

December 5, 2017

Ms. Karina Quinn
Town Planner
17 Common Street
Southborough, Massachusetts 01772

Reference:

28 Boston Road
Southborough, Massachusetts
EDC Job No.: 3217

Dear Ms. Quinn:

Attached please find the Conventional Plan for the 28 Boston Road Property. The plan depicts a Parcel "A" that will as part of a separately filed ANR Plan be created and conveyed to the west abutter the Roman Catholic Church and the remaining land then creates 6 conforming lots that have the requisite frontage, area, shape and upland components to satisfy the Residence B zoning requirements. The land containing the 6 lots consists of 238,432 square-feet and it is that land area that is subject to the recently filed Flexible Development Plan Set dated November 29, 2017. The Flexible Development Plan contains 6 multifamily dwelling units with 2 duplex units and 2 single family units located on 85,790 square-feet of the development land area of the project and 152,642 square-feet of permanent open space land area of which 21,237 square-feet is wetland and 131,405 square-feet is upland (64.01% of the total land area being designated open space and of that total 55.11% is exclusive of wetlands), thus placing the Flexible Development Proposal well within the minimum required zoning parameters. It continues to be the project proponent's objective and that of the immediate abutters to avoid developing this property as a conventional plan so we remain hopeful that the Board will find the Flexible Plan the better land use alternative for the 28 Boston Road property.

Thank you for your consideration.

Very truly yours,

ENGINEERING DESIGN CONSULTANTS, INC.

Peter Bemis

Peter Bemis