

SITE PLAN OF LAND
AT 352 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASSACHUSETTS

TOWN OF SOUTHBOROUGH
PLANNING BOARD ENDORSEMENT

DATE:

OWNER & APPLICANT:

FERRIS DEVELOPMENT 352 TURNPIKE ROAD, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MASSACHUSETTS 01772

CLIENT NUMBER: 502
JOB NUMBER: 245-502
DRAWING : 352TURNPIKECURRENT.dwg

PREPARED BY

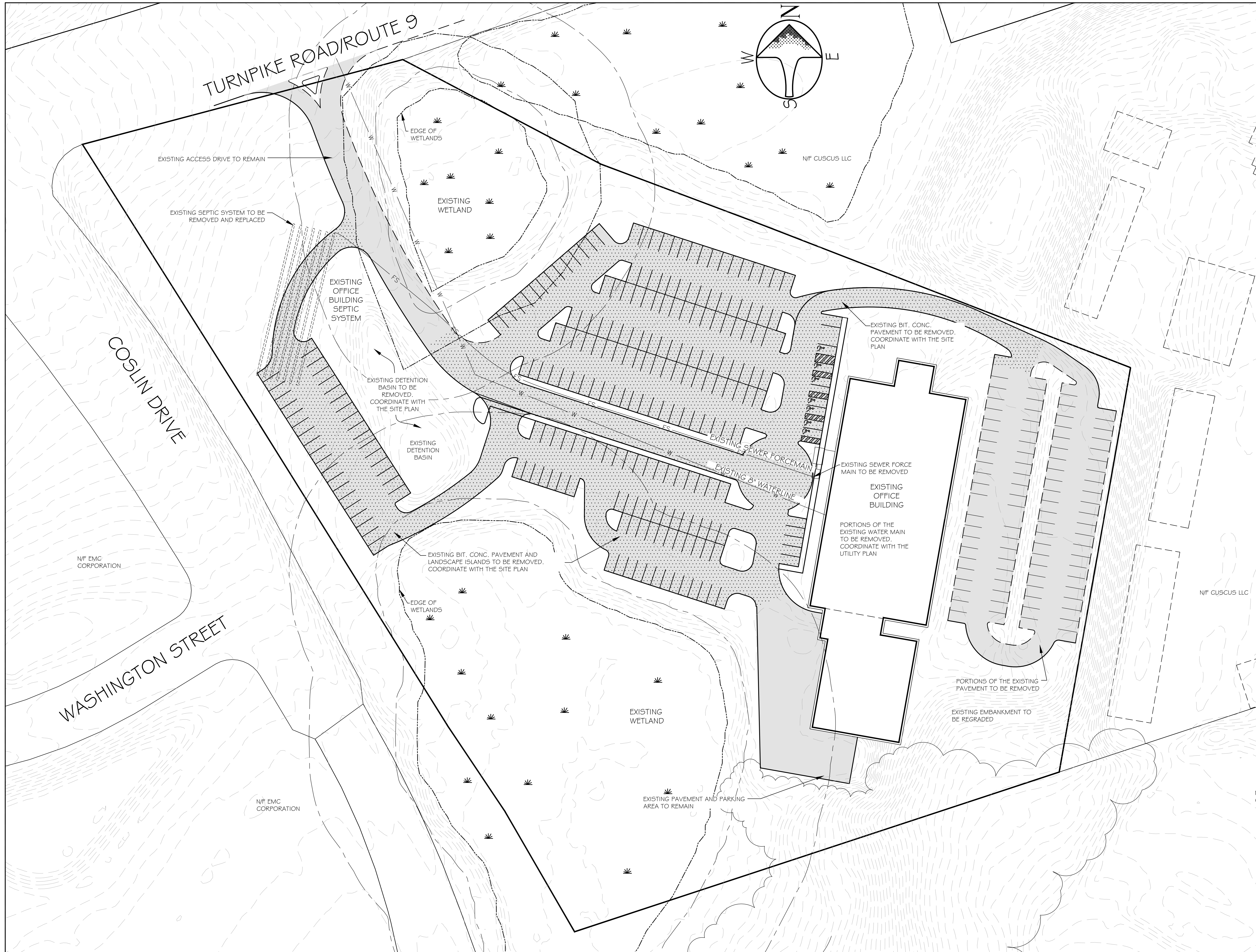
AZIMUTH LAND DESIGN, LLC
118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772

TELEPHONE (508) 485-0137
EMAIL: jamest@azimuthlanddesign.co

SHEET DIRECTORY

TITLE SHEET	(THIS SHEET)
EXISTING CONDITIONS & DEMOLITION PLAN	C1
SITE PLAN	C2
UTILITY PLAN	C3

DATE:
JULY 8, 2024



COMPREHENSIVE PERMIT PLAN APPROVED BY THE SOUTHBOROUGH ZONING BOARD OF APPEALS ON _____

GENERAL NOTES:

- 1) THERE ARE NO FEMA FLOOD ZONES ON THIS PARCEL.
- 2) ACCORDING TO THE MASSMAPPER WEB SITE, THERE ARE NO ENDANGERED SPECIES HABITATS AND NO VERNAL POOLS ON OR ADJACENT TO THIS SITE.
- 3) THE PROJECT SITE IS SHOWN AS PARCEL 3 ON ASSESSOR MAP 25.
- 4) THE BASE PLAN INFORMATION IS COMPRISED OF RECORD PLANS AND GIS DATA.

ZONING SUMMARY:

ASSESSORS DATA: MBL 25-0-003
DISTRICT: INDUSTRIAL PARK

DIMENSIONAL REQUIREMENTS:	REQUIRED:	PROVIDED:	CONF.:
MIN. LOT AREA:	43,560SF	446,496± SF	Y
MIN. FRONTAGE:	200'	306.6 FT.	Y
MIN. FRONT YARD:	75 FT.	505.7 FT.	Y
MIN. SIDE YARD:	50 FT.	62.4 FT.	Y
MIN. REAR YARD:	50 FT.	148.8 FT.	Y
BUILDING HEIGHT:	45 FT.	<45 FT.	Y

DIG SAFE:

