November 21, 2017

Mr. John Higley
Chairman, Planning Board
Town of Sherborn
19 Washington Street
Sherborn, MA 01770

RE: Meadowbrook Commons

Dear Chairman Higley,

At our public hearing held on November 7th, 2017 at the Planning Board for the discussion of Meadowbrook Commons; some additional items were suggested to be added to the preliminary site plan approval.

Although they are not part of the site plans or final presentation dated October 26, 2017 or final presentation November 2, 2017; the following are agreed to/submitted herein as part of the final, pre-town vote submittals:

-Typical floor plan of the 1 bedroom rental affordable units; as discussed, a minimum of 3 of the 7 units will be handicap accessible upon completion, the other 4 will be handicap adaptable at completion. The affordable rental units will be one floor and at grade level with no basements.

-A typical finished basement option will be made available in the market units; this will be only if requested and paid for as an upgrade. A typical finished basement layout is attached.

-The 7 affordable units; as shown contained in 2 buildings, one of 5 units and one of 2 units; may be relocated or reconfigured throughout the site through negotiations with Planning Board and Developer in the Site Plan approval process.

-The proposed roadway is drawn at a 24’ width with Cape Cod curbing on either side; sidewalks will/are proposed for all internal roadway systems, and will connect existing Gray Road sidewalk out to Coolidge Street and out to our proposed adjacent property at 84 Coolidge. The connection to Meadowbrook Road will be limited to emergency access use once the project construction is completed, unless determined by Sherborn safety officials otherwise.

-Per the request of the Planning Board, in response to concerns of Meadowbrook residents; no construction vehicles or construction access will be allowed during the building stage of either
Meadowbrook Commons or The Villages at Sherborn, access will be limited to emergency only during construction.

- Proposed double barrel entrance with center island may be altered per discussions during the Site Plan approval process; with the assumption that safety design is priority concern.

- Confirm the project will result in no additional storm water runoff above predevelopment conditions in accordance with DEP regulations.

- A drainage pipe and nearby area behind the property on 112 Coolidge, with the permission of the property owners, will be managed to mitigate storm water impact on 112 Coolidge.

- There will be screening adjacent to the eastern end of the 112 Coolidge property.

- There will be trail connections on the 104 Coolidge Meadowbrook Commons project as part of a trail linkage system in a way that complies with Zone 1 well restrictions. Efforts will be made to preserve privacy of the abutters. Trail will be granted easement on the 84 Coolidge parcel and connected to through the eastern edge with connection to the Town of Sherborn Land along Rockwood. Care will be taken to orient trail as far from Rockwood abutters as possible. If granted permission, the Developer will make reasonable trail connections out to Rockwood road, and to existing trail system in Peters Hill conservation land.

Although not shown on the Preliminary Development Plan, the Developer will include as part of the adjacent project of rental housing at 84 Coolidge Street, and only if a Chapter 40B project is permitted at 84 Coolidge,

- a bike rack for general use,
- a bus stop for any school children or proposed MWRTA bus stop
- a drop off area for nonresidents as needed to access bus stop

- A bike/walking trail linkage (nonpaved “Standard Natural Surface” suitable for walking and children bicycle, built in a manner consistent with MA DCR Trail Guidelines and Best Practices Manual http://www.mass.gov/eea/agencies/dcr/services-and-assistance/grants-and-technical-assistance/dcr-guidelines.pdf) adjacent to Coolidge Street on Peters Hill land that can meander through existing trees with minimal disturbance; town would be responsible for any and all plans anc permits needed, including license to access and construct trail, and indemnification of Developer post completion. Trail would not be designed to meet handicap standards but efforts will be made to comply with the aforementioned DCR guide for accessible trails.

Trail will be constructed, to the extent possible, in accordance with the DCR “Standard Natural Surface” suitable for walking and children bicycle. While it will not be expected to meet handicap standards, efforts will be made to comply with the DCR guide for accessible trails. Trails in the more remote areas may be single file and along Coolidge will be wide enough to accommodate two adults walking side-by-side.

- Assuming a Public Water System and Waste Water Treatment System is created, then Developer will agree to monitor the-adjacent wells at 45 and 49 Rockwood Street, as well as 86 Coolidge Street that abut parcel; if tests indicate direct influence to those existing wells, the Developer will agree
to add these residents to proposed PWS subject to the terms of the system agreement. This agreement will survive the initial testing, so that if in the future issues arises within 3 years after projects have reached full capacity, then these homes could be serviced by PWS at a later date within this 3 year period.

The 84 Coolidge (The Villages) development will be designed and screened to minimize the visual impact from Coolidge St, subject to review and approval through the Comprehensive Permit process.

To address concerns about the relationship between Meadowbrook Commons and the Villages (84 Coolidge) projects the developer agrees to attempt to build, subject to permitting through the Chapter 40B process, at least 88 units SHI eligible, rental units on the proposed 84 Coolidge St. Villages 40B project “or as many as the shared well capacity allows” based on 67 units at 104 Coolidge EA project and not exceed 88 units at the Villages project without agreement with the Town of Sherborn.

If the Meadowbrook Commons EA plan is approved, the developer agrees to not submit for another 40B project, other than previously submitted applications, in Sherborn until the Sherborn HPP is certified by Mass Housing with at least a year of Safe Harbor or for a period of 6 months after the HPP application is submitted for certification unless it is a LIP limited to the number of units required for Sherborn to achieve “exactly” 10% affordable housing or a number of units agreed to by the Town of Sherborn. But this restrict will expire regardless on 1/1/2020.

The Developer agrees that if Natick water is made available for 84, 86 and 104 Coolidge, and the Town votes in support of EA zoning for 104 Coolidge, the developer will not build a 40B at 104 Coolidge. The developer agrees to not allow property to be used to extend water to any other part of Sherborn not directly related to the development of 84, 86 and 104 Coolidge.

The developer understands that the 50’ no disturb zone adjacent to wetlands is highly regarded/enforced in Sherborn. Great care has already been taken to predesign both projects to respect that opinion. Although the permitting of the Villages project is assumed to be a Chapter 40B submission and not directly subject to local wetland by-laws; the developer intends to conform project as much as reasonable practical to respect the 50’ no disturb zone, but this consideration is among others such as safety, neighbor privacy, septic and well ideal locations, access, and providing more, non-buffer zone Open Space. Given to sizing, connection requirements, and parking requirements needed for a large rental project, outweighing of the need for affordable housing as it relates to 100% adherence to the 50’ buffer zone will need consideration from both the Zoning Board of Appeals, and the local Conservation Commission throughout the permitting process.

As part of the special permit process for the Meadows EA project, there will be a covenant and/or bond for infrastructure, subject to mutually agreeable conditions. As well as a detailed construction sequencing schedule.

Sincerely,

Ben Stevens
Trask Development
Sample floor plan—Affordable unit

- Kitchen
- Dining area
- Living area
- Laundry/Storage

Approximate living space: 900 sf

Meadowbrook Commons—Trask Development
Sample floor plan—proposed finished basement plan

Meadowbrook Commons—Trask Development