buildings along the railroad tracks so fully screened from North Main Street.
- ❖ Area in front of site available for commercial market should the town want it.
- ❖ Treatment plant will be built and operated by rental owner. Potential to create excess treatment capacity to serve town needs should it be requested
- ❖ Potential for additional water supply to serve town needs should it be requested
- ❖ Potential for additional income restricted units.
- ❖ Added snow storage

Green Features



- ✿ LID design
- ✿ Compliance with DEP stormwater management standards
- ✿ Energy star or equivalent appliances
- ✿ Low flow toilets
- ✿ High efficiency heating system
- ✿ No Voc interior paint/low VOC interior finish materials
- ✿ Electric car charging stations
- ✿ Bicycle storage
- ✿ Exterior LED lighting
- ✿ Landscaping materials will consist of native and drought tolerant species

Ownership Overview



- ✿ 21.81 acres, .8 units per acre, 72% open space
- ✿ No wetlands on site/being disturbed
- ✿ 27 new two-story town homes plus existing SFH
- ✿ 12 Duplex Homes, 1 Triplex – large lots
- ✿ At least 40 between each building
- ✿ Contemporary craftsman style
- ✿ Three-bedroom 2.5 bath average 2,338 sq. ft.
- ✿ One car garages/surface parking
- ✿ Affordable homes approx. \$232,000

View from North Main Street + Hunting Lane



View from North Main Street Pedestrian Entry



Ground Floor Plan



Level 1		
1 BED	10	6053 SF
2 BED	2	1644 SF
12		7697 SF

2nd (Typical) Level Floor Plan



Dormer Level Floor Plan



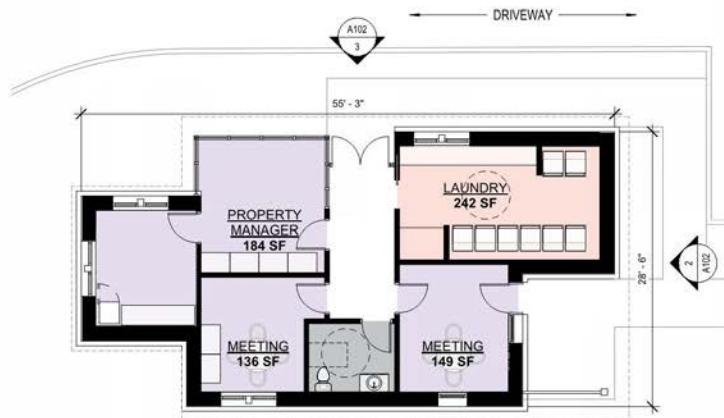
Community Building



③ COMMON BUILDING SOUTH ELEVATION
1/8" = 1'-0"



② COMMON BUILDING WEST ELEVATION
1/8" = 1'-0"



① COMMON BUILDING PLAN
1/8" = 1'-0"