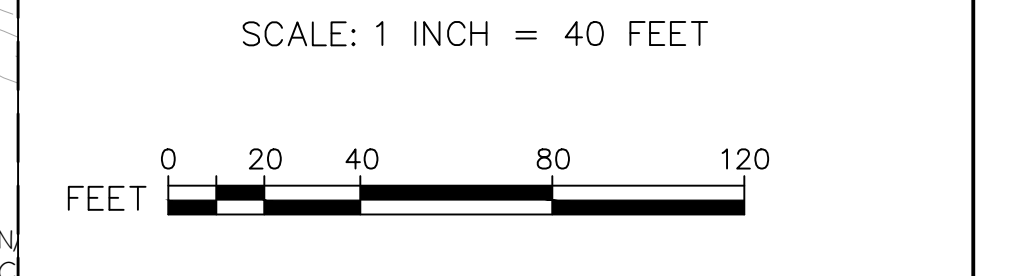
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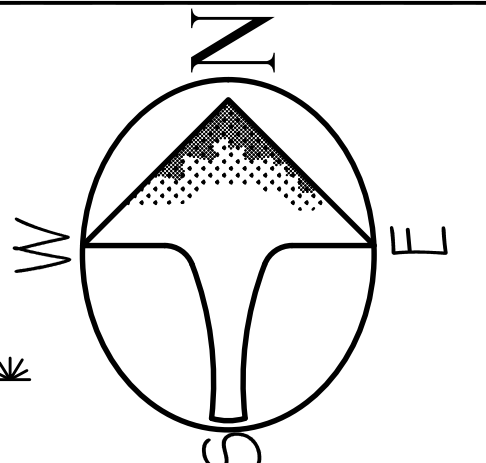
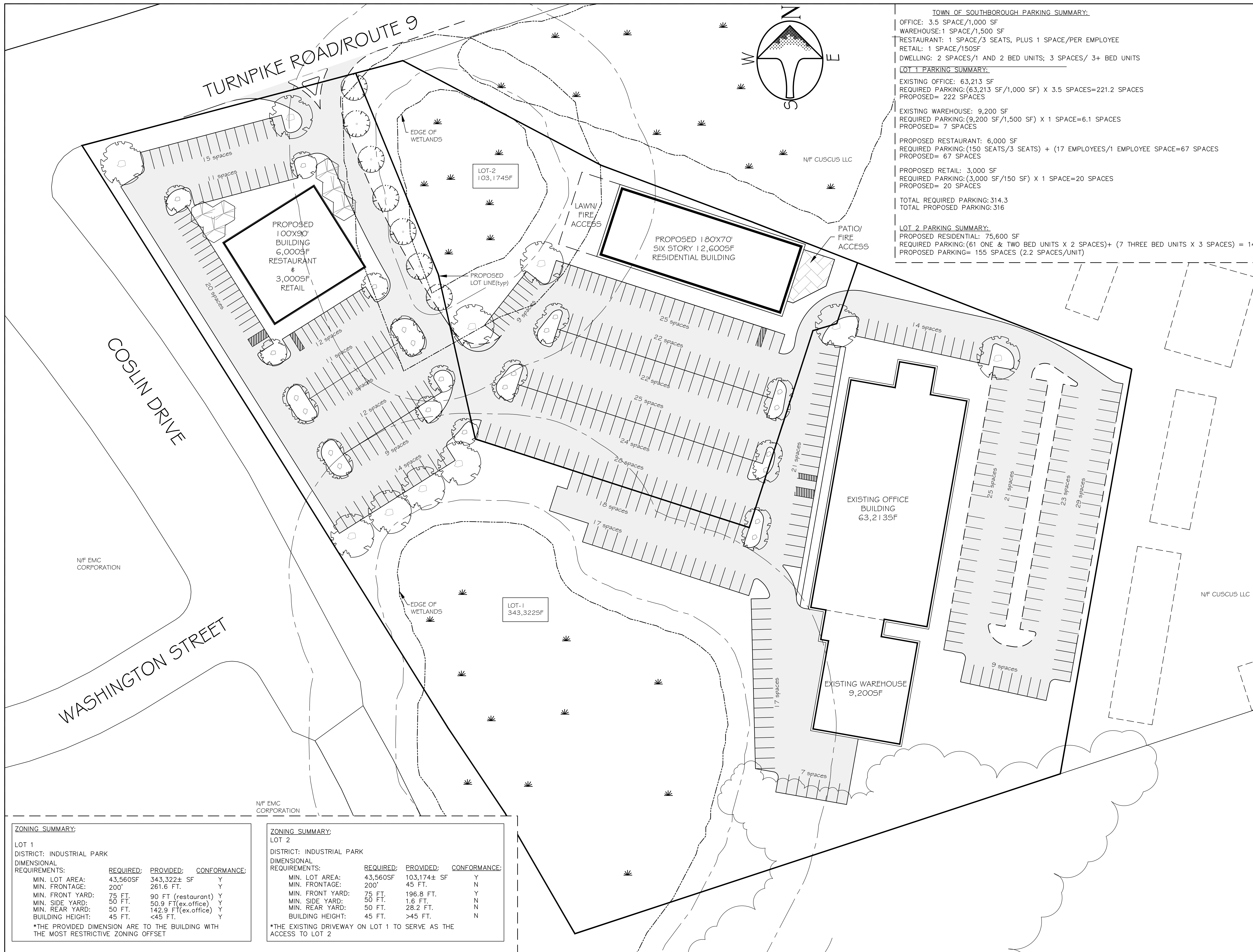
AZIMUTH LAND DESIGN, LLC
Professional Engineers & Erosion Control Specialists
118 Turnpike Road, 200, Southborough, MA 01772
Telephone (508)-485-0137 jamest@azimuthlanddesign.co

CLT. NO.	504	JOB NO.	290-504
DATE:	JULY 8, 2024	DWG NO.	352TURNPIKECURRENT

REVISIONS	
DATE:	DESCRIPTION



SITE PLAN OF LAND
AT 352 TURNPIKE ROAD
IN
SOUTHBOROUGH, MASS.
OWNER & APPLICANT:
FERRIS DEVELOPMENT 352
TURNPIKE ROAD, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772
EXISTING CONDITION & DEMOLITION PLAN C1



TOWN OF SOUTHBOROUGH PARKING SUMMARY:
 OFFICE: 3.5 SPACE/1,000 SF
 WAREHOUSE: 1 SPACE/1,500 SF
 RESTAURANT: 1 SPACE/3 SEATS, PLUS 1 SPACE/PER EMPLOYEE
 RETAIL: 1 SPACE/150SF
 DWELLING: 2 SPACES/1 AND 2 BED UNITS; 3 SPACES/ 3+ BED UNITS

LOT 1 PARKING SUMMARY:
 EXISTING OFFICE: 63,213 SF
 REQUIRED PARKING: (63,213 SF/1,000 SF) X 3.5 SPACES=221.2 SPACES
 PROPOSED= 222 SPACES

EXISTING WAREHOUSE: 9,200 SF
 REQUIRED PARKING: (9,200 SF/1,500 SF) X 1 SPACE=6.1 SPACES
 PROPOSED= 7 SPACES

PROPOSED RESTAURANT: 6,000 SF
 REQUIRED PARKING: (150 SEATS/3 SEATS) + (17 EMPLOYEES/1 EMPLOYEE SPACE=67 SPACES
 PROPOSED= 67 SPACES

