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MARK A. KABLACK
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August 14, 2009

Via Hand Delivery

Sam R. Stivers, Chairman
Zoning Board of Appeals
Town of Southborough
Building Department
17 Common Street
Southborough, MA 01772-1662

Re: Woodland Meadows, Southborough, MA
Amendment to C.40B Application

Dear Mr. Stivers:

Please consider this letter, and the information materials enclosed, as our formal amendment to the application materials currently under review by the Zoning Board.

In connection with our Public Hearing presentations over the past several months, we have modified our proposal as follows:

- a. The total number of units has been reduced from 43 units to 16 units. Four of the 16 units will be designated as affordable.
- b. The unit type has been revised from a four story, multi-family dwelling to a series of two / three story townhouse units. The townhouse units will be part of one newly formed condominium association.
- c. Each townhouse unit will contain approximately 1,800 sq. ft. of floor area, including the garage area, with 2 bedrooms and 1 bathroom. Each townhouse will contain a one car garage and one external parking space. The townhouse units will occupy property currently improved with residential structures. The existing residences will be demolished and removed.
- d. The site design has been revised to eliminate any impact on wetland resource areas. All construction will now occur on properties commonly known as and numbered 9 and 11 Oak Hill Road, Southborough, MA. No construction is proposed on the property comprising 84 Turnpike Road, Southborough, MA. As a result, the project site will be reduced in area from approximately 8.8 acres to 2.14 acres.
- e. Access to the development will be via one curb cut onto Oak Hill Road, eliminating two existing curb cuts currently serving the existing residences. All project access onto Woodland Road has been eliminated.

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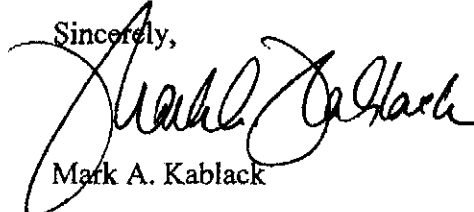
- f. Wastewater will be treated on site via a communal septic system, managed and maintained by the condominium association.
- g. Stormwater will be treated on site via the use of dry wells, rain gardens and underground infiltration systems, all in accordance with DEP Best Management Practices.

In connection with this amendment, an Application for Modification of Project Eligibility, PE-449, was submitted to MassHousing under cover letter dated June 17, 2009, in accordance with 760 CMR 56.04(5). MassHousing subsequently issued a Notice of Project Eligibility (Site Approval) Substantial Change, by letter dated July 2, 2009. MassHousing has determined that the amendment modifications are responsive to local concerns and remain consistent with the original determination findings for Project Eligibility.

In the process of amending the project, the project team has been revised, and a listing of the current project consultants is enclosed.

This amendment is made in connection with the existing Application and Public Hearing, which has been continued to August 26, 2009 at 7:30 pm. As a result, no additional public notice or advertisement is required. However, in the interest of full disclosure to all concerned, the Applicant has voluntarily agreed to provide written notice of the amendment to abutters originally noticed in connection with the initial Application.

Sincerely,



Mark A. Kablack

Enclosures (See Table of Contents attached)

cc: Robert Heavey
Aldo Cipriano, Esq.
Barry Bachrach, Esq.
Abutters
(w/o enclosures)