

To: Southborough Zoning Board of Appeals

Cc: Southborough Planning Board

Re: Revised Conceptual Site Layout (dated June 5, 2024)

120 Turnpike Road 40B Apartment Bldg. Questions and Comments

Dated: June 12, 2024

From: Paul Carter - Town Resident 6 Hillside Avenue

Zoning Board of Appeals Board Continued Public Hearing 6/12/24

1. Proposed Six (6) Story Apartment Building significantly exceeds the Town of Southborough Building Height Maximum of Three (3) stories).
 - a. The Alternative Layout Concept dated 6/5/24 is an improvement over the Original Comprehensive Permit Plan because it moves the proposed apartment building away and off of the Breakneck Hill Conservation land. However, it increases the height of the apartment building from four (4) stories high to six (6) stories high.
 - b. The 60 Unit Apartment Building is now proposed to be 6 stories high. There are no other 6 story buildings in the Town of Southborough, not even the existing buildings fronting on Route 9. It is highly unlikely that the Town Residents would think that an exception should be made for this project and thereby set a bad precedent. The Park Central developer would surely want that exception for his project as well.
 - i. Just because the Southborough Fire Department apparently has a Ladder Truck that does not mean that the proposed six(6) story Apartment Building can be considered safe. The proposed Revised Concept plan shows the proposed 60 Unit Apartment building located at the end of a very long existing office park driveway that is likely longer than the maximum length of a cul-de-sac allowed by the existing Subdivision Regulations. The location of the proposed 60 Unit Apartment Building off of Eastbound Route 9 would be in danger if a fire

occurred during rush hour on Route 9. The Zoning Board of Appeals should have a letter and any comments from the Fire Chief before going further with this project.

- ii. I recommend that the proposed Apartment Building footprint be increased by doubling the length of the building to the west to allow for a three (3) story Apartment Building.
- iii. The Applicant should fly balloons at the 4 corners of the building at the newly proposed 6-story height.
- iv. A perhaps better Alternative Layout would be to put the proposed Apartment Building within the footprint of the previously approved parking garage. I recommend that the Developer seriously consider putting the proposed 60-unit Apartment Building in the footprint of the previously approved parking garage along the back of the parking lot of 120 Turnpike Road.
- v. Since the building height is a fundamental element of the proposed 40B Apartment building proposal, I think the Planning Board and Zoning Board of Appeals should state their position on the building height, on which the whole project is based, sooner rather than later.

2. The Developer has retained the area of the proposed Septic System labelled Playground and Dog Park within the Breakneck Hill Conservation Land.

- a. Before a decision is made whether the Revised Site layout is feasible in concept the Developer needs to at least preliminarily determine and show on a Revised Site Layout Concept Plan what the area of the new septic system leaching field for the new 60-unit Apartment needs to be as well as what the limits of grading are anticipated to be.
- b. The presumed location of the Septic System Leaching Field (labeled Dog Park & Playground) is currently shown within the 6.2 Acre Conservation Land. Unless the Planning Board and Conservation Commission are willing to grant an easement for the septic disposal system on the Conservation Land, it will need to be moved and

shown on the Revised Concept Site Plan within the limits of the project's developable land. The Septic System Leaching Field location will have a major impact on the location of the proposed apartment building and parking location.

3. The Developer still needs to submit a Preliminary Subdivision Plan with a list and explanation of any required Waivers.

- a. The Revised Concept Site Layout Plan of Land shows the proposed Lot Lines and labels the proposed lots but it also needs to show the proposed lot areas and boundary dimensions as well as the limits of the proposed Preliminary Subdivision Road even it is only defined as a Roadway Easement over the proposed Lot 4A
- b. Proposed Lot 4B includes the 60 Unit 40B Apartment Building and garage building. Proposed Lot 4C is comprised of the remainder of the land left for the Conservation Land. Lot 4A consists of the remainder of land left for the office park.
- c. The Revised Concept Site Layout Plan shows the following within the 6.2-acre Conservation land:
 - i. a variable 5-24 foot width of the proposed access and parking aisle road
 - ii. An Existing Relocated Recirculating Sand Filter that serves the existing office buildings
 - iii. The previously mentioned Proposed 40B Apartment septic disposal fields (labeled proposed Dog Park and playground)

4. The revised Comprehensive Permit Concept Layout Plan submission shows conflicting information regarding the disposition of the 6.2-acre Conservation Land (Proposed Lot 4C) and how it is divided between the Proposed Lot 4B (Proposed 60-unit 40B) and Conservation Land (Proposed Lot 4C)

5. The Developer has submitted a Detailed Traffic Report including Traffic Peer Review comments and recommendations regarding possible intersection off-site improvements.