PROPOSED RETAIL: 3,000 SF
 REQUIRED PARKING: (3,000 SF/150 SF) X 1 SPACE=20 SPACES
 PROPOSED= 20 SPACES

TOTAL REQUIRED PARKING: 314.3
 TOTAL PROPOSED PARKING: 316

LOT 2 PARKING SUMMARY:
 PROPOSED RESIDENTIAL: 75,600 SF
 REQUIRED PARKING: (61 ONE & TWO BED UNITS X 2 SPACES)+ (7 THREE BED UNITS X 3 SPACES) = 143 SPACES
 PROPOSED PARKING= 155 SPACES (2.2 SPACES/UNIT)

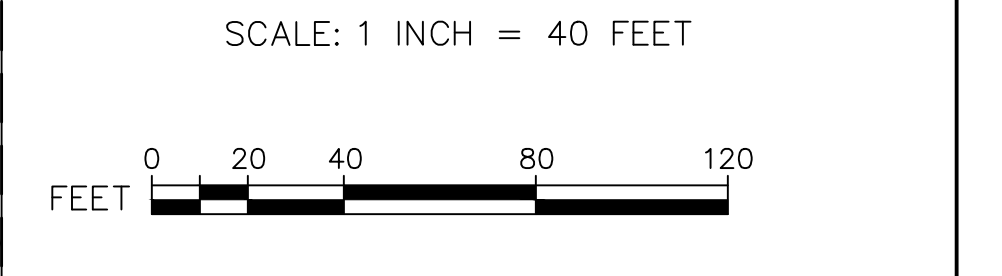
COMPREHENSIVE PERMIT PLAN APPROVED BY THE SOUTHBOROUGH ZONING BOARD OF APPEALS ON _____

GENERAL NOTES:
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 2) ACCORDING TO THE MASSMAPPER WEB SITE, THERE ARE NO ENDANGERED SPECIES HABITATS AND NO VERNAL POOLS ON OR ADJACENT TO THIS SITE.
 3) THE PROJECT SITE IS SHOWN AS PARCEL 3 ON ASSESSOR MAP 25.
 4) TOTAL SITE ALTERATION IS EXPECTED TO BE 5.5 ACRES.

DIG SAFE:
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DATE:	JULY 8, 2024	DWG NO.	352TURNPIKECURRENT
REVISIONS			
DATE:		DESCRIPTION	
		Revisions	



ZONING SUMMARY:

LOT 1
 DISTRICT: INDUSTRIAL PARK

DIMENSIONAL REQUIREMENTS:	REQUIRED:	PROVIDED:	CONFORMANCE:
MIN. LOT AREA:	43,560SF	343,322± SF	Y
MIN. FRONTAGE:	200'	261.6 FT.	Y
MIN. FRONT YARD:	75 FT.	90 FT (restaurant) Y	
MIN. SIDE YARD:	50 FT.	50.9 FT(ex.office) Y	
MIN. REAR YARD:	50 FT.	142.9 FT(ex.office) Y	
BUILDING HEIGHT:	45 FT.	<45 FT.	Y

*THE PROVIDED DIMENSION ARE TO THE BUILDING WITH THE MOST RESTRICTIVE ZONING OFFSET

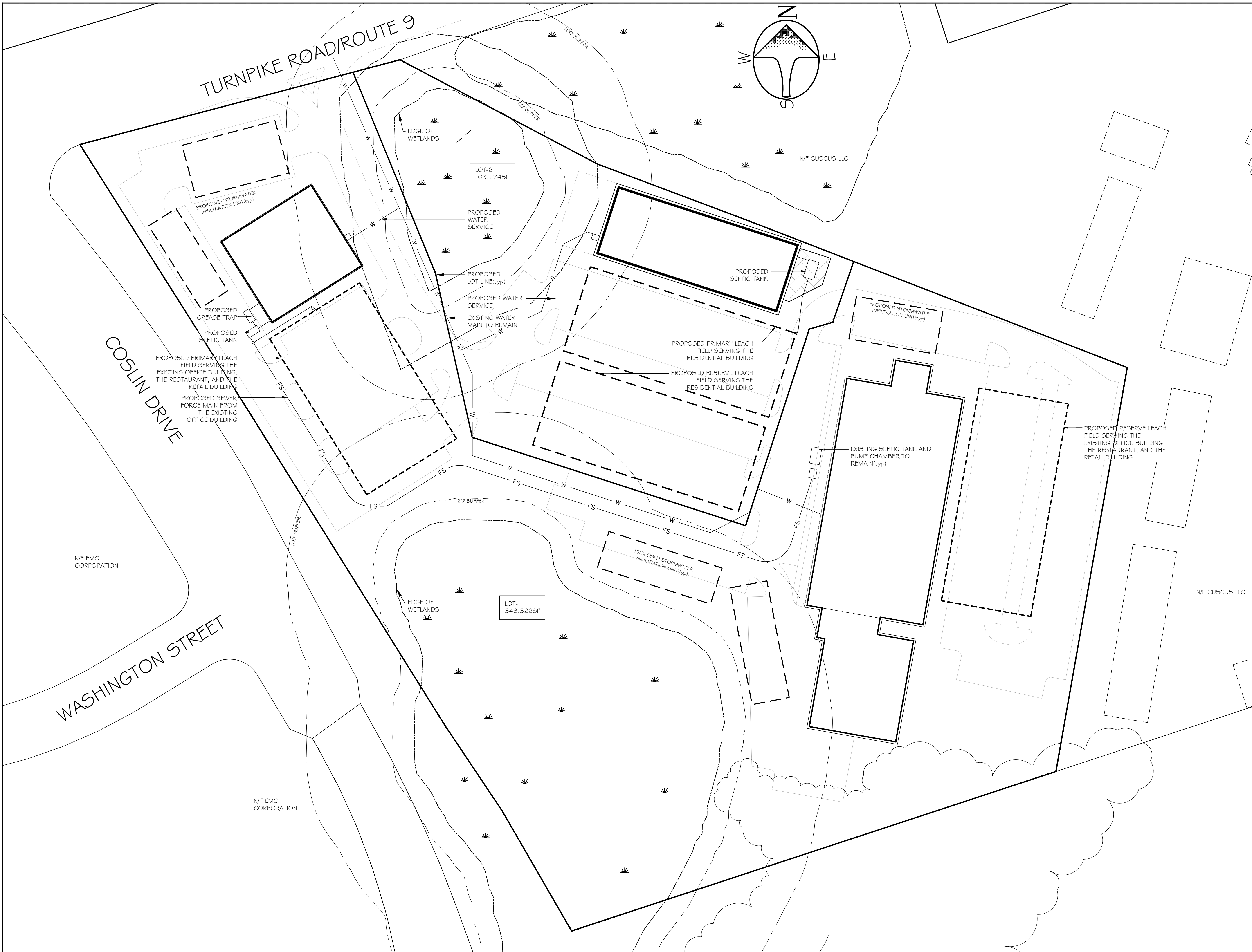
ZONING SUMMARY:

