

From: [Michael Ferris](#)
To: [Mark Purple](#)
Cc: [SelectmenOffice](#); [Select Board](#); [Karina G. Quinn](#); [Melissa Danza](#); [Lara Davis](#); [Casey Burlingame](#); [Brian Charville](#)
Subject: Revised Site Plan Update 250 Turnpike Rd 40B apartment building
Date: Thursday, August 10, 2023 3:52:24 PM

[EXTERNAL]

Mark:

In discussions with the Town, Resident Feedback, and Mass Housing conversations related to 250 Turnpikes application, Ferris Development has taken a proactive step to revise our building site plan to provide additional mitigation to abutters related to the perceived height of the building.

We just reviewed a draft with proposed updates to Mass Housing. We will be officially submitting them to MH by the end of the week.

The primary mitigation efforts are related to lowering the perception of the building height. Particularly much stronger mitigation for the Parkerville abutters but also does include relocating some parking on the Skyler side. The new proposed plan will drastically lower the amount of fill required as well. The building will be dug into the slope down an additional 15 feet, eg. approximately 1.3 stories deeper down on the abutters sides. The revised plan also eliminated a 8 unit parking garage and the 12 foot retaining wall and instead we will provide a more robust landscape screening plan with mature arborvitae. The landscape plan will be included as part of the comprehensive permit phase

This change does come at some level of financial cost and challenges for renting some of the 1st floor units but it is our hope that this strengthens the support from all parties.

I will include a copy to you when we send our update. I believe this may extend your comment period by 15 days for the 250 sites.

Thank you,

Mike Ferris