

NARRATIVE DESCRIPTION AND DEVELOPMENT SUMMARY

APPLE HILL ESTATES, SHERBORN MASSACHUSETTS

Development Introduction

Barsky Estate Realty Trust is the owner of the following, (the “Development Parcels”):

- 1) Hunting Lane Assessors Map 11, Parcel 2, approx. 4.88 acres, Parcel 2 of Deed at Book 66954, Page 354 (vacant, mostly wetlands, dedicated for well and pipes for water and sewer)
- 2) 31 Hunting Lane Assessors Map 11, Parcel 3C, approx.16.93 acres, Parcel One of Deed at Book 6709, Page 364 (improved by one single family home)
- 3) Hunting Lane Assessors Map 11, Parcel 3B, approx. 8 acres, Parcel Two of Deed at Book 67090, Page 364 (vacant land dedicated for well and pipes for water and sewer)

Barsky Realty Trust has entered into a purchase and sale agreement for the three Development Parcels with 31 Hunting Lane LLC (the “Applicant”). 31 Hunting Lane LLC will be a single purpose limited dividend organization under M.G. L. Chapter 40B one the comprehensive permit issues.

The Applicant is proposing to construct a new mixed-income condominium ownership development on The Development Parcels.

As noted above, the Development Site is improved by a single-family home on Parcel 2 which is served by a long driveway and mostly treed. Parcel 2 is bounded by Hunting Lane to the North, a single-family home owned by an affiliate of the Applicant to the North as well as other single-family homes. Parcel 2 is bounded to the East by parcel 1 and 3, and to the West and South by large single-family home lots, trees and fields.

Parcels 1 and 3 are vacant with wetlands and/or treed. They abut Hunting Lane to the North, a single-family home owned by an affiliate of the Applicant and Parcel 2 to the West, railroad tracks to the East and large single-family home lots/fields to the South. A portion of lots 1, 2 and 3 are Subject to Chapter 61B restrictions. Therefore, a notice of the purchase and sale agreement between Barsky Estate Realty Trust and 31 Hunting Lane LLC has been sent to the Town of Sherborn starting the right of first refusal period.

The Development Site is one block off MA-27/North Main Street which has 22,000 vehicle trips daily. There are a several retail amenities within one half mile of the Subject Property including Walgreens Pharmacy, Middlesex Savings Bank, a post office, Rose’s Automotive, and several small restaurants and other retail establishments. The Subject Property is approximately a 10-minute drive to MA-9. It also has access to I-90 via MA-9 with a 15-minute drive. The Framingham, West Natick, and Natick Center Commuter Rail Stations are all within a 10-minute drive of the Subject Property. These stations are all served by the Framingham/Worcester Line, which provides outbound service to Framingham and Worcester and inbound service to Boston’s South Station 7 days a week. It is approximately a 40-50minute ride to South Station from any of these stations (MBTA, 2019).

The development, as currently proposed, will be the new construction of 27 town house style units and the preservation of one existing single-family home for a total of 28 mixed income condominium units. The main access to will be provided by a 24-foot wide paved access road from Hunting Lane with a sidewalk on one side. More specifically, the Applicant is proposing to build twelve duplex town house style condominium homes and one triplex town house style condominium homes. The new units will all be three-bedroom, 2.5-bathroom units and average 2,338 square feet in size. Each unit will have a one car garage and one surface/driveway parking space. The buildings will have frontage along a driveway off Hunting Lane with large lots and backyards. There will be at least 40 feet between each building. All units will be open concept with living area on the first floor and bedrooms on the second floor.

The Applicants intent is to make the project Energy Star Compliant and LEED Certified. Through the implementation of these standards our objective is to minimize the impact on the environment and optimize project energy efficiency.

Energy conservation measures include:

1. Exceeding current energy code for building envelope
2. Units will be equipped with energy start rated appliances in the affordable units, low flow toilets, sinks, showers and tubs.
3. All exterior lighting to be LED; all interior light fixtures will be Energy Star.
4. High efficiency natural gas tankless hot water heaters for domestic water and hydronic heat in each unit.
5. Energy Star rated A/C condensers for each unit.
6. Individually metered utilities (elec./gas)
7. No VOC interior paint / low VOC interior finishes.
8. The developer is exploring treating roof and surface stormwater run- off.

The development will include 21 market units and 7 units will be income restricted in perpetuity for households earning at or below 80% of the Area Median Income. The proposed initial location of the affordable units are set forth in the application plans. The unit mix and sizes are as follows, along with the proposed affordable rents which are based on 2019 HUD income and rent limits for the Boston-Quincy-Cambridge Market Area:

Table 1

Unit Type	Affordability	# Units	Baths	Square Feet	Price	Price per SF	Condo Fee
Three-Bedroom	80% of AMI	7	2.5	2,338	\$232,000	\$100	\$108
Three-Bedroom	Market	21	2.5	2,338			
		28					

The condominium association will provide water, sewer and trash removal as well as maintenance to the common area driveway, landscaping and lighting.

Seven units will be eligible to be counted on the Town of Sherborn's Subsidized Housing Inventory. Sherborn does not have a housing production plan and/or master plan. According to the 2013-2017 ACS, Sherborn has 1,369 ownership units or 92.5% of its units. Of these, 415 owner occupied units, over 30% are ownership cost burdened, including 10.5% who are severely cost burdened. The development will provide units that are appropriate for young professionals, families and seniors either wishing to enter the homeownership market or looking to downsize and stay in the community.