LOT 2
 DISTRICT: INDUSTRIAL PARK

DIMENSIONAL REQUIREMENTS:	REQUIRED:	PROVIDED:	CONFORMANCE:
MIN. LOT AREA:	43,560SF	103,174± SF	Y
MIN. FRONTAGE:	200'	45 FT.	N
MIN. FRONT YARD:	75 FT.	196.8 FT.	Y
MIN. SIDE YARD:	50 FT.	1.6 FT.	N
MIN. REAR YARD:	50 FT.	28.2 FT.	N
BUILDING HEIGHT:	45 FT.	>45 FT.	N

*THE EXISTING DRIVEWAY ON LOT 1 TO SERVE AS THE ACCESS TO LOT 2

SITE PLAN OF LAND
 AT 352 TURNPIKE ROAD
 IN
 SOUTHBOROUGH, MASS.
 OWNER & APPLICANT:
FERRIS DEVELOPMENT 352
 TURNPIKE ROAD, LLC
 118 TURNPIKE ROAD, SUITE 300
 SOUTHBOROUGH, MA 01772
 SITE PLAN



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EFFLUENT SUMMARY:

EXISTING OFFICE: 4,800GPD
 RESTAURANT: 140 SEATS X 35 GPD=4,900 GPD
 RETAIL: 3,000SF @ 50GPD x 1,000SF=150GPD
 TOTAL: 9,850GPD

DWELLING: 44UNITS X 220 PER BEDROOM=9,680GPD

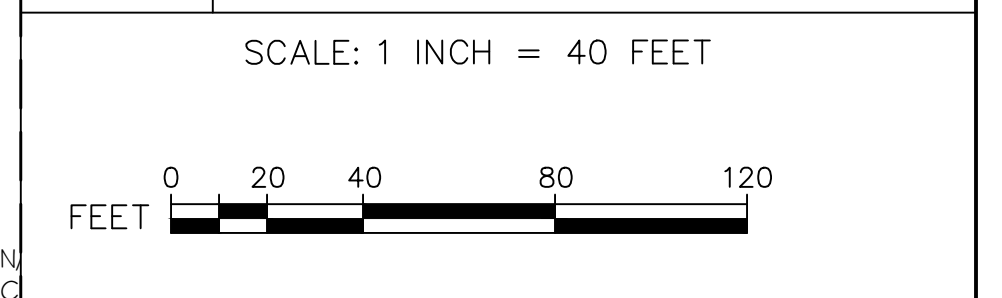
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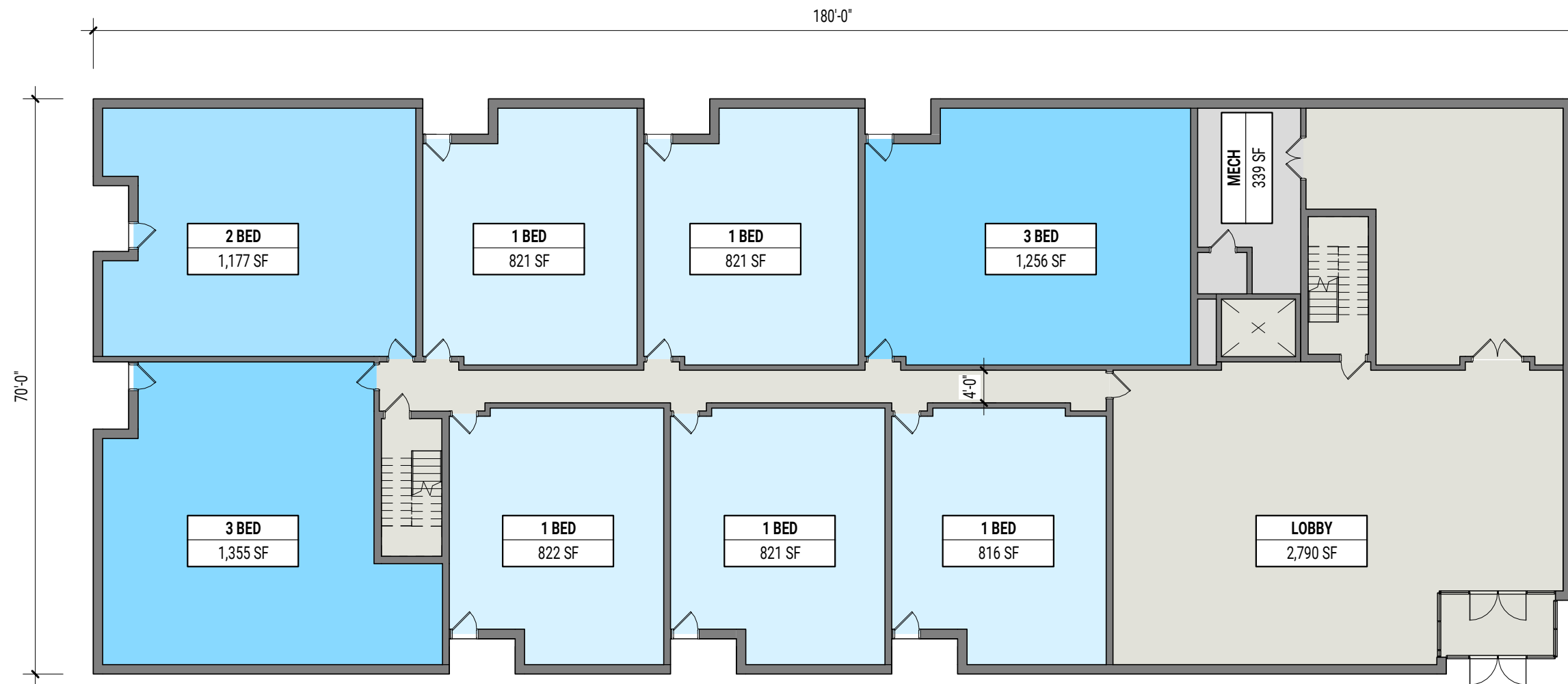


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 OWNER & APPLICANT:
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TURNPIKE ROAD, LLC
 118 TURNPIKE ROAD, SUITE 300
 SOUTHBOROUGH, MA 01772
 UTILITY PLAN