Building Section



Materials



Taking cues from what is on site; painted clapboard, wood shingles



Materials



Taking cues from what is on site; painted clapboard, wood shingles

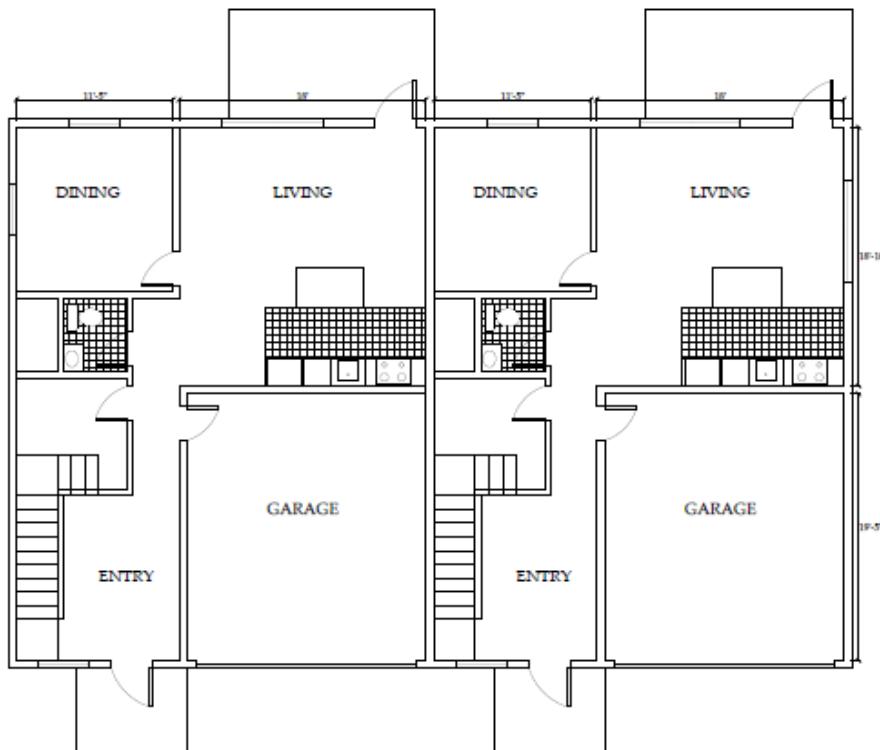
Exterior Materials



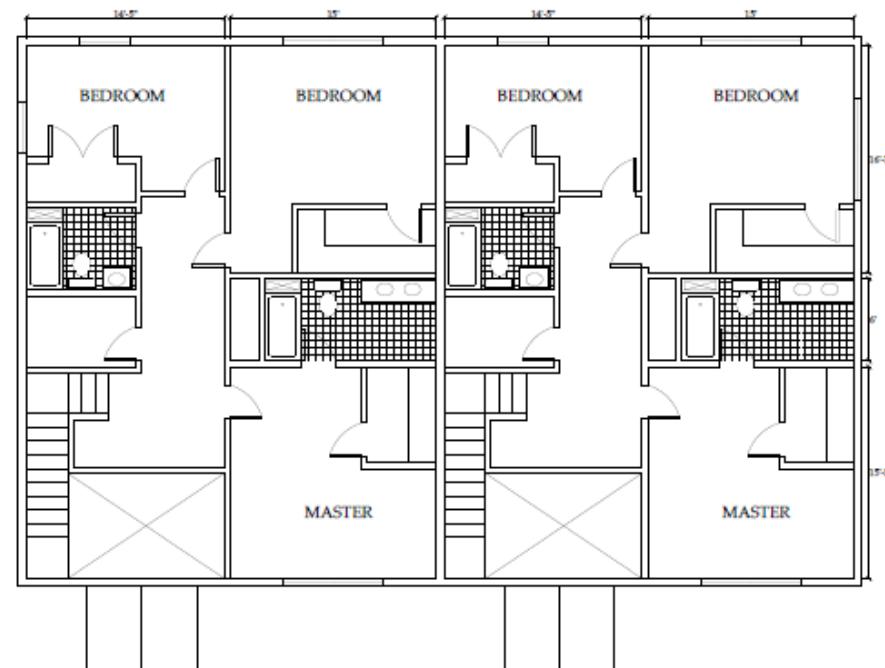
Duplex Plans

Duplex Plans - Typical

LEVEL 1

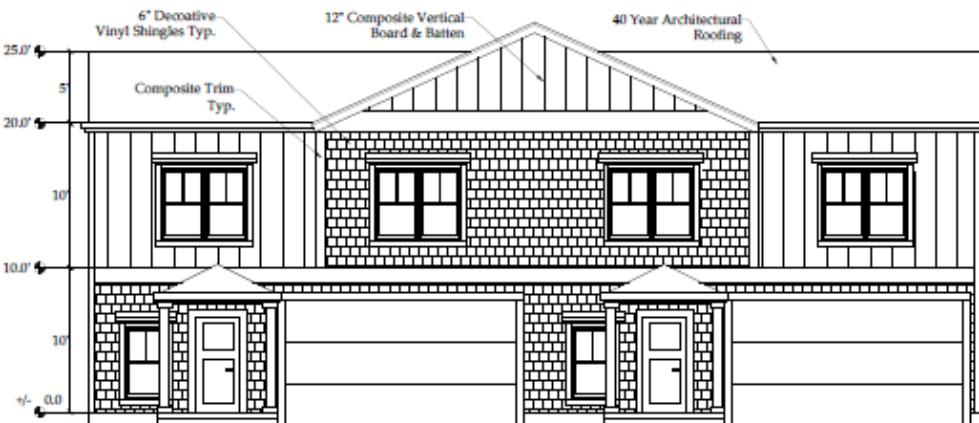


LEVEL 2

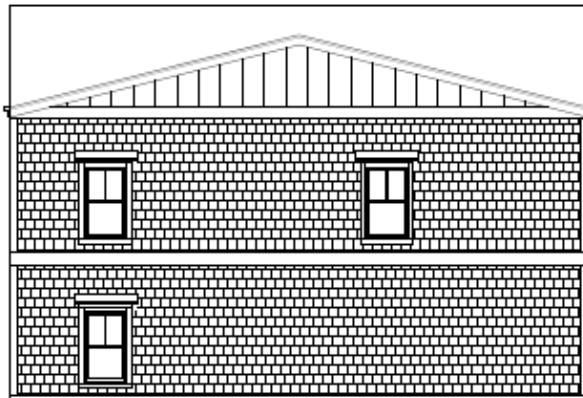
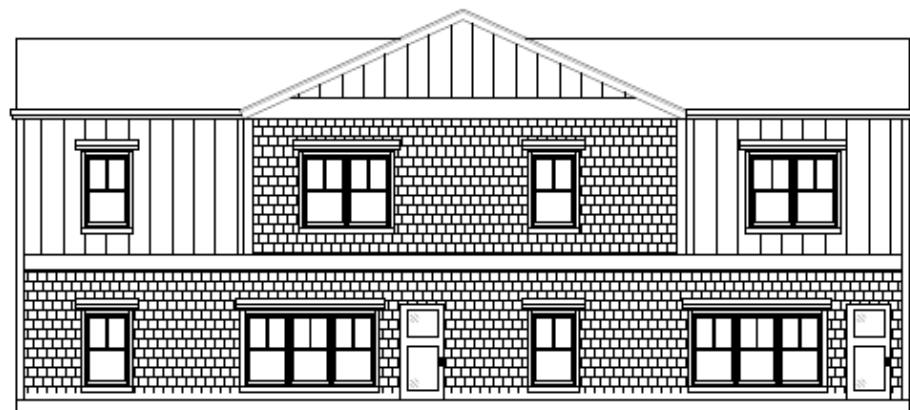


