



March 22, 2016

**BY ELECTRONIC MAIL: jeanne.guthrie@sherbornma.org
AND BY FIRST CLASS MAIL**

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

Re: Application for Comprehensive Permit – 247 Washington Street, Sherborn

Dear Members of the Board:

As promised, please find enclosed a set of proposed Findings and Conditions for your consideration in your deliberations on the above-referenced matter. While the Findings are tailored to this specific project, many of the draft Conditions are copied from the recent Carlisle Zoning Board of Appeals decision in the Lifetime Green Homes, LLC matter, which raised many of the same septic/well/wetland issues that are present here. I referenced the Carlisle decision in a previous correspondence, but may have neglected to provide a copy to you at that time, so I am enclosing a copy of it here.

I would like to highlight a couple of points. Based on the remaining uncertainties concerning the hydraulic connectivity between the overburden and bedrock aquifers, and the rate and direction of groundwater flow in the bedrock aquifer, the Board may want to consider waiving the Zoning Bylaw's 2-acre minimum lot size requirement only partially, requiring that the density not exceed one housing unit per acre. This, in our view, would strike an appropriate and reasonable balance between the need for housing and the need to protect our water resources. Further, we think denying the waiver from the 40-foot side yard setback requirement is justified and appropriate here, where the Applicant is proposing retaining walls and multi-family housing structures that would not be permitted in the underlying zoning district. I hope you will find the Findings and Conditions self-explanatory. If you have any questions, please do not hesitate to contact me.

Thank you for your consideration.

Very truly yours,


Daniel C. Hill

Enc.
cc: Board of Health
Conservation Commission
Board of Selectmen
Clients