UNIT TYPES

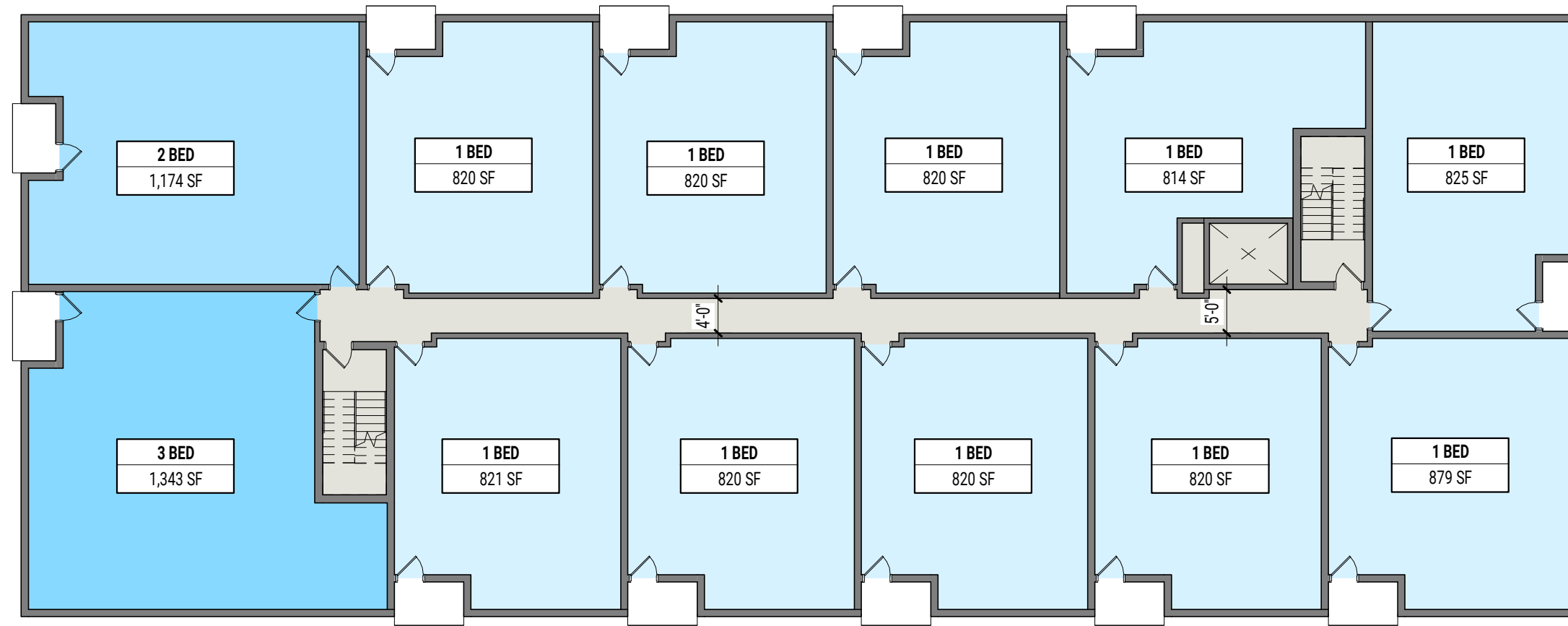
- 1 BED
- 2 BED
- 3 BED
- CORR
- MECH
- LOBBY