Duplex Elevations

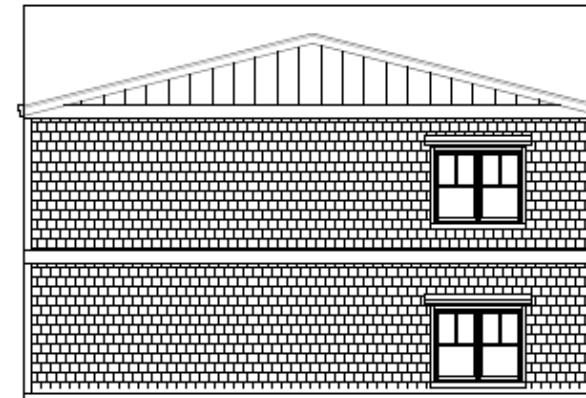
Duplex - Front Elevation



Duplex - Rear Elevation



Side Elevation A

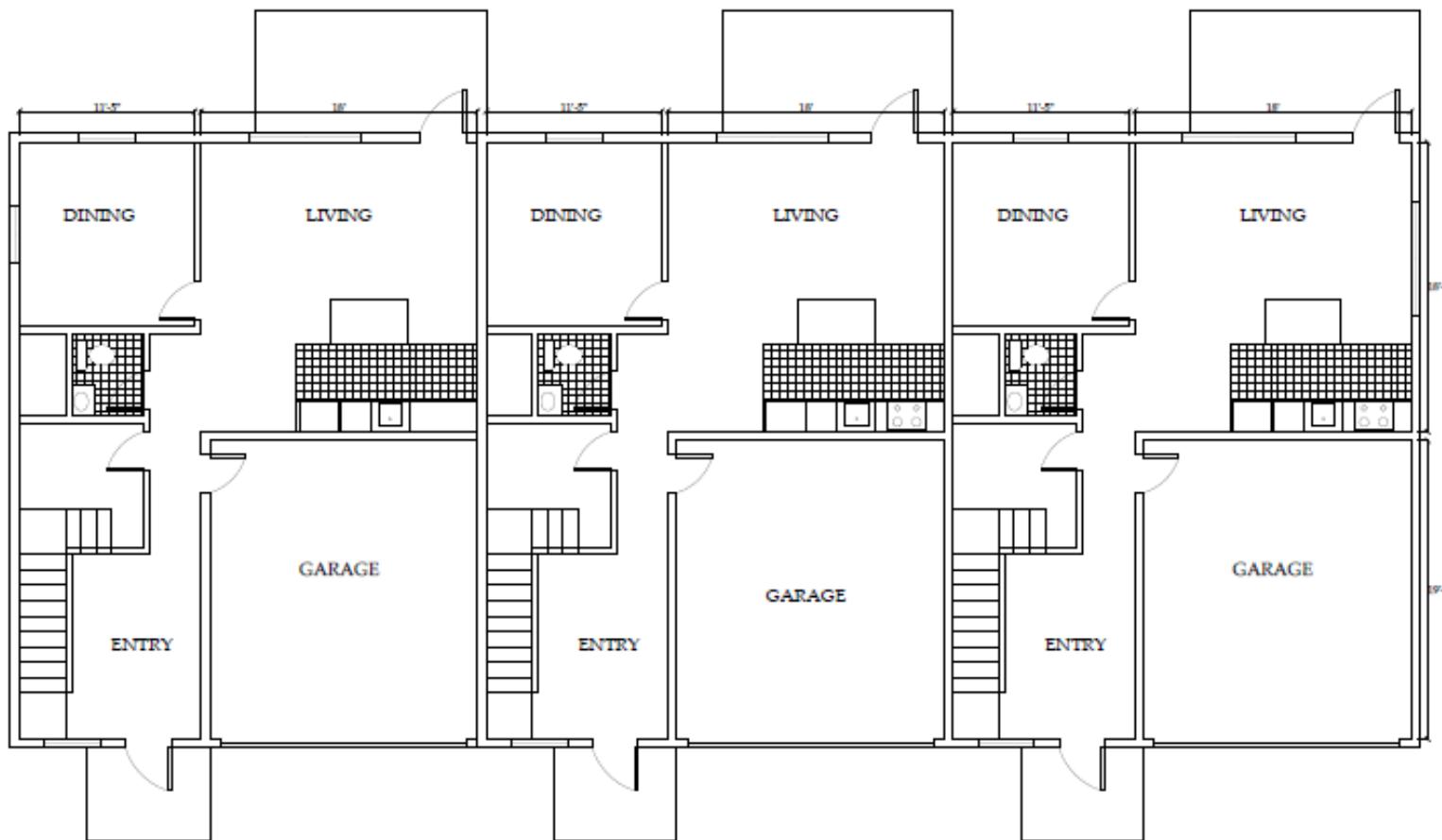


Side Elevation B

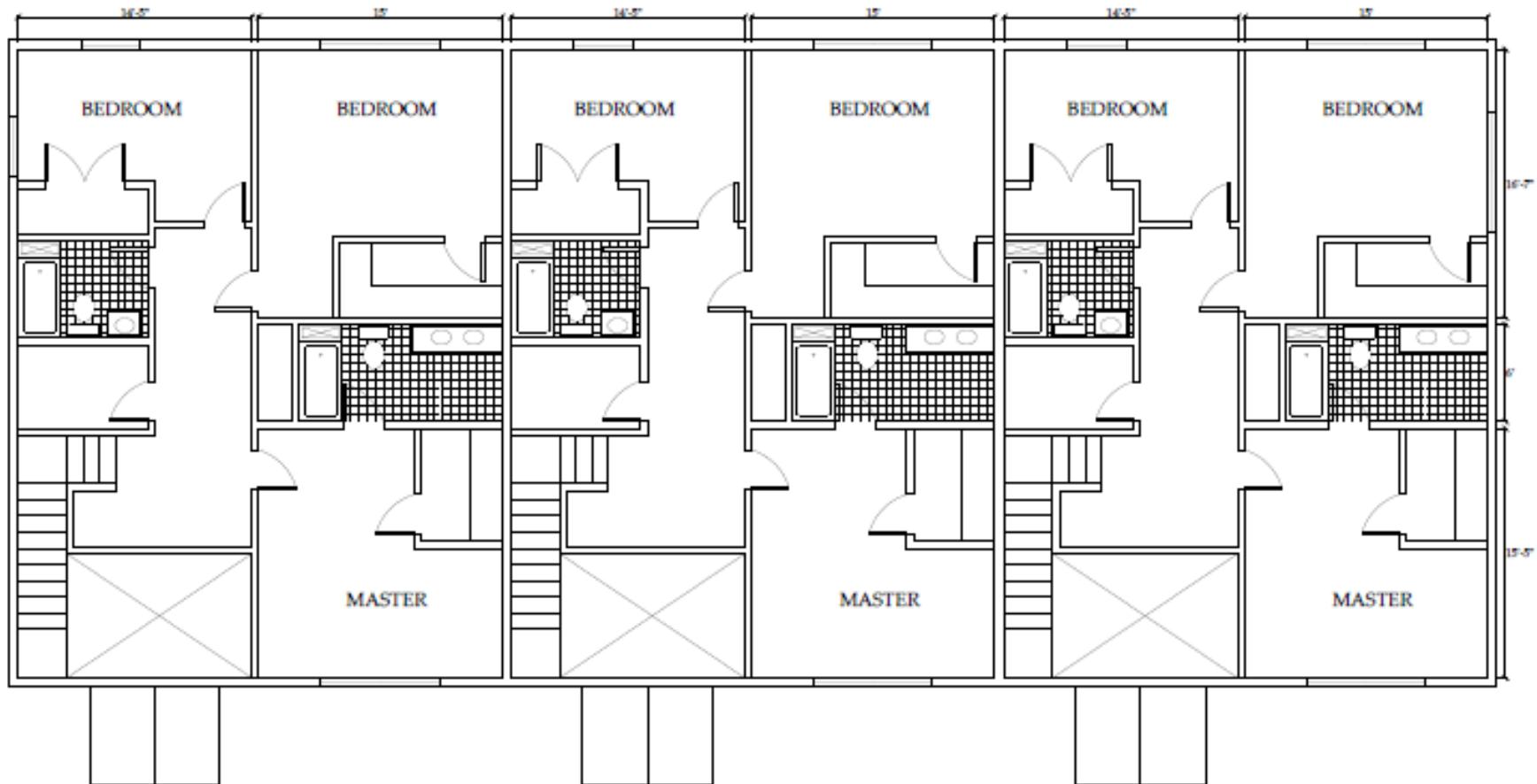


Triplex Plans Level 1

LEVEL 1



Triplex Plans

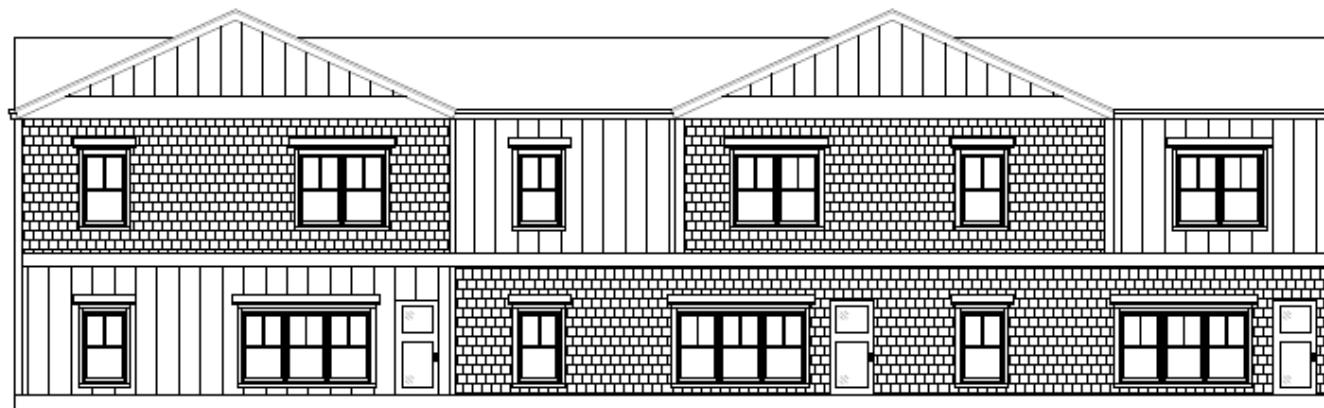


Triplex Elevations

Triplex - Front Elevation



Triplex - Rear Elevation



- ❖ Regulations allow for all purposes otherwise permitted in the underlying district except underground storage tanks holding any petroleum.
- ❖ No underground storage tanks proposed as part of the project
- ❖ Wastewater leaching area will be sited outside any Zone 1 areas
- ❖ Well will be permitted through the MassDEP New Source Approval process

Wetlands Resources

- ★ No jurisdictional resource areas are present within the development parcel boundary; however the parcel is within one hundred (100ft) of a mapped jurisdictional wetland
- ★ A formal Request for Determination (RDA) was granted for the N. Main Street property
- ★ No earth moving within buffer area on Hunting Lane, just single utility line, so a formal RDA will be filed with the Sherborn Conservation Commission

Stormwater Management

- ❖ Project will be designed to meet the state DEP Stormwater Management Standards as well as Town of Sherborn requirements
- ❖ Project is refining the exact existing location of specific features for the stormwater drainage system
