

Town of Southborough
PLANNING BOARD

SOUTHBOROUGH, MASSACHUSETTS 01772

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

Mark Robidoux, Building Inspector
Town of Southborough
17 Common Street
Southborough, MA 01772

Re: 55+ Calculations

Dear Mr. Robidoux,

This is in response to your email dated February 29, 2016 to the Planning Department Administrative Assistant regarding the Over 55 calculation pursuant to Zoning Bylaw Chapter 174-9 H (1)(g).

The table below shows how the number of available 55+ age restricted units was determined

Property Type	Assessors Code	Total	Assessor provided 01/05/16	
Single	101	2837	5 new 3 tear downs =2 net	New: 19, 21 Clifford Rd, 76 Marlboro, 120 Middle, Lover's lane total 5. Tear down: 42 East Main, 35 Atwood, 7 Pine Hill
2 single families on 1 lot	109	52		
2 family	104	80		
3 family	105	7		
Apartment buildings (over 3 units)	111-125	4		
Total:		2980		
7% allowance		208.6		
Current permitted/constructed		197		
Remaining allowed:		11.6		
09/25/15 j. burney based on data provided by Assessors on 09/25/15				
Revised: 12/28/15 after adding on Fiddleneck. Approved by Paul Cibelli				
Updated 01/05/16				

The quantity of one-family, 2 family, 3 family and apartment buildings was provided by the Assessor. In accordance with Chapter 174-9 H(1)(g) residences containing apartments are counted as one-family houses. So for example, there are seven 3-family houses in Town. The bylaw requires these to be counted as seven one-family houses, not 21.

The Planning Board reviewed this section of the code and the former Town Planner's method of deriving the number of available age restricted units at its meeting on March 7, 2016. We find no math errors and agree with her interpretation of the bylaw in calculating the number available.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald C. Morris". The signature is fluid and cursive, with the first name "Donald" being the most prominent.

Donald C. Morris
Chairman
Southborough Planning Board