FLOORS	1 BEDS	2 BEDS	3 BED
2-6	50	5	5
GROUND	5	1	2
UNIT TOTALS:	55	6	7
BED COUNT:	55	12	21

68 UNITS
88 BEDS

352 TURNPIKE ROAD
GROUND FLOOR

06.13.2024



UNIT TYPES

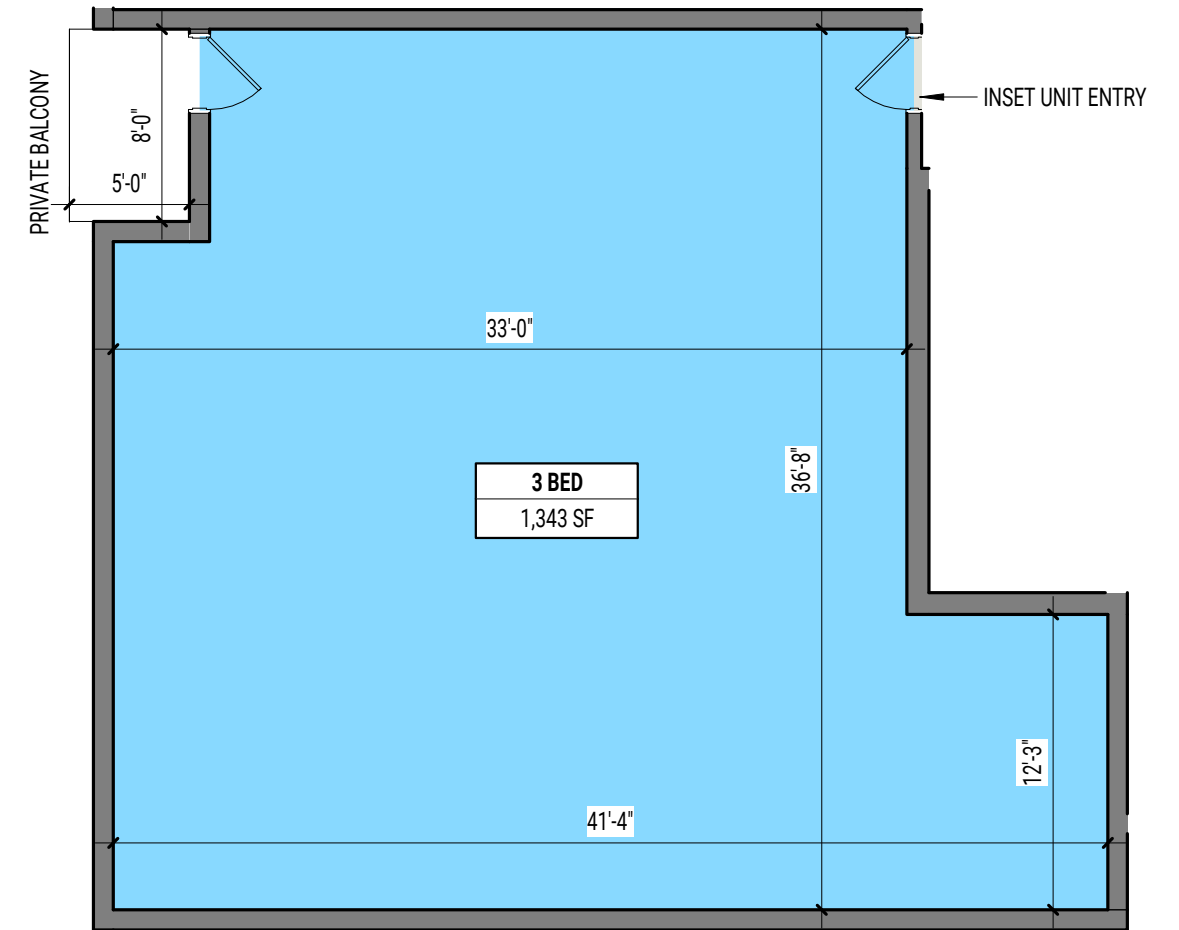
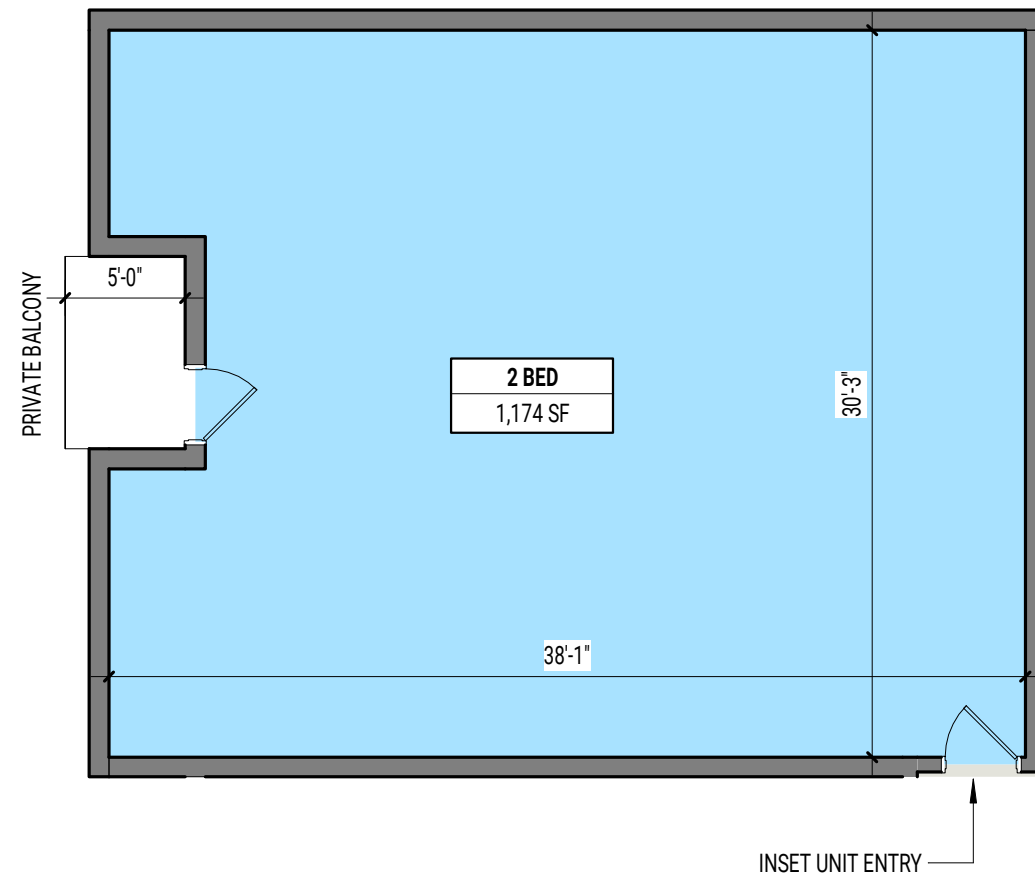
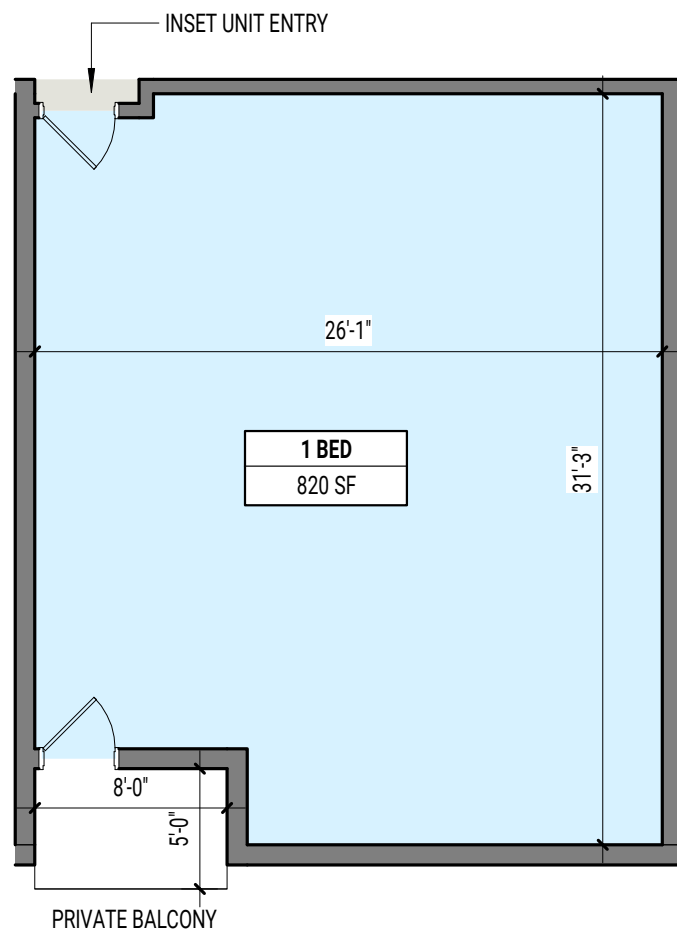
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UNIT TOTALS:	55	6	7
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68 UNITS
88 BEDS

352 TURNPIKE ROAD
TYPICAL 2ND - 6TH FLOOR

06.13.2024



NOTE: TYPICAL UNIT TYPES APPLY TO FLOORS 2 THROUGH 6.
REFER TO GROUND FLOOR PLAN FOR ALTERNATIVE 1, 2, & 3 BED UNIT TYPES

FLOORS	1 BEDS	2 BEDS	3 BED
2-6	50	5	5
GROUND	5	1	2
UNIT TOTALS:	55	6	7
BED COUNT:	55	12	21

68 UNITS
88 BEDS

352 TURNPIKE ROAD
TYPICAL UNIT TYPES

06.13.2024



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000
Fax: 617-854-1091

Relay 711
www.masshousing.com

September 23, 2024

Kathryn Cook, Chair
Select Board
Town of Southborough
17 Common Street
Southborough, MA 01772

RE: **Proposed 40B—352 Turnpike Road
Southborough, MA
MH ID No. 1245**

Dear Ms. Cook:

MassHousing is currently reviewing an application for Site Approval submitted by Ferris Development 352 Turnpike Road, LLC (the Applicant). The proposed development will consist of 68 units of rental housing on approximately 2.37 acres of land located on Turnpike Road (Route 9) in Southborough, MA.

The site approval process is offered to project sponsors who intend to apply for a Comprehensive Permit under Chapter 40B. MassHousing's review involves an evaluation of the site, the design concept, the financial feasibility of the proposal, and the appropriateness of the proposal in relation to local housing needs and strategies. As part of our review, we are soliciting comments from the local community, and we would appreciate your input. You also may wish to include in your response, issues or concerns raised by other Local Boards, officials, or other interested parties. Pursuant to the new Massachusetts General Laws Chapter 40B regulations (760 CMR 56.00) your comments may include information regarding municipal actions previously taken to meet affordable housing needs such as inclusionary zoning, multifamily districts adopted under G.L. c.40A and overlay districts adopted under G.L. c.40R. Your comments will be considered as part of our review.

