

Town of Southborough

PLANNING BOARD

SOUTHBOROUGH, MASSACHUSETTS 01772

17 COMMON STREET
SOUTHBOROUGH, MASSACHUSETTS 01772-1662
508-485-0710

January 4, 2016

Southborough Zoning Board of Appeals
17 Common Street
Southborough, MA 01772

Re: Comprehensive Permit Park Central, LLC

Dear Zoning Board of Appeals Members:

Thank you for the opportunity to review the 40B project. At the Planning Board meeting on December 7, 2015, the developer indicated the review currently before the Planning Board is for the "integrated infrastructure of the 40B" and after the 40B approval the applicant will formally apply for a "Residual Site Plan".

- 1) The Planning Board encourages the Applicant to file an Application for Major Site Plan Review concurrently with the 40B and not wait until the 40B is approved to better streamline the process.
- 2) The Applicant is also required to file an Application for a Special Permit for Lower Impact Development.
- 3) The Planning Board questions two uses on one parcel. The applicant indicated that the project is not subject to subdivision as it is governed by condominium law. The Planning Board is respectively requesting that the Applicant provide condominium law that supports this.
- 4) To streamline the Planning Review Process the Board is requesting to get on the distribution list of Fuss & O'Neill and Waterman design reviews and submittals as well as any department review/comment letters.
- 5) The Property is zoned Industrial and Industrial Park Districts
- 6) The Applicant is proposing a 40B consisting of 180 unit rental unit, 2- four story buildings with 92 units in one building and 88 units.
- 7) The Planning Board's understanding of the 40B is:

	One bedroom	Two Bedrooms	Three Bedrooms	Total
Building 1:	40	41	11	92 total
Building 2:	41	40	7	88 total
Total units:	81	81	18	180 units
Total Bedrooms:	81	162	54	297 bedrooms

Affordable Units

Affordable Units

- The Planning Board recommends that the ZBA require a plan that shows the location of the 25% affordable units and the number of one, two and three bedrooms that will be affordable units and recommends that this is submitted to SHOPC for review.
- The Planning Board recommends that the marketing plan is submitted to SHOPC for review.
- Affordable Housing Plan calls for more affordable family housing with 3 bedrooms.
- SHOPC and AHTFC can consider buying down rental & Use Variance units.

Impact Study - Mitigation

Require a feasibility study to determine mitigation.

- Impact on Schools– Determine number of students from Madison Place and number of bedrooms. Inquire with school department number of students.
- Impact to neighborhood roads: Flagg, Lovers Lane, Deerfoot, Clifford Road.
- Environmental impacts: open space/parks/recreation – What is needed to support the new residents of this development?
- Tax impacts

Mobility

- Trails connection to neighborhood

Water Supply

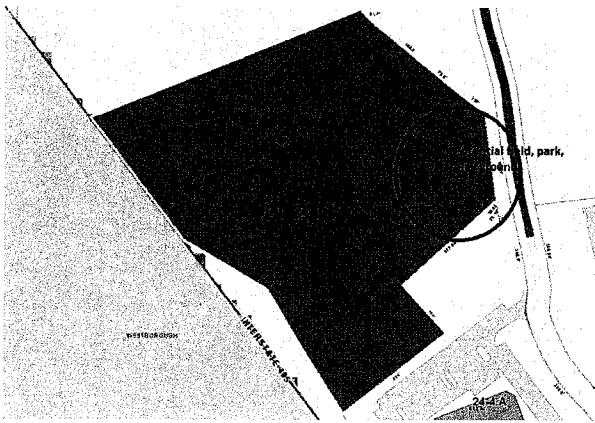
- Water booster and impacts on water supply

Transportation

- Entrance & width of Flagg road (abutter concern)
- Parking restriction on Flagg Road (abutter concern)
- Participation in the MWRTA and bus to MBTA Station

Amenities: Open Space/Green/Recreation/Dog Park

- Open space uses: Discussions of recreation, DPW (cemetery/Water Tank) CR protection, pocket parks, trails, areas for dogs (provisions for dog waste)
- Because of the density and size of this project a park/field/playground should be considered for the residents. The corner of parcel 24-3.



3) Recreation would like access to the pond for a fishing derby and ice skating event(s)

Massing

- The Planning Board feels the project is too dense.
- The Planning Board will provide detailed comments on density.
- The ZBA should request that the developer consider breaking up the mass of the two rental unit buildings to 4 or 5 buildings with 36 to 45 units in building similar to Madison Place.

Traffic Study:

- Doesn't include EMC which was filed with the state.
- Local developments – Oak Hill Road and others.
- Consider alternative/alterations to egress to the development such as a roundabout.
- Consider a traffic light or fly over to allow east bound route 9 movement.
- Consider widening road entrance from Flagg to Route 9.
- Please submit peer review traffic study.

