



ENGINEERING SUCCESS **TOGETHER**

October 30, 2015

Mr. Alan Rubenstein, Chairman  
Board of Appeals  
Town of Sherborn  
19 Washington Street  
Sherborn, Massachusetts 01770

Re: The Fields at Sherborn - Comprehensive Permit Application  
Site Plan Peer Review Update

Dear Mr. Rubenstein:

BETA reviewed the supplemental documents submitted for the Comprehensive Permit Application for The Fields at Sherborn relative to site plan design issues. This letter is provided to update BETA's findings, comments and recommendations.

As requested by the Town of Sherborn, BETA Group, Inc. (BETA) has reviewed the site plan for *The Fields at Sherborn*. This letter is provided to update BETA's findings, comments and recommendations for the site design aspects of the project.

#### BASIS OF REVIEW

The following documents are the basis of the review.

- The Fields at Sherborn, Well and Septic Review Section 4 Building Floor Plans submitted October 15, 2015 by Trask, Southborough, MA
- Plans (9 Sheets) entitled *The Fields at Sherborn Washington Street Sherborn* dated, February 1, 2015 revised through October 5, 2015 by Bruce Saluk & Assoc. Inc., Marlborough, MA
- Landscape Plans (3) entitled *The Fields at Sherborn Washington Street Sherborn Mass Trask Development* dated, August 27, 2015 by Hawk Design. Inc., Sagamore, MA

#### COMPILED REVIEW LETTER KEY

BETA reviewed this project previously and provided review comments in a letter to the Board dated August 10, 2015 (*original comments in italic text*). Bruce Saluk & Associates, Inc. (BSAI) and provided responses (responses in standard text) and BETA provides an update to each comment (*in bold italics*).

#### PROJECT OVERVIEW

The existing 17.55± acre wooded lot containing wetland resource areas is located on the south side of Washington Street opposite Knollcrest Farm Lane in Sherborn, Massachusetts. The project documents indicate the proposed development includes 36 new residential units in 10 buildings with associated access drives, parking, private water wells, on-site septic, stormwater management systems and private utilities.

It is understood that this project is filed as a Comprehensive Permit under M.G.L. Chapter 40B and therefore not subject to local zoning.

#### BETA GROUP, INC.

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Density, Unit Size and Bedroom Count

The project is located within a Residence District B which requires a minimum lot area of 2 acres for a raw density of 0.5 units/acre. The project proposes 36 units in ten buildings on a 17.55 acre parcel or a raw density of 2.0 units/acre. Documents indicate there is 10.56 acres of upland for an effective density of 3.4 units/acre. However, the entire development is actually proposed within a 6 acre area increasing the density.

Over 1,000± linear feet of retaining walls are proposed with 750± feet at property lines. Buildings are 17 to 30 feet apart; 10 units are located less than 30 feet from property lines (with decks even closer); 20 units are partially located within the 100 foot wetlands buffer; and as many as 13 units will likely have their rear or side yard restricted in size do to the 50 foot (wetlands) no alteration zone.

Supplemental documents indicate that the proposed units are two stories with an average of 2500 sq. ft. of floor area. The site plan and architectural elevations depict some units with walk out basements. Analysis of the preliminary architectural plans, provided with the application, indicate that units have the potential to have more bedrooms than listed. 310 CMR 15.002 Defines a Bedroom as follows:

*Bedroom - A room providing privacy, intended primarily for sleeping and consisting of all of the following:*

- (a) floor space of no less than 70 square feet;*
- (b) for new construction, a ceiling height of no less than seven feet three inches; for existing houses and for mobile homes, a ceiling height of no less than seven feet zero inches;*
- (c) an electrical service and ventilation; and*
- (d) at least one window.*

*Living rooms, dining rooms, kitchens, halls, bathrooms, unfinished cellars and unheated storage areas over garages are not considered bedrooms. Single family dwellings shall be presumed to have at least three bedrooms. <sup>4</sup>Where the total number of rooms for single family dwellings exceeds eight, not including bathrooms, hallways, unfinished cellars and unheated storage areas, the number of bedrooms presumed shall be calculated by dividing the total number of rooms by two then rounding down to the next lowest whole number. The applicant may design a system using design flows for a smaller number of bedrooms than are presumed in this definition by granting to the Approving Authority a deed restriction limiting the number of bedrooms to the smaller number.*

Based on floor plans and the definition above the number of bedrooms is calculated as follows -:

<u>Unit Name</u>	<u>Bedrooms</u>	<u>Studies</u>	<u>Total Rooms</u>	<u>Effective Bedrooms</u>	<u>Project Units<sup>b</sup></u>	<u>Total Bedrooms</u>
Adams 2 (in)	2	1	6	3	10	30
Adams 3 (in)	3	1	7	4	5	20
Kirkland 2 (ex) 1Fl. M.	2	1	7	3	6	18
Kirkland 2 (ex)	2	1	6	3	6	18
Kirkland 3 (ex)	3	1	7	4	6	24
Leverett 2 (ex)	2	1	5	2	2	6
Leverett 3 (in & ex)	3	0	6	3	1	3
Finished Basements	<sup>a</sup> Bldgs D ,E ,G ,H ,I ,J & end F			1	23	23
Total					36	142

Notes:

- a. Plans did not specify which units had basements, assumption made based on grading plan to allow walk out basement.
- b. Floor plan options of 2 and 3 bedroom units were maintained at a ratio of 2:1 (24 to 12) respectively.

Since the number of bedrooms are used to calculation water usage and sewer treatment facility sizing, the Board should evaluate the project on the potential construction of 142 bedrooms.

- D1. *Provide floor plans for basements. BETA2: Floor plans were provided for basements. Specify on plans which units are to include basements.*
- D2. *Revise bedroom count to reflect current design and update calculations for water usage, sewer treatment and impacts to Town resources (schools, emergency services, etc.).*

*As part of BOH review comment BOH1:*

*BETA: All single family dwellings shall be designed for a minimum of three (3) bedrooms (7.1). Documentation indicates that the project is proposing 24 two bedroom units and 12 three bedroom units. Flows should be revised to reflect this requirement.*

DT: The language as correctly stated in the Sherborn Board of Health regulations for this condition is: "All SINGLE-FAMILY dwellings shall be designed for a minimum of three (3) bedrooms" The DT asserts that this is not a single family, it is a multi-family and this condition doesn't apply.

The DT has submitted plans that show plans that have 2-3 bedrooms each; most of the plans show a family room, study, kitchen and dining room on the first floor; and 2 or 3 bedrooms on the second floor. Under the Sherborn definition of bedrooms as it relates to design standards, these units comply as only having rooms not named above, and/or located on second floor are considered bedrooms. The "Adams 2 bedroom" which did have a study on the second floor has been removed as an option. The only other plan that has a bedroom on the second floor is the first floor master plan (The Kirkland, first floor master) which has one bedroom on the first floor and one bedroom and a study on the second floor. The DT has also provided copies of potential finished basement areas. Any basement, if finished, can be limited (either in condo docs or deed restriction) to an open floor plan finished area as per attached plans. These rooms will be labeled playroom, and do not represent bedrooms under the Sherborn BOH regulations.

The DT agrees that the SBOH requirement that all second floor rooms be considered bedrooms and that the "Kirkland 2 Bedroom, First floor master plan" requires a waiver from that condition.

The DT will also be phasing in the master deed with each unit being fully detailed and all rooms (bedroom or otherwise) labeled and accounted for, The DT will also agree that a conditions can be added to the condo docs restricting future unit modifications that would include a new bedroom.

*BETA2: There is still a discrepancy on the bedroom count which impacts the design of the project. ZBA with guidance from Board of Health should decide if the deed restriction is appropriate, enforceable and will adequately protect the health of residents of development and abutters.*

- D3. *Recommend that a condition be included that restricts basements from being finished and potentially used as an additional bedroom. BETA2: Floor plans indicate finished basements with full bathrooms and therefore were included in the bedroom count in the table above.*

### Site Layout and Circulation

The project includes construction of 36 units in 10 buildings with driveways and access roads within a 6 acre area. The *Rules and Regulation of the Sherborn Planning Board* (subdivision regulations) indicate a typical section of 24 feet with berm and a sidewalk on one side. The project proposes a 22 foot wide road with cape cod berm however based on how the Sherborn typical section is drawn the project is consistent with the Regulations for roadway width. The project does not provide a sidewalk, however. The access drive to the turnaround meets the dead in length of 600 feet specified in the subdivision regulations however buildings F & G are another 140+ feet further than the turnaround.