- ❖ Stormwater will be treated for water quality prior to discharge
- ❖ Stormwater will be attenuated for peak flow rates to prevent flooding
- ❖ Residential building roofs (Hunting Lane) will have localized stormwater infiltration system
- ❖ N. Main Street development has both subsurface detention and infiltration
- ❖ Erosion and sedimentation (E&S) controls will be installed to prevent sediment laden stormwater runoff from leaving the site during construction
- ❖ In accordance with DEP, an Operation and Maintenance Plan has been prepared for the project. The plan is broken down into 3 major sections: 1) Construction related erosion and sedimentation controls, 2) long term pollution prevention plan and 3) long-term maintenance plan.
- ❖ The development will also include a full erosion and sedimentation plan including a stormwater Pollution Protection Plan (“SWPPP”)



Existing Conditions - Rental





Site Plan - Rental

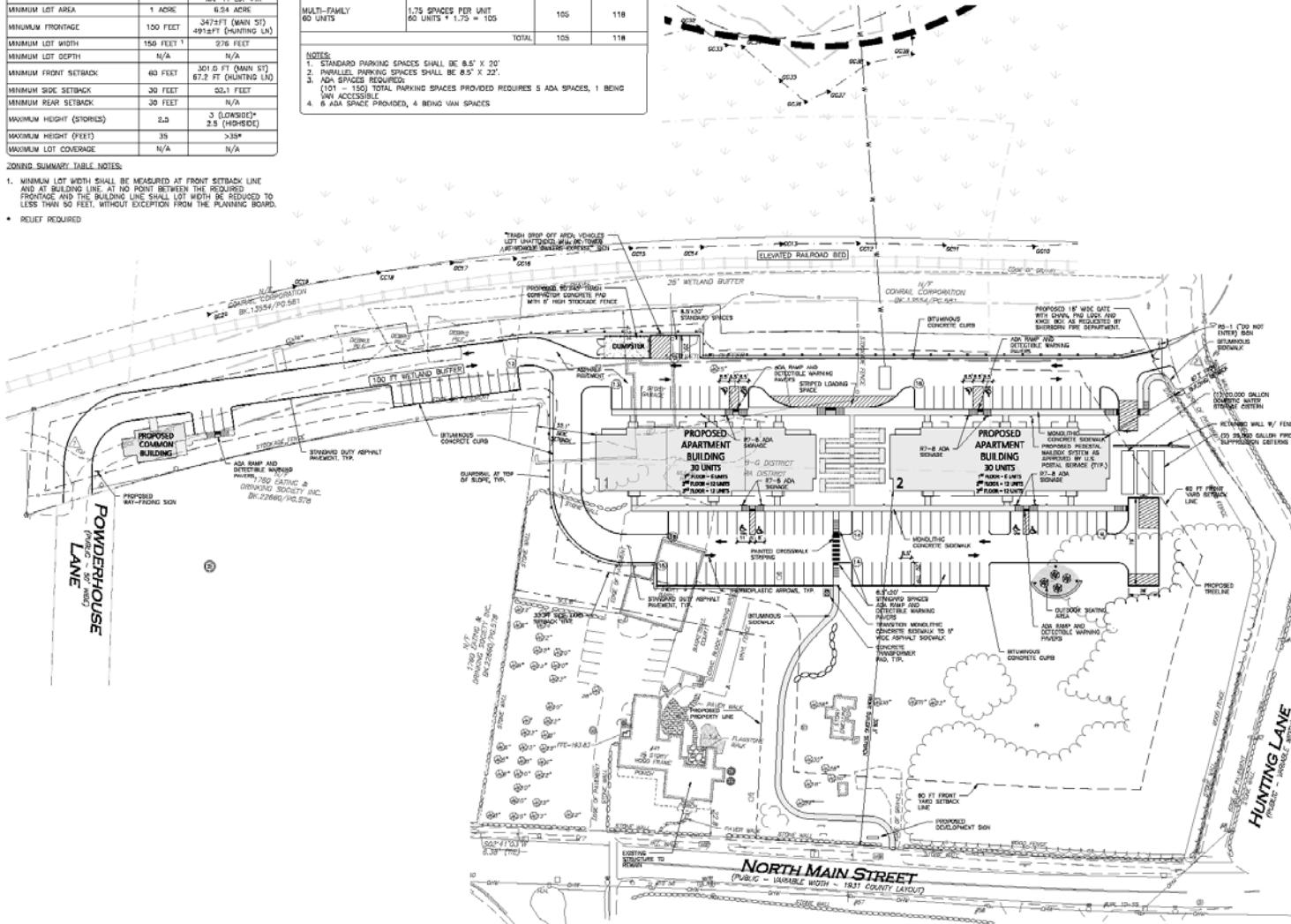
ZONING SUMMARY TABLE RESIDENTIAL (RA) DISTRICT		PROPOSED MAP 11 LOT 41A
ITEM	REQUIRED	
MINIMUM LOT AREA	1 ACRE	6.24 ACRE
MINIMUM FRONTAGE	100 FEET	347.5 FT (MAIN ST) 91.25 FT (HUNTING LN)
MINIMUM LOT WIDTH	150 FEET ¹	276 FEET
MINIMUM LOT DEPTH	N/A	
MINIMUM FRONT SETBACK	40 FEET	30.0 FT (MAIN ST) 67.2 FT (HUNTING LN)
MINIMUM SIDE SETBACK	30 FEET	0.01 FEET
MINIMUM REAR SETBACK	30 FEET	N/A
MAXIMUM HEIGHT (STORIES)	2.5	3.0 (LOWSIDE)* 2.5 (HSIDE)**
MAXIMUM HEIGHT (FEET)	35	>35*
MAXIMUM LOT COVERAGE	N/A	N/A