We have been informed by the Applicant that the Town has received a copy of the application and site plans for 352 Turnpike Road. Please inform us of any issues that have been raised or are anticipated in the Town's review of this application. We request that you submit your comments to this office by Thursday, October 24, 2024, so we may process this application in a timely manner.

During the course of its review, MassHousing will conduct a site visit, which Local Boards, as defined in 760 CMR 56.02, may attend. The site visit for 352 Turnpike Road has been tentatively scheduled for Friday, October 4 at 9:30 am. Please notify me promptly if any representatives of your office or if other Local Boards plan to attend the scheduled site visit.

Please note that if and when an application is submitted for a comprehensive permit, assistance is available to the Zoning Board of Appeals (ZBA) to review the permit application. The Massachusetts Housing Partnership's (MHP) Ch. 40B Technical Assistance Program administers grants to municipalities for up to \$15,000 to engage qualified third-party consultants to work with the city's ZBA in reviewing the Chapter 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, www.mhp.net/40B or e-mail MHP at emcgurren@mhp.net.

If you have any questions, please do not hesitate email me at kmiller@masshousing.com.

Thank you for your assistance.

Sincerely,

Kat Miller
Senior Planning and Programs Analyst

cc: Mark J. Purple, Southborough Town Administrator
Karina Quinn, Southborough Town Planner

TOWN OF SOUTHBOROUGH



OFFICE OF THE SELECT BOARD

TOWN HOUSE · 17 COMMON STREET · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 485-0710 · FAX (508) 480-0161 · selectmenoffice@southboroughma.com

October 9, 2024

Ms. Katherine Miller
Mass Housing
One Beacon Street
Boston, MA 02108

Re: Proposed 40B Development, 352 Turnpike Road, Southborough, MA

Dear Ms. Miller:

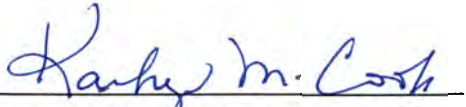
At its regular meeting held on October 8, 2024, the Southborough Select Board voted unanimously (5-0) to support the 40B project at 352 Turnpike Road, Southborough, MA as proposed by the Ferris Development 352 Turnpike, LLC (property owner). We believe that this project is in the best interests of the Town of Southborough for the following reasons:

- In June of 2023 the Select Board met to establish its priorities for fiscal 2024. One of the goals established by the Board was to make meaningful progress with expanding the stock of affordable housing in the Town of Southborough. This goal was reaffirmed for fiscal 2025 by the Select Board during its 2024 planning meeting. This 68-unit project will not only allow us to make progress with increasing our housing stock generally, it will also support our progress toward the Commonwealth's goal of achieving at least 10% of our housing units being classified as "affordable".
- The site appears to be well-suited for controlled growth.
 - The site creates minimal intrusions into existing residential neighborhoods.
 - The project, which will use Route 9 for ingress/egress, will produce minimal impacts on local secondary roads.
 - The site has space to provide adequate septic capacity to serve the [60 units] proposed.
 - The proposed additional building on the site can provide some local services within walking distance for residents including senior citizens.
- The developer team has deep roots in our community both as residents and developers.
- The developer has a track record of building high-quality office developments.

- The developer has met with the Select Board and members of other town boards in a collaborative effort relative to this project.

The Select Board, based on the above considerations, recommends that Mass Housing find the proposed development at 352 Turnpike Road be deemed as eligible for 40B status. Subject to this Mass Housing positive determination, the developer will need to work with our Zoning Board of Appeals (and other local boards, as applicable) to obtain a comprehensive permit for the project.

Sincerely,

A handwritten signature in blue ink that reads "Kathryn M. Cook". The signature is written in a cursive style and is positioned above a horizontal line.

Kathryn M. Cook, Chair
Southborough Select Board

TOWN OF SOUTHBOROUGH



CONSERVATION COMMISSION

CORDAVILLE HALL · 9 CORDAVILLE ROAD, LOWER LEVEL · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 281-8984 · FAX (508) 480-0161 · mdanza@southboroughma.com

October 9, 2024

Kat Miller
Senior Planning & Programs Analyst
MassHousing
1 Beacon Street
Boston, MA 02108

Subject: 352 Turnpike Road – Conservation Commission Comments

Ms. Miller,

In review of the submitted Comprehensive Permit Site Approval Application Rental to MassHousing and the associated Site Plan entitled “Site Plan of Land at 352 Turnpike Road;” prepared by Azimuth Land Design, LLC; last dated March 23, 2024, the Conservation Commission has the following preliminary comments:

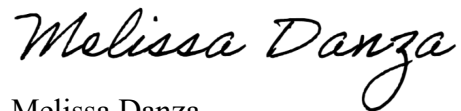
1. While offsite, the wetland to the north of the property should show the 20’ and 100’ Buffer Zones in consistency with local and state requirements under the Wetlands Protection Act and Southborough Wetlands Bylaw and Regulations and will be required with the subsequent Notice of Intent.
2. On page C1 titled “Existing Condition & Demolition Plan,” in the western portion of the site, it is labelled as “Existing Detention Basin to be Removed. Coordinate with Site Plan” and “Existing Detention Basin.” On Page C2 titled, “Site Plan,” the applicant shows this area as a wetland resource area.
 - a. Per Conservation Commission records, this detention basin was built prior to 1988 in which the Commission permitted an addition to the existing building under DEP #290-175. Approved site plans on file demonstrate the existence and installation of the detention basin prior to the approval of the addition. As such, the area does not qualify to meet the exemption in 310 CMR 10.02(2)(c) as the system was not designed, constructed, installed, and/or improved upon after November 18, 1996, and therefore qualifies as a wetland resource area.