- S1. *Provide a plan showing the entire parcel to be developed including all abutters. BETA2: Plan provided. Include in final site plan set.*
- S2. *Provide baseline data to show alignment. BETA2: Baseline not provided. Though not required for permit, it should be provided on final plan for construction.*
- S3. *Although Washington Street does not currently have a sidewalk the Board should consider requiring a sidewalk for pedestrian access from units to the street for access to school bus stop, future sidewalk on Washington Street or other passive recreation (e.g. walking a dog). BETA2: No sidewalk added to plan. There was some discussion of providing a sidewalk from Building A to Washington Street for protection of students waiting for the bus from vehicular traffic. BETA recommends adding this section of sidewalk.*
- S4. *Provide turning templates the show that the site can accommodate the region's (Sherborn and Holliston) largest emergency vehicle. BETA2: Plan not provided – Fire Department(s) should comment as to the appropriateness of emergency access for this project.*
- S5. *There are limited areas for recreation in this area of town and individual units have limited exterior space. Units are sized to accommodate families. With these factors the applicant should provide recreation area(s) on site for residents and their families. BETA2: Applicant has indicated the project does not propose recreation areas on the property. The Board should discuss if this is appropriate.*

### Parking

Most interior units (15) have a single car garage while the remaining units (21) have a two car garage. Each garage has enough space in front it to park another car. Therefore there are 114 spaces at the units. The plan also provides 16 spaces (*revised to 18*) for visitors.

- P1. *Based on the interior bedroom count calculated above, BETA recommends providing an additional two spaces be added between units A and B. This will provide an additional half a space per unit and reduce the occurrences that parking will be necessary within the 22 foot wide access drives. BETA2: Additional parking spaces provided - issue resolved.*
- P2. *Provide accommodations for snow storage. BETA2: Snow storage provided - issue resolved.*

### Site Grading and Earthwork

The access drive is shown with a 4 to 8% profile grade which is within the subdivision regulations range. In order to maximize the buildable portions of the site significant grading and retaining walls are proposed.

- GR1. *Provide information on earthwork quantities (excavation and or fill) to determine the number of truckloads to be entering or exiting the site. BETA2: Applicant indicates approximately 10,000 cu. yds. of fill (predominately specific structural materials) to complete project.*

### Landscaping

The overall landscape plan appears reasonable in the layout and quantity of proposed planting. The Typical Building Planting Plan is adequate. Plants listed on the Concept Plant Schedule are acceptable.

- LA1. *Provide landscape plans stamped and signed by a landscape architect. BETA2: Plan provided, final plans should be stamped and signed.*
- LA2. *Building (36 Units) to land seems dense. The following are recommendations to consider*
- a. *Eliminate Buildings A and J – this would help keep the “open” feel as experienced and seen from Washington Street. BETA2: No changes were made to building layout.*
  - b. *Make Building J a 3 unit building – this would allow a bit more space between the abutting residence (#253 Washington) and the new building. BETA2: No changes were made to building layout.*
  - c. *Unit 26 (Building H) is very close to Unit 25 (Building G), provide additional screening. BETA2: BETA defers to the Developer on this issue.*
- LA3. *The existing residence at #253 Washington will have a direct view of the proposed development. Additional screening will be needed to block the view of the 10 foot tall retaining wall. Provide illustrative drawing and/or cross section of the view from #253 to Buildings A and J. BETA2: BETA recommends reviewing this view impact by providing a perspective and alternatives to screen wall.*
- LA4. *The existing residence at #247 Washington is very close to Buildings A and B and relies on screening from their property. Provide adequate screening from the project property. BETA2: Plan includes the addition of a 5 foot Cedar privacy fence. BETA recommends reviewing this view impact by providing a perspective and alternatives to screen adjacent buildings if necessary.*
- LA5. *Recommend that the grasses covering the septic systems be a native field grass. BETA2: Plan does not specify native grasses could be included as a condition.*
- LA6. *BETA2: Add buffer zone mitigation plantings presented at the Conservation Commission meetings to final plans.*

### Lighting

Site lighting plans and details were not provided with the application. The development will be in close proximity to two residences

- LI1. *Provide site lighting plan, details and photometrics including site and building lighting for access drives, parking area and walkways. BETA2: Lighting plan not provided.*

### Utilities

Along with private wells and an onsite sewer treatment facility, the project will be served by private underground electric, telephone and gas.

- U1. *The project will require transformers and other equipment to service these units that will not likely be finalized until an approval is obtained. Recommend that a condition be included that final utility plan be submitted for record. BETA2: Include as a condition.*
- U2. *BETA2: Recommend that a condition be included that water storage and supply for Fire Department(s) use shall be approved by the Fire Department(s) serving the site.*

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Site Plan Peer Review

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If we can be of any further assistance regarding this matter, please contact us at our office.

Very truly yours,  
BETA Group, Inc.

A handwritten signature in blue ink, appearing to read "Philip F. Paradis, Jr.", written in a cursive style.

Philip F Paradis, Jr., PE  
Senior Project Manager

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