

Town of Southborough
Southborough Housing Opportunity Partnership Committee
(SHOPC)

SOUTHBOROUGH, MASSACHUSETTS 01772

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

September 9, 2015

To: Zoning Board of Appeals

From: SHOPC

Re: Park Central

Dear Zoning Board of Appeal Members:

SHOPC is charged with the following as stated from the 2009 Town Meeting: "study, promote, and act as facilitators to create affordable housing in the Town of Southborough".

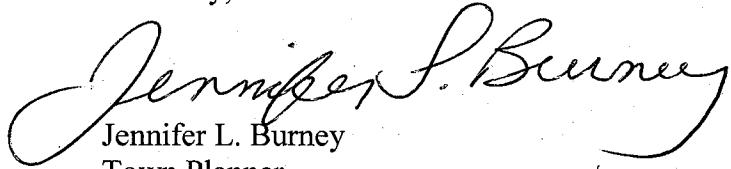
SHOPC recently met with Bill Depietri regarding Park Central and discussed the following:

- 1) The developer indicated that a club house will have public amenities such as a meeting and exercise room, and leasing office. Other amenities will include either a pool or green area. SHOPC recommends that the developer further explore in other new developments as well as communicate with the Southborough Recreation Director and Commission to find out what the current amenity demands are e.g. pool, tennis court, playground, green space, sports field. Recognizing that the proposed amenity will be primarily used by residents of the housing development, SHOPC felt it was important to provide adequate amenities for residents of the development to reduce car trips.
- 2) SHOPC would like the opportunity to review final plans showing the locations of the affordable units to ensure that affordable units are spread throughout the development.
- 3) SHOPC recommends that the developer provide walking trails in the open space as another amenity for residents. The developer agreed that he would be willing to make necessary improvements such as trail clearing, stone dust, mulch etc...
- 4) SHOPC recommends sidewalks throughout the development with connectivity to Cumberland Farms and Wendy's.
- 5) SHOPC recommends that a portion of the market rate and affordable units include universal design or barrier free elements that are accessible to older people, people without disabilities and people with disabilities, designed to accommodate people of all ages, genders, sizes and physical abilities. Elements such as wide doors and hallways, generous size bathrooms, staggered height kitchen countertops, no-sill entries and wheelchair ramps.

- 6) The Developer indicated that all units whether affordable or market rate will have the same interior materials e.g. counters, flooring, cabinets, appliances, tiles, wood work, trim and tiled showers.
- 7) SHOPC discussed if covered parking could be provided for the affordable units. The developer indicated it would not be financially feasible to provide covered parking at a reduced rate for the affordable units.
- 8) The Developer agreed to install bike racks outside with individual storage units accommodating bikes if needed.

SHOPC appreciates the opportunity to provide comments to both the Zoning Board of Appeals as well as the developer.

Sincerely,



Jennifer L. Burney

Town Planner

cc. Capital Group Properties