- b. The Stormwater Standards will need to be met prior to the discharge to wetland resource areas for new development and/or to the maximum extent practicable as allowed for redevelopment.
3. The Commission will require, in a subsequent Notice of Intent, the location of all existing and proposed infrastructure, including connections between the wetland resource areas and existing stormwater systems.
4. The Commission recommends, and will require with a subsequent Notice of Intent, that a completed and engineer stamped Stormwater Management Checklist and associated Stormwater Report be submitted.
5. The applicant should demonstrate which aspects are necessary and directly correlated to the construction of the 40B portion of the project as non-40B related activities do not allow for the issuance of waivers from local bylaws and regulations.
6. It appears that the applicant proposes subsurface infiltration units to accommodate for stormwater on site. For redevelopment projects, and in conformance with Stormwater Standard 7, subsurface structures are suitable with pretreatment. It is unclear what the applicant proposes as pretreatment and/or any additional infrastructure that is to be utilized. A full plan demonstrating compliance with the Stormwater Standards will be required with the submittal of a subsequent Notice of Intent.
7. To ensure that proper Stormwater BMPs are being proposed, the applicant should conduct appropriate test pits in the areas of proposed infiltration and submit test pit logs with their submittals and would be a requirement upon the submittal of a Notice of Intent.
8. Per Volume 1, Chapter 1 of the Massachusetts Stormwater Handbook, infiltration BMPs must be a minimum of 50' from surface water and 10-100 feet from building foundations. There are several infiltration areas that appear to be closer than the minimum allowable distance to existing wetland and/or building foundations. Applicant shall confirm minimum proposed distance from wetlands and buildings are no less than allowable.
9. The Commission will require, in a subsequent Notice of Intent, that a plan depicting proper erosion controls for the site be demonstrated on the site plan, including specifications for installation and types. The use of hay is strictly prohibited.
10. The Commission will require, in a subsequent Notice of Intent, that the square footage of existing and proposed disturbances within jurisdictional areas and buffer zones be provided.
 - a. The Commission will also require the square footage of pre and post impervious surfaces of the site.
11. The Commission will require, in a subsequent Notice of Intent, the location of proposed stockpiles be shown on the site plan.

12. The Commission will require, in a subsequent Notice of Intent, the location of proposed snow storage be shown on the site plan.
13. The Commission will require, in a subsequent Notice of Intent, that all plantings, especially those within jurisdictional areas or buffer zones, be straight, native species only.
14. The Commission will require, in a subsequent Notice of Intent, that the boundary of wetland resource areas be reviewed by the Commission's peer review consultant.

Please do not hesitate to contact us with any questions regarding the above comments. The Commission will further review for compliance under required rules and regulations once a complete plan and documents are submitted to the Town either through a Comprehensive Permit to the Zoning Board of Appeals and/or Notice of Intent filed with the Conservation Commission.

Sincerely,

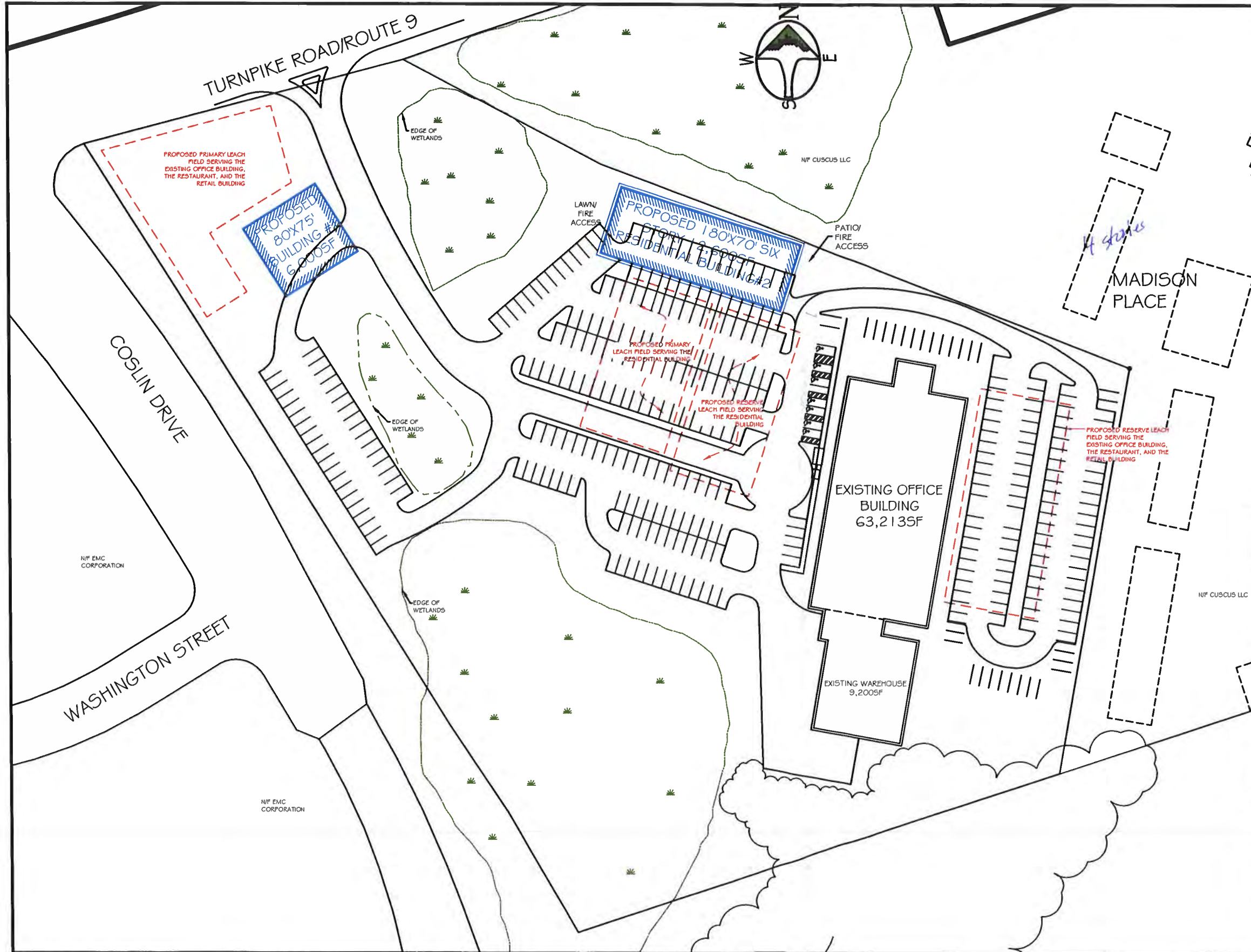


Melissa Danza

Conservation Agent

mdanza@southboroughma.com

508-281-8984



GENERAL NOTES:

- 1) THERE ARE NO FEMA FLOOD ZONES ON THIS PARCEL.
- 2) ACCORDING TO THE MASSMAPPER WEB SITE, THERE ARE NO ENDANGERED SPECIES HABITATS AND NO VERNAL POOLS ON OR ADJACENT TO THIS SITE.
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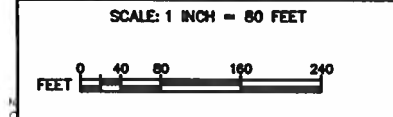
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EXPEDITED ENGINEERING, LLC
Professional Engineers & Erosion Control Specialists
118 Turnpike Road, 300, Southborough, MA 01772
Telephone (508)-399-9993 james@expeditedengineers.com

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IN
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OWNER & APPLICANT:
FERRIS DEVELOPMENT 352
TURNPIKE ROAD, LLC
118 TURNPIKE ROAD, SUITE 300
SOUTHBOROUGH, MA 01772
SITE VISIT PLAN

*Site Visit Handout
10/4/24 9:30am*