- a. However, this does not consist of a Civil/Site Engineering Peer Review of the project. Site Permitting Plans, Drainage/Stormwater Management Design and Calculations and Sewage Disposal Feasibility Analysis need to submitted for peer review.

- b. The size and location of stormwater management and the proposed sewage disposal system need to be shown before this Revised Conceptual Site Layout Plan can be adequately evaluated. The siting and size of these elements need to be shown to see if everything is going to fit.
- c. Please note that the proposed 60 Unit Apartment Building and associated parking is located immediately adjacent to the existing Pond/Detention Basin that drains directly into the Sudbury Reservoir (the backup water supply to Boston).

6. I recommend that all of these issues be properly addressed before this project is allowed to move forward.

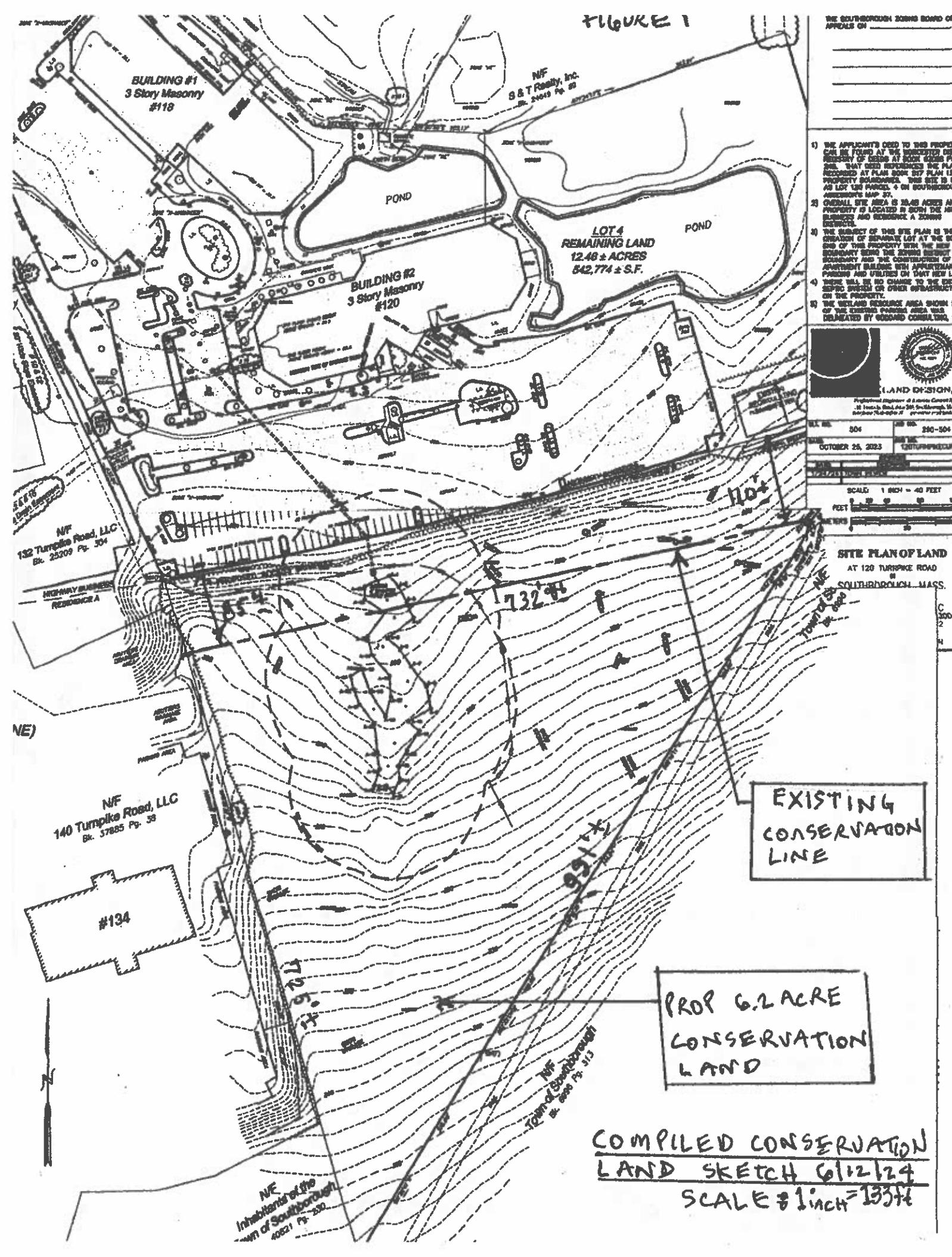


Figure 2

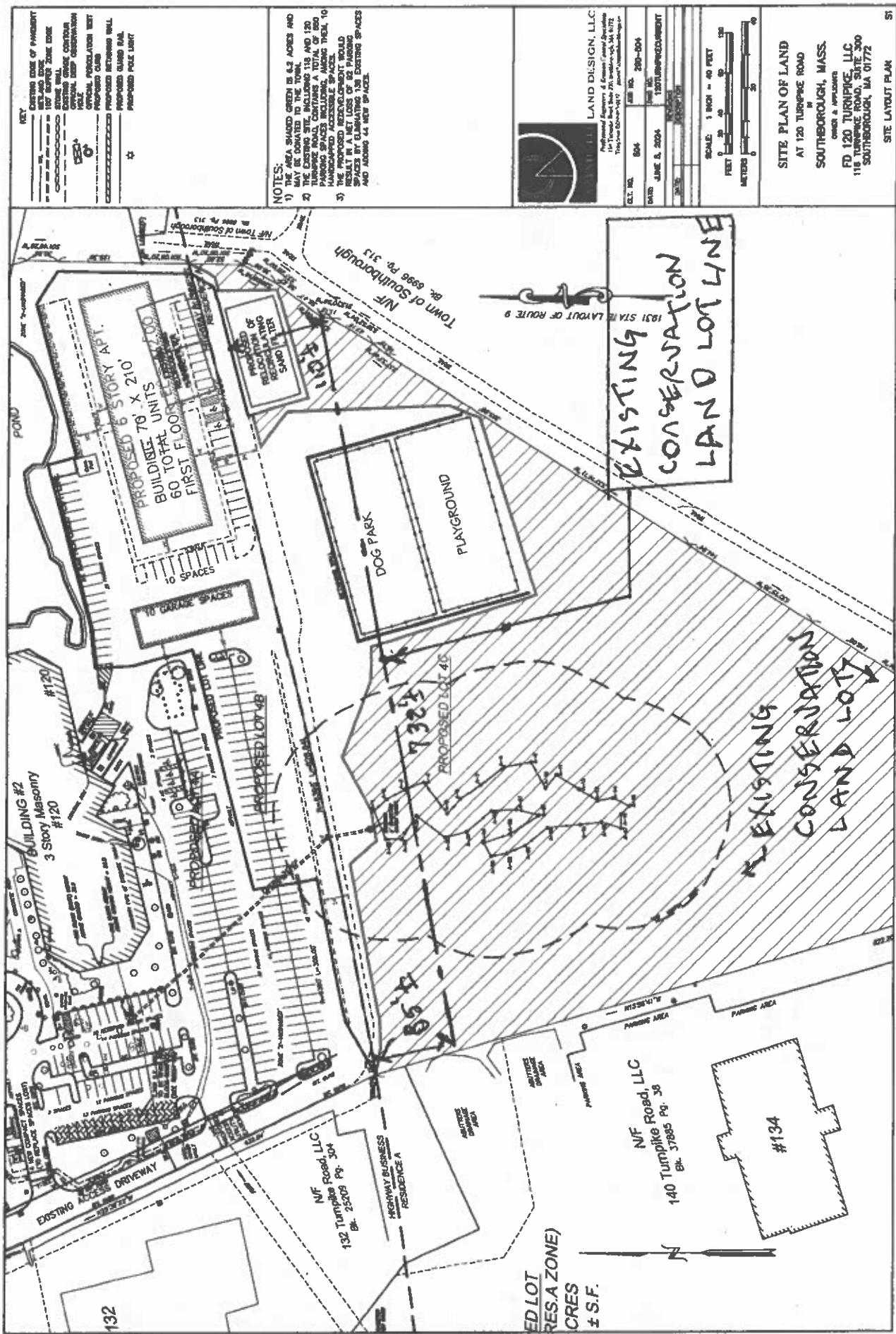


FIGURE 3

