

TOWN OF SOUTHBOROUGH



OFFICE OF THE BOARD OF SELECTMEN

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September 30, 2013

Mr. Michael Busby
40B Project Coordinator
Mass Housing Finance Agency
One Beacon St.
Boston, MA 02108

Re: The Residences at Park Central

Dear Mr. Busby:

The Town of Southborough has reviewed the proposed layout plans and project information for The Residences at Park Central. The Town's understanding is that the proposed project is a 180 unit, residential development on a 13.28 acre parcel located on Park Central Drive, a private road, in Southborough, Massachusetts. The proposed project also includes a sewerage treatment plant which is sized to meet the needs of future development on Park Central Drive.

The Town has had two public hearings regarding this project. At these hearings, the developer presented the project and the related traffic study. Residents were allowed to ask questions about the project and the traffic study and to voice their concerns about the project and its related traffic. After listening to Southborough's residents' concerns at the first hearing, the developer redesigned the project layout, performed a traffic study for the new layout and presented it at the second hearing. The developer also met with the Public Safety Chiefs and the Public Works Superintendent to listen to their concerns regarding the proposed project and its layout.

Currently, access to and egress from Park Central Drive, and therefore the site, is via Route 9 westbound. As part of MassDOT's Route 9 and Route 495 interchange improvement plan, the Park Central Drive egress onto Route 9 must be closed. MassDOT is requiring that the Park Central Drive egress be moved from Route 9 onto Flagg Road.

The developer met with the Fire Chief regarding access to the proposed project. The Fire Chief's main concern was that there be two access routes to the proposed project. The layout plan accommodates this with the current access from Route 9 and the planned egress onto Flagg

Road and the planned access and egress through the abutting neighborhood streets, Tara Road and Bantry Road.

The main issue that arose from the residents during the public hearings concerned increased traffic on local roads. Residents living on the proposed access and egress roads, Tara and Bantry Roads, are concerned about moving 1,074 vehicle trips through their neighborhood each day. Even though Bantry Road was developed with a right of way connecting to the proposed project, the road has been maintained as a cul-de-sac and children and older pedestrians have always enjoyed the roads' limited traffic and dead end. The neighborhood is worried that the additional vehicles will create pedestrian vs. vehicle and vehicle vs. vehicle conflicts as well as create traffic delays.

The developer understood the neighborhood's concerns and met with the Police Chief and DPW Superintendent to discuss the Town's and the residents' traffic concerns. The developer indicated that he was willing to put sidewalks in the Bantry and Tara Road neighborhood in order to provide safe pedestrian travel within the neighborhood. In order to address the quantity of vehicles moving through the neighborhood, the developer agreed that he could direct vehicles leaving the Park Central Residences, wanting to head west, to the Park Central/Flagg Road exit, and only direct residents wishing to head north on Flagg Road through the Tara and Bantry road neighborhood.

Residents have concerns about increasing traffic on Flagg Road, a narrow, winding, country road. Flagg Road's right-of-way does not allow for mitigation such as sidewalks and breakdown lanes. However, the developer indicated that he was willing to install driver feedback speed signs on Flagg Road, as requested by the Police Chief, to help with traffic control on Flagg Road.

The developer has also agreed to hold a parcel on Park Central Drive for the Town's use that has been identified as a potential water storage tank site if the Town needs it to improve water quality and/or water pressure in the area. This potential tank parcel is not part of the proposed project but it will continue to be available to the Town as the remainder of Park Central Drive is developed.

The Town would prefer that the small amount of parcels zoned commercial and industrial in the Town, including this one, be utilized for commercial and/or industrial use. Southborough is working to encourage commercial and industrial development by streamlining its permitting processes. The Town also recently formed an Economic Development Committee (EDC) to help attract businesses and to give them a voice in the Town. Commercial and Industrial businesses will expand the Town's tax base without burdening most of the Town's services.


Finally, we would like to see a delay on this proposed project as we have not been able to see the results of the large 40B currently under construction on the other side of Route 9, known as Madison Place. This complex is also currently looking to add additional units under 40B. Because this project is not yet complete, it is necessary for the Town to understand the effects this large project will have on our municipal services and infrastructure before another 40B project is permitted. Are the actual impacts as projected by the developer, or are we seeing additional students in our schools, decreased water pressure for neighboring properties, and/or


significantly more public safety responses than expected? It should also be noted that our Subsidized Housing Inventory (SHI) increased by more than 2% over the past year, and now stands at 7.49%. The Town feels that this extreme growth in our affordable housing deserves some consideration, despite the fact that our request for certification of our Housing plan was denied by DHCD this past January.

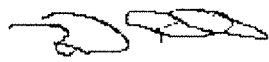
With that being said, a town is only the sum of its property owners and residents. Southborough's local officials believe that part of their duty is to work with property owners to ensure the safety of Southborough's residents and the motoring public as well as preserve the property owners' development rights when they decide to invest in the Town and develop their land. Included with this letter are comments from Town Officials as well as a variety of correspondence from the neighborhood which have been submitted to the Selectmen's Office.

We appreciate the opportunity to provide comments.

Sincerely,


Daniel Kolenda, Chairman


John Rooney


William J. Boland

Southborough Board of Selectmen

CC: DPW, Fire Chief, Planning Board, Police Chief, ZBA