OFF-STREET PARKING SUMMARY TABLE			
USE	CALCULATION	MIN. REQUIRED	PROPOSED
MULTI-FAMILY 60 UNITS	1.75 SPACES PER UNIT 60 UNITS * 1.75 = 105	105	118
		TOTAL	105
			118

ZONING SUMMARY TABLE NOTES:

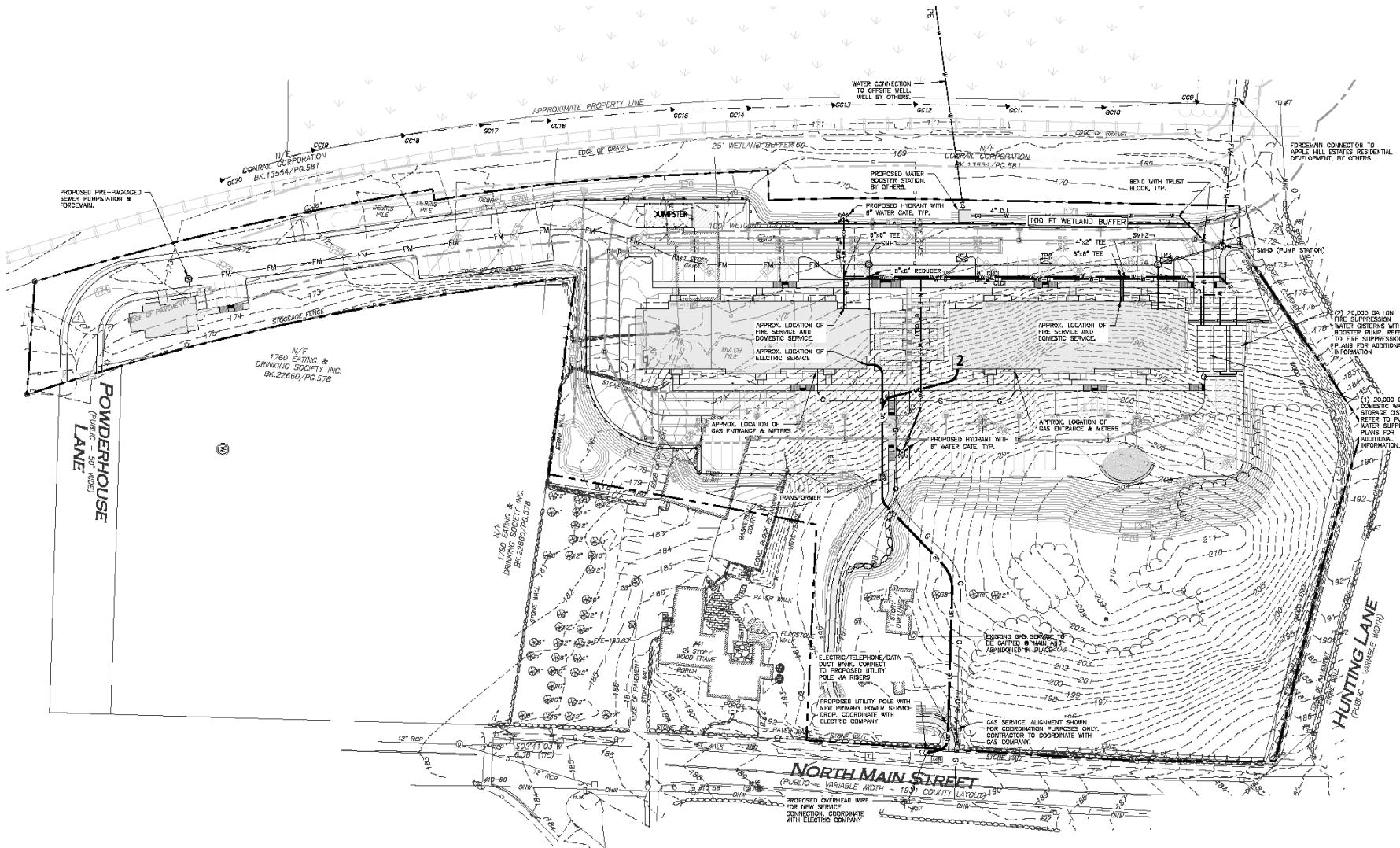
1. MINIMUM LOT WIDTH SHALL BE MEASURED AT FRONT SETBACK LINE AND AT BUILDING LINE. AT NO POINT BETWEEN THE REQUIRED FRONTAGE AND THE BUILDING LINE SHALL LOT WIDTH BE REDUCED TO LESS THAN 60 FEET, WITHOUT EXCEPTION FROM THE PLANNING BOARD.