Other:

- 1) Planning Board suggests that Fuss & O'Neill conduct site inspections and review of final as-built plan.
- 2) Please provide drainage calculations.
- 3) Please submit MEPA filing and MASS DOT filing to the Planning Board.
- 4) Please provide lighting plan with photometric plans.
- 5) Detention basins – Consider using native wildflower mixes, New England wetland plants.
- 6) Please provide list of all waiver requests Subdivision Waivers listed on sheet C2.00 – 8 waivers listed.
- 7) The buffer set back is only 40'. Due to the magnitude and density of the project the setback should be increased with additional screening and landscaping.
- 8) The grading of the road is 10 percent. Should be between 6 and 10.
- 9) Per the Board of Appeal's Regulations, a review team should have been created consisting of various departments, boards, committee members and neighborhood representatives.
- 10) Please provide:

- a. Number of parking spaces and dimensions.
- b. Loading facilities & Service areas.
- c. Pedestrian walks, including widths and types of surface
- d. Landscaping designation, specific plantings
- e. Screening
- f. Signs, including proposed sizes, mounting heights, types and drafted design
- g. Lighting, including plan location and detail information, size, type and wattage
- h. Existing trees on the site which are a caliper of six (6) inches or larger

Construction

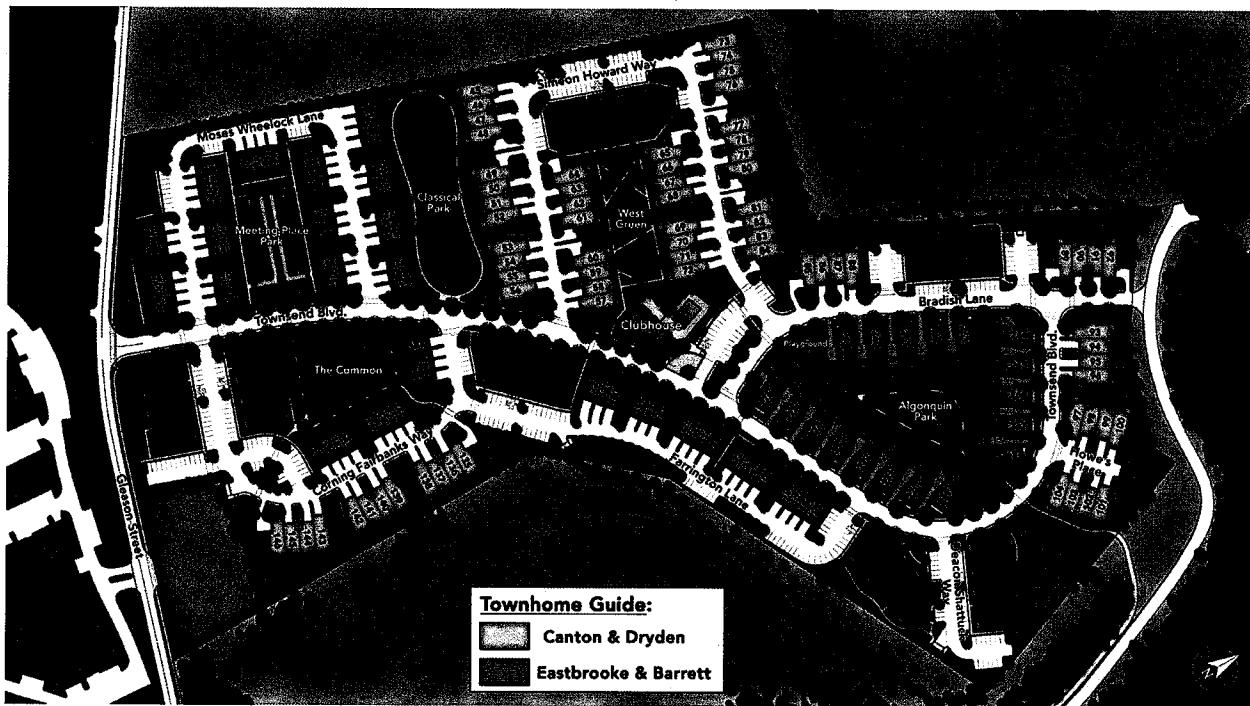
Require pre-construction meeting

- Determine construction hours
- All construction traffic should enter and exit from Route 9
- Connection to Flagg Road should only be open to emergency vehicles during construction

Examples of other projects with clustering & green space

Westborough Village which has 3 types of housing

- 18 single family with park in center
- Mix of triplex and quads with 2 and 3 story town houses with 2 car garage 2 or 3 bedrooms
- 7 large buildings with garden style units
- 5 common internal parks
- Playground
- Clubhouse with pool