Design Narrative

The Applicants approach to massing is to break down the façade elements using bi-directional gable roofs, with entry porticos. The design takes this strategy a step further through the implementation of varied materials and directionality of the façade components.

The building style is a modern interpretation of the craftsmen homes of the early 20th century. The inclusion of vertical board and batten siding with shingle elements creates a richer and more human scale structure. High-quality materials will be used such as architectural grade roof shingles, vinyl shingles, composite trim, with vertical board and batten highlights

At the site level, the road layout is setup in a continuous loop that connects the back of the property to the main entry drive. The condominiums are organized in clusters along the entry drive and at the loop. The intention is to create a dialog between the structures and break down the existing field condition. Units have physical space in-between and a visual connection from one to the next. These elements combined with the similar stylistic characteristics aim to create a feeling of community amongst the buildings.

The project buildings and site layout intend to mimic the surrounding bucolic, rural condition. These properties have rolling fields and visual connections over larger lots with similar scale buildings. The design objective is to reflect and connect with the surrounding community through the introduction of similar elements in the site design, massing, architectural elements and overall layout.

Fire Protection & Public Safety

There will be on-site fire cistern placement will be coordinated with the Fire Department. The Applicant will provide the Fire Department with a fire apparatus vehicle turning movement plan to show that there is adequate space within the site for fire truck turning movements.

Landscape/ Surroundings

Natural wooded buffer will be maintained at the perimeter of the site and enhanced landscaping will be added as necessary. The existing stone wall will remain. The interior of the site will be tastefully landscaped.

Utilities

Pole mounted utilities exist along Hunting Lane and will be brought to the entrance of the site and put underground. They include electric, cable tv, telephone, and other communications. A private wastewater treatment plant will be built on site as part of the development. Water will be provided via on site well. The water and sewer amenities will be shared with an affiliate of the Applicant to support development at 41 North Main Street, Sherborn, MA. The Applicant will grant an easement to access for

the use of the water and sewer to 41 Main Street LLC who will pay for a portion of the construction costs as well as contribute to ongoing maintenance. A consultant has been hired to obtain MassDOT approval to run pipes under the railroad tracks to provide water and sewer to the 41 North Main Street development site.

Wetlands Resources

Based upon GIS data, there may be jurisdictional resource areas present within a very limited area along the south eastern corner of the development parcel boundary. The existing of these jurisdictional areas will be field verified and survey located during the next phase of plan development. The current schematic design maintains more than a one hundred foot (100 ft) buffer from these potential areas. As no impacts to the buffer are anticipated, a formal Request for Determination (RDA) will be filed with the Sherborn Conservation Commission in the coming months.

Environmental Due Diligence

Environmental due diligence was completed by consulting the latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). It was determined that there are no flood boundaries located onsite. (See attached Figure 3). The latest Massachusetts Natural Heritage atlas effective August 3, 2018, indicates that there is no Priority Habitat mapped within or near the property (See Figure 4 Priority & Estimated Habitats).

Stormwater Management

The project will be designed to meet the Department of Environmental Protection's (DEP's) Stormwater Management Standards as outlined in DEP's Stormwater Handbook. When a project complies with these standards, the presumption is that the project is protecting public and private water supply, groundwater supplies, providing for appropriate flood control and storm damage prevention, preventing pollution, protecting fisheries, and protecting wildlife habitat. The project proponents also plan to work closely with the Town of Sherborn to design a stormwater management system that is consistent with the requirements of DEP's Stormwater Handbook.

The current plan combines a series of stormwater best management practices, which will include deep sump catch basins, pre-treatment devices, surface infiltration/detention basins, and a detailed Operation & Maintenance procedure for the stormwater management area to achieve the goals of DEP's standards.

Financial Matters

The Applicant has allocated 1/3 of the construction costs of the well and wastewater treatment plant to this homeownership development, and the remaining 2/3's to the adjacent 60-unit rental project at 21 N. Main Street in Sherborn, which is simultaneously applying for a Project Eligibility Letter from MassHousing. This is based on total flow for each development. Likewise, 1/3 of the ongoing maintenance and operating costs for the well and wastewater treatment plan have been included in the yearly condominium operating budget, and 2/3s in the 60-unit rental development operating budget.

The purchase price represents the current assessed value of the single-family home and the estimated value of three additional two-acre house lots.

Previous Development Efforts

The owner and its consultants have met numerous times with various town offices, staff and interested citizens from September 2016 through April 2019 to discuss development various development scenarios of the Development Site. Much of these meetings focused on the Applicant building a wastewater treatment facility and water tower to serve the infrastructure needs of an on-site mixed-use development and offsite municipal infrastructure needs. See list of meetings in the PEL Application.

Traffic

An initial traffic study has been undertaken by Green International Affiliates, Inc. analyzing traffic, site lines, pedestrian circulation and parking. A full analysis will be delivered to the Zoning Board of Appeal.

Projected Development Timeline

- File Project Eligibility Application with MassHousing November 2019.
- ZBA Application Filed along with ANR plan with the Town of Sherborn Spring 2020.
- ZBA Hearing Process begins within 30 days of filing.
- ZBA Hearing Process, Decision and Filing of Decision: December 2020
- Construction o Infrastructure March 2021 o Building September 2021
- Completions of Construction/Firs occupancy September 2022