* RELIEF REQUIRED





Grading Plan - Rental

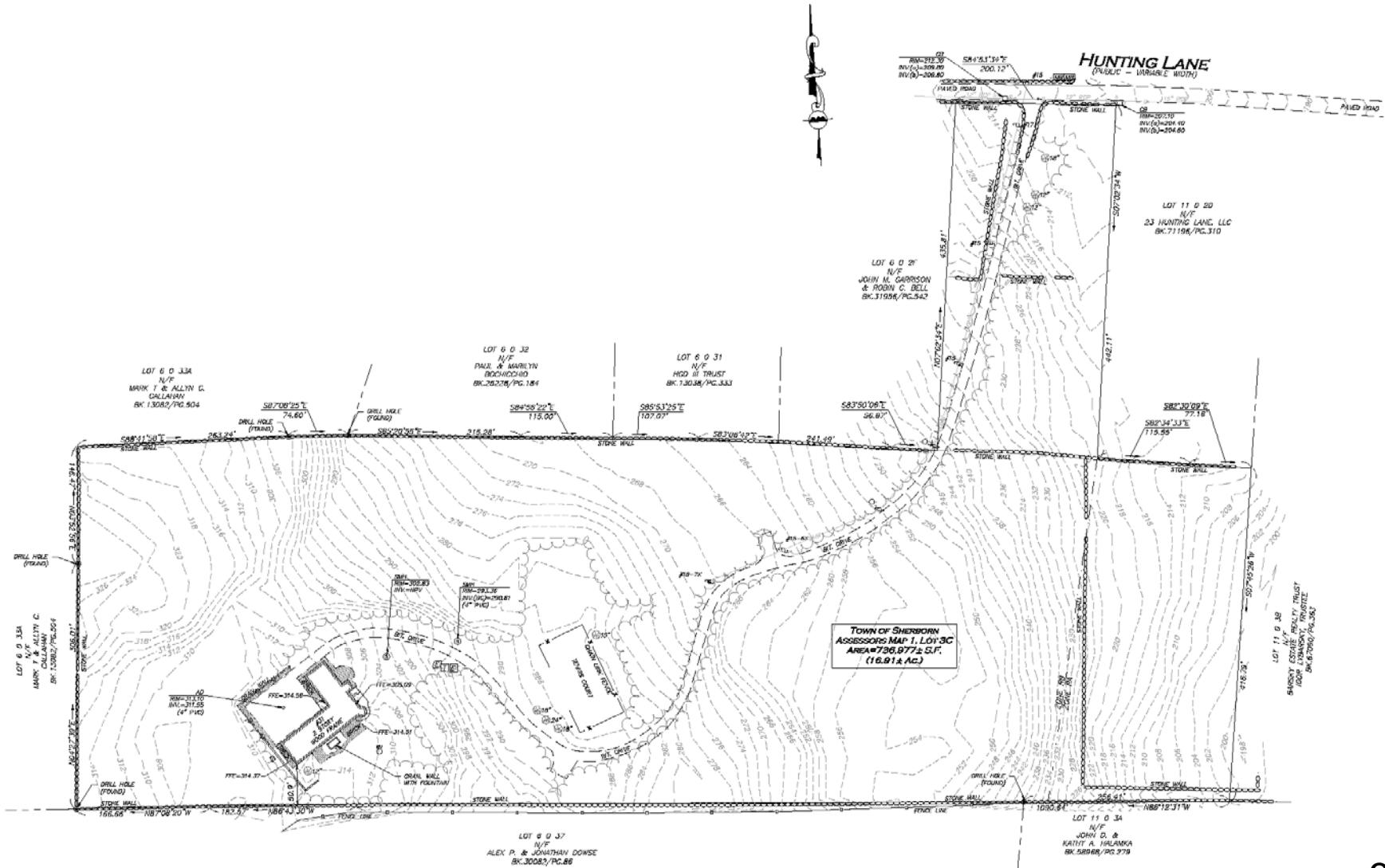


Landscape Plan North Main Street



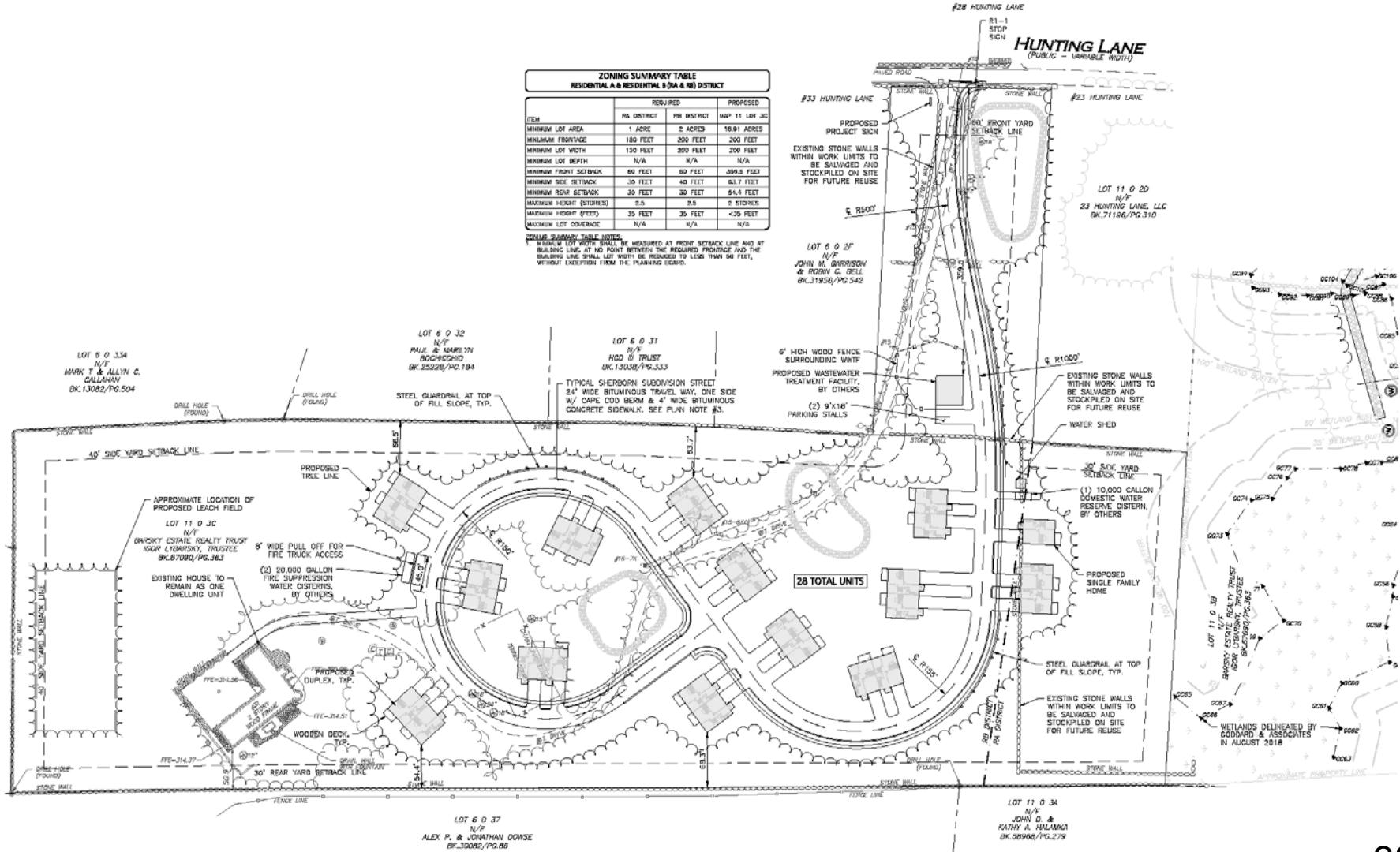


Existing Conditions - Ownership



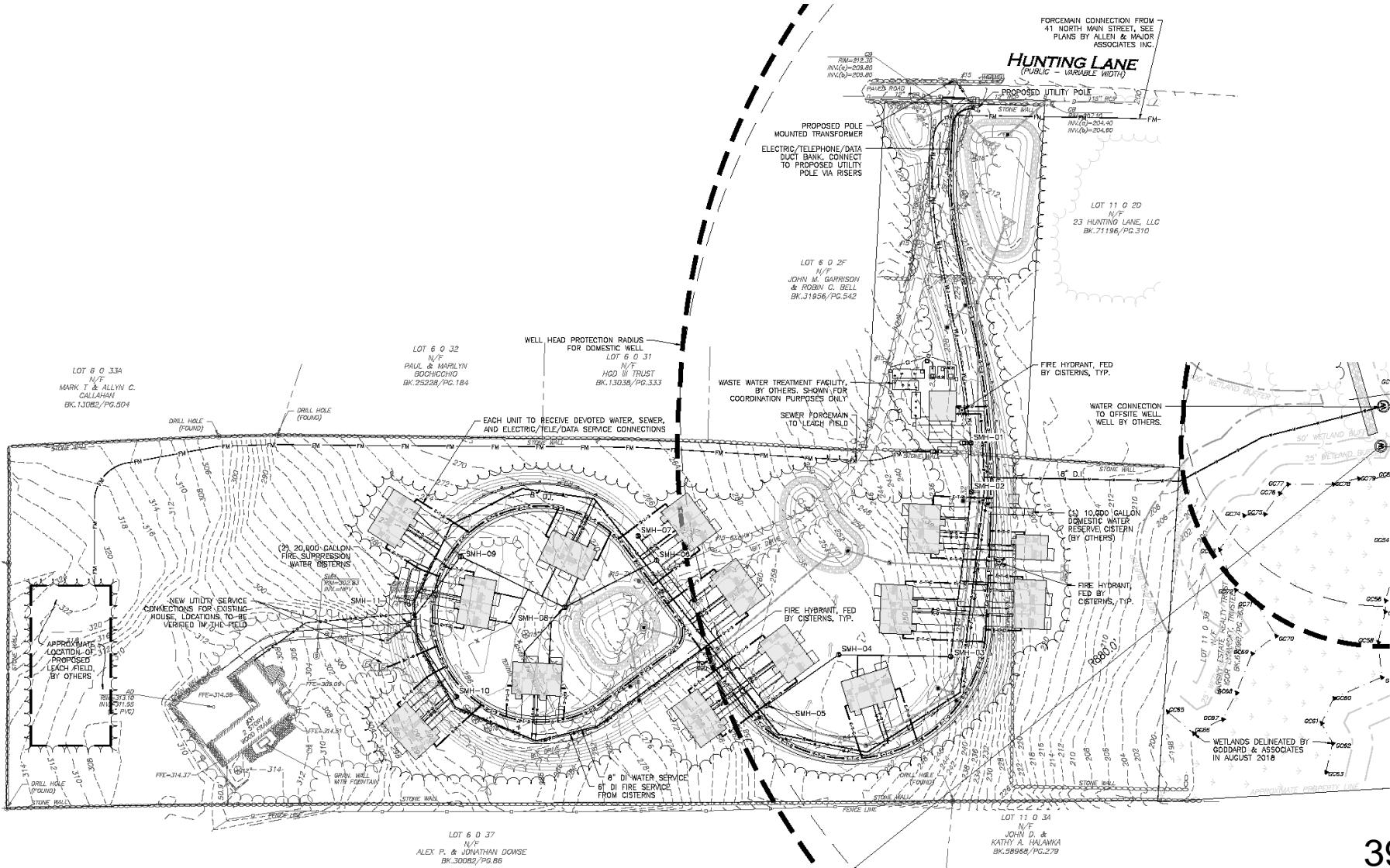


Site Plan - Ownership





Utility Plan - Ownership



Landscape Plan Hunting Lane





Transportation Impact Assessment Summary

- ▶ Prepared in consultation with the Town and MassDOT, and performed in accordance with MassDOT's *Transportation Impact Assessment (TIA) Guidelines*;
- ▶ The Projects will not have a significant impact (increase) on motorist delays or vehicle queuing over Existing or anticipated future conditions without the Project (No-Build conditions), with majority of the movements at the study intersections shown to continue to operate at a level-of-service (LOS) D or better under all analysis conditions, where an LOS of "D" or better is defined as "acceptable" traffic operations;
- ▶ No apparent safety deficiencies were noted with respect to the motor vehicle crash history at the study area intersections, with all of the intersections found to have motor vehicle crash rates below the MassDOT average crash rates for similar intersections; and
- ▶ Lines of sight at the Project site driveway intersections were found to exceed or could be made to exceed the recommended minimum values for safe operation based on the appropriate approach speed.