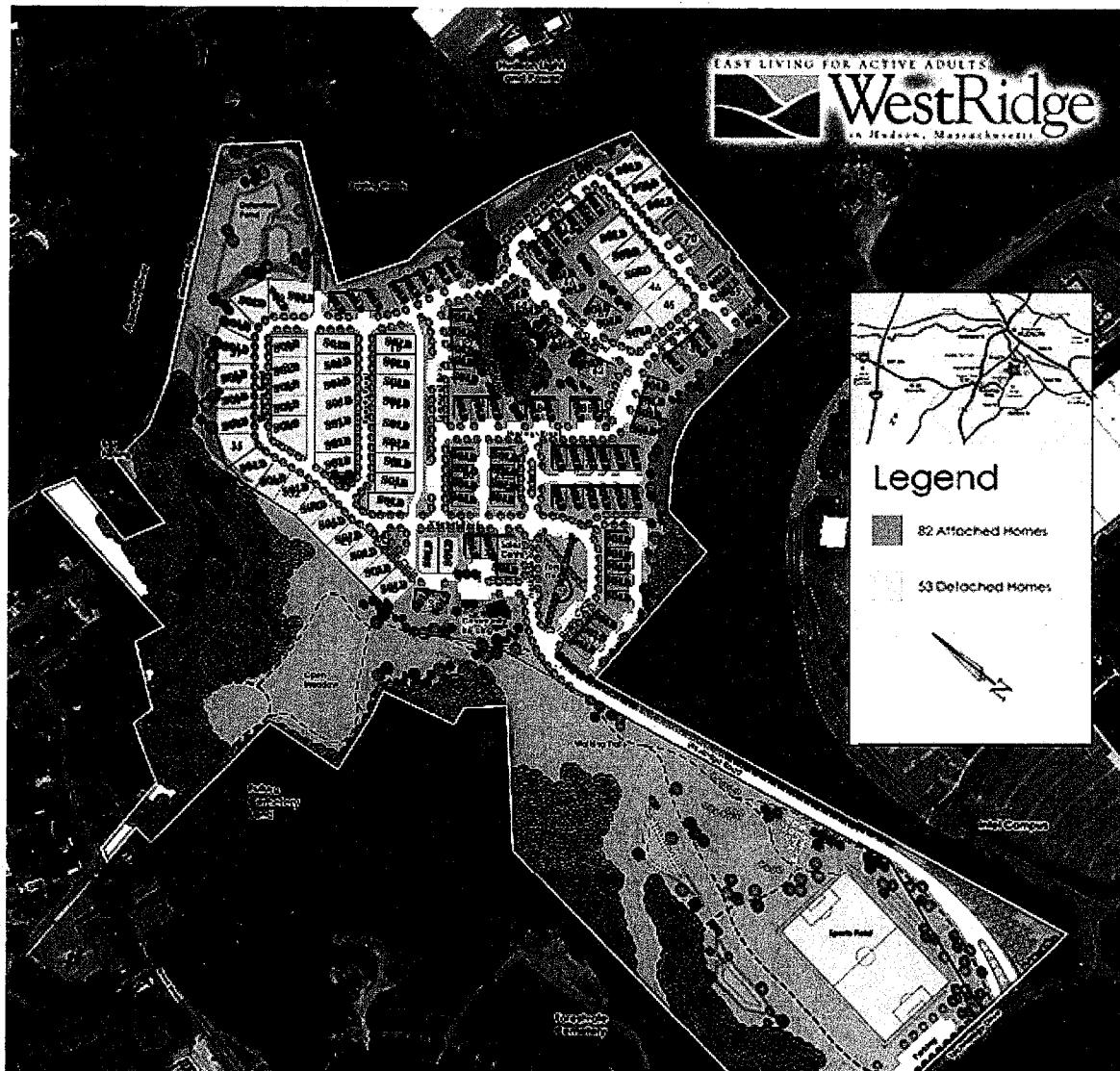
Red Mill Square in Norton by Thorndike

- Mix of single family and town houses

West Ridge – Hudson by Thorndike

- Mix of single family homes and town houses. Allows for more green space.

Both are based on the principles of Traditional Neighborhood Design, West Ridge encompasses 31 acres of wooded land gently sloping down to the Assabet River. The land is surrounded by 73 acres of permanent open space, which includes conservation land, a ball field, a lovely old New England cemetery and an extensive network of walking paths. When complete, WestRidge will encompass 135 homes, a Village Green, a Meeting House, walking trails, a Swim Pool, WestRidge Park, and pocket parks.



The Planning Board has received copies of several letters from neighbors and will be reviewing them and intents to submit additional comments later in January.

Sincerely,



Don Morris
Chairman

Cc. Board of Selectmen