Vi Trip Generation Summary

Apple Hill Estates – 31 Hunting Lane

	Vehicle Trips ^a		
Time Period	Entering	Exiting	Total
Average Weekday:	86	86	172
Weekday Morning Peak-Hour:	3	11	14
Weekday Evening Peak-Hour:	12	7	19

^aBased on ITE LUC 220, *Multifamily Housing (Low-Rise)*.

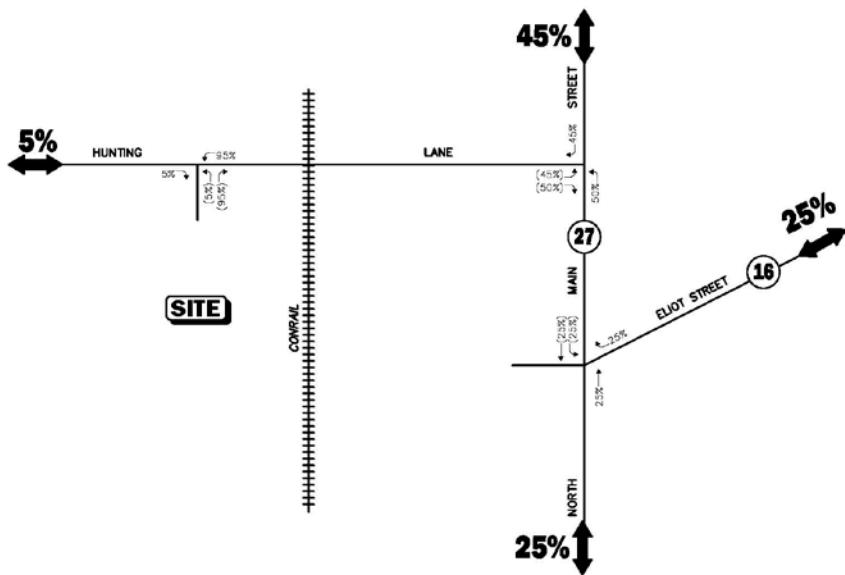
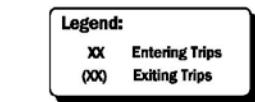
The Pines – 41 North Main Street

	Vehicle Trips ^a		
Time Period	Entering	Exiting	Total
Average Weekday:	163	163	326
Weekday Morning Peak-Hour:	5	16	21
Weekday Evening Peak-Hour:	16	11	27

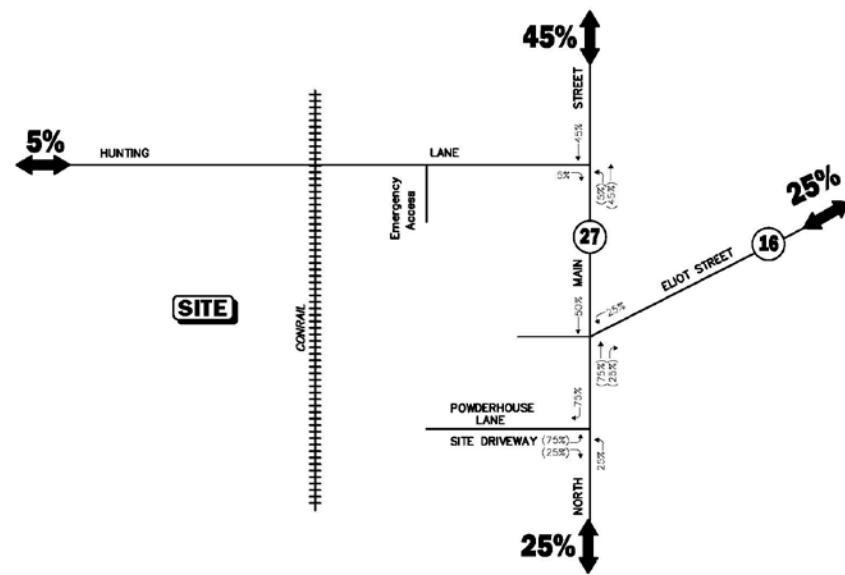
^aBased on ITE LUC 221, *Multifamily Housing (Mid-Rise)*.

Trip Distribution

Apple Hill Estates



The Pines



Recommendations

Access:

- ▶ The Project site driveways will be designed to accommodate 2-way traffic and the turning and maneuvering requirements of emergency vehicles.
- ▶ Exiting Vehicles will be placed under STOP-sign control.
- ▶ All signs and pavement markings will conform to the applicable standards of the Manual on Uniform Traffic Control Devices (MUTCD).
- ▶ Sidewalks will be provided within the Project sites.
- ▶ ADA compliant wheelchair ramps will be provided at all pedestrian crossings.
- ▶ Signs and landscaping will be designed and maintained so as not to restrict lines of sight.
- ▶ Existing Vegetation located within sight triangle areas will be selectively trimmed or removed.
- ▶ Snow windrows will be promptly removed where such accumulations would impede sight lines.

Recommendations

Off-Site:

- ▶ **Route 27 at Route 16** – Design and implement an optimal traffic signal timing plan in order to improve traffic operations.

Transportation Demand Management Program (The Pines)

- ▶ A transportation coordinator will be assigned to manage the TDM program.
- ▶ A “welcome packet” will be provided to residents detailing available public transportation services, bicycle and walking alternatives, and commuter options available;
- ▶ Work-at-home workspaces will be provided to support telecommuting by residents of the Project;
- ▶ An internal mail room will be provided within the building; and
- ▶ Bicycle parking will be provided consisting of both exterior bicycle racks located proximate to building entrances and weather protected bicycle parking

Questions? Next Steps?

THANK YOU FOR YOUR TIME

Next Steps:

Traffic Peer Review

Site Walk

Stormwater Management Review

Waiver Review

How to reach us:

Lynne Sweet ldweet@ldsconsultinggroup.com 617-454-1144

Paul Haverty paul@bbhlaw.net 978-371-2226