The Pointe at Hills Farm

Shrewsbury, Massachusetts

Site Designer

Wayne M. Belec, Senior Project Manager
Michael J. Scott, PE, Project Engineer
Waterman Design Associates, Inc.

- Project Evolution
- Site Location, Zone District and Neighboring Uses
- Phase I
  - Existing Conditions
  - Layout & Materials, Pedestrian and Vehicular Traffic Circulation
  - Grading and Drainage
  - Sewer and Utilities
  - Site Lighting

- Phase I
  - Existing Conditions
  - Layout & Materials, Pedestrian and Vehicular Traffic Circulation
  - Grading and Drainage
  - Sewer and Utilities
  - Site Lighting

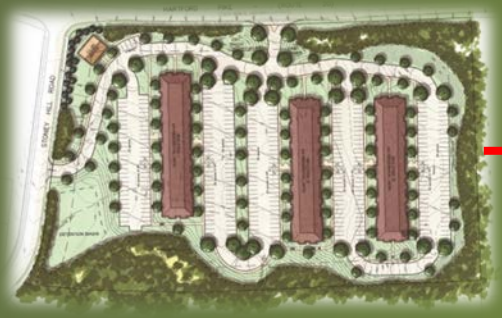
- Requested Waivers

Project Evolution

MassHousing & Mass DOT → ZBA

Phase I

1 192 Units



2 180 Units

3 180 Units

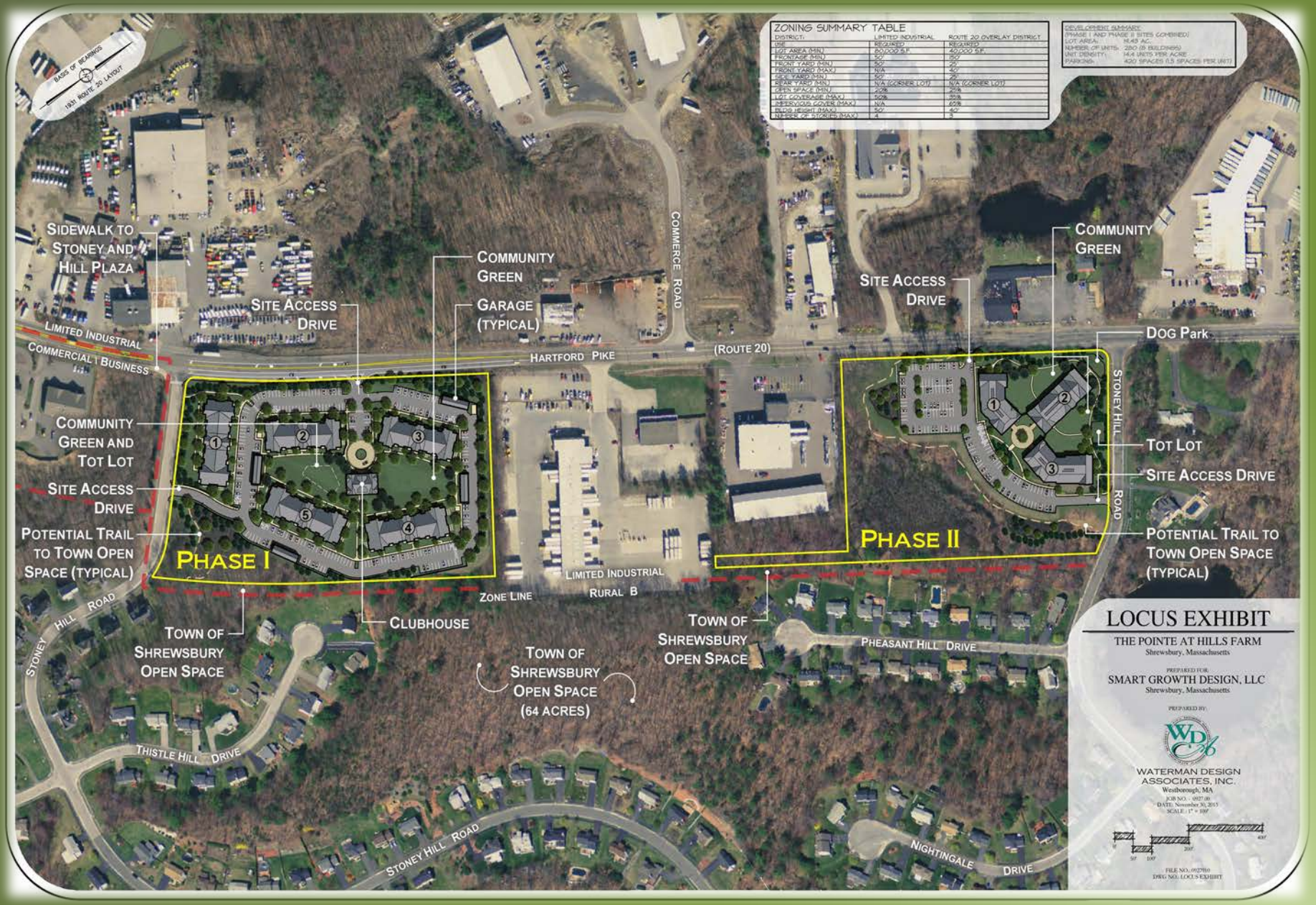
Phase II

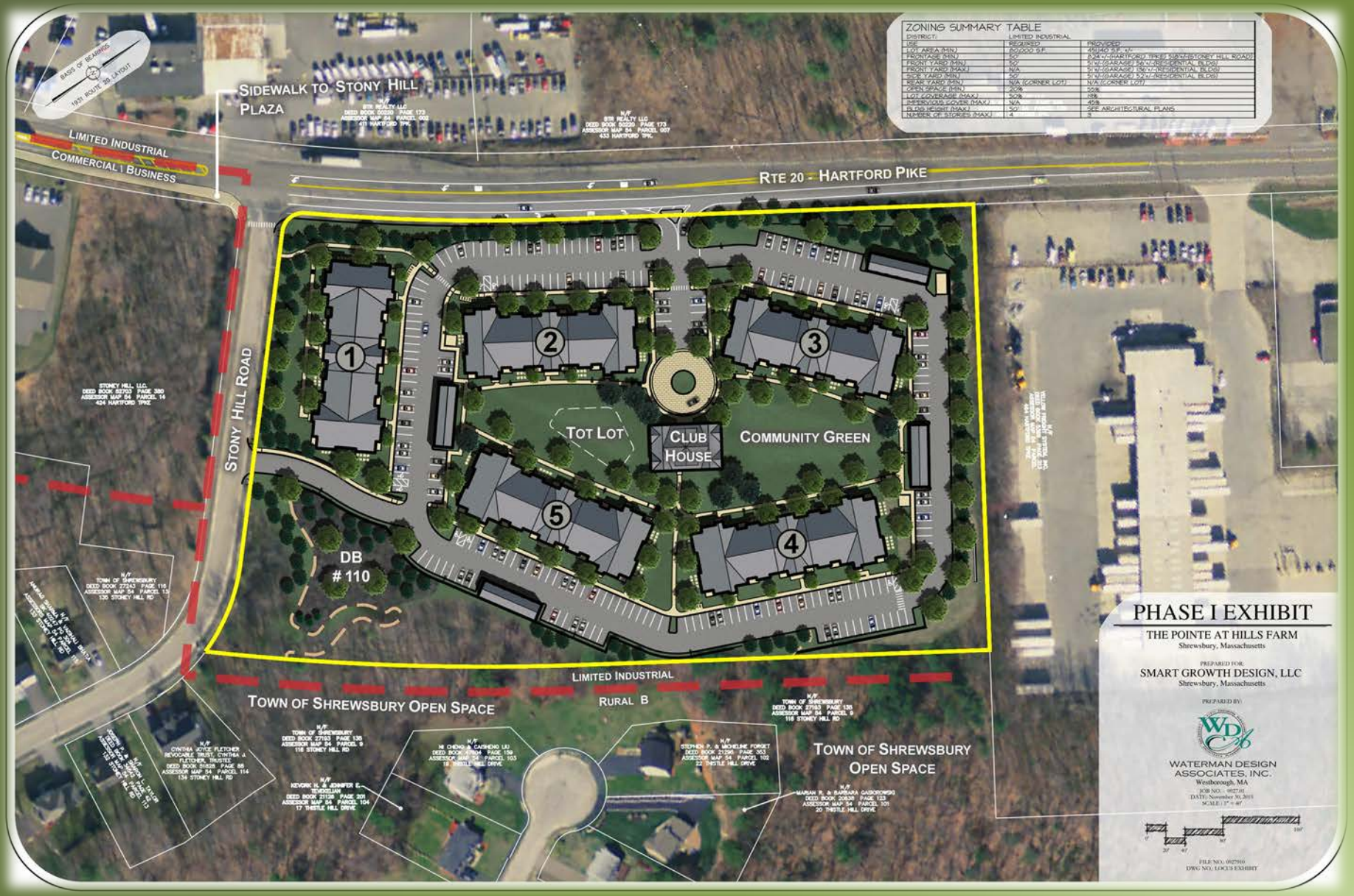
1 128 Units

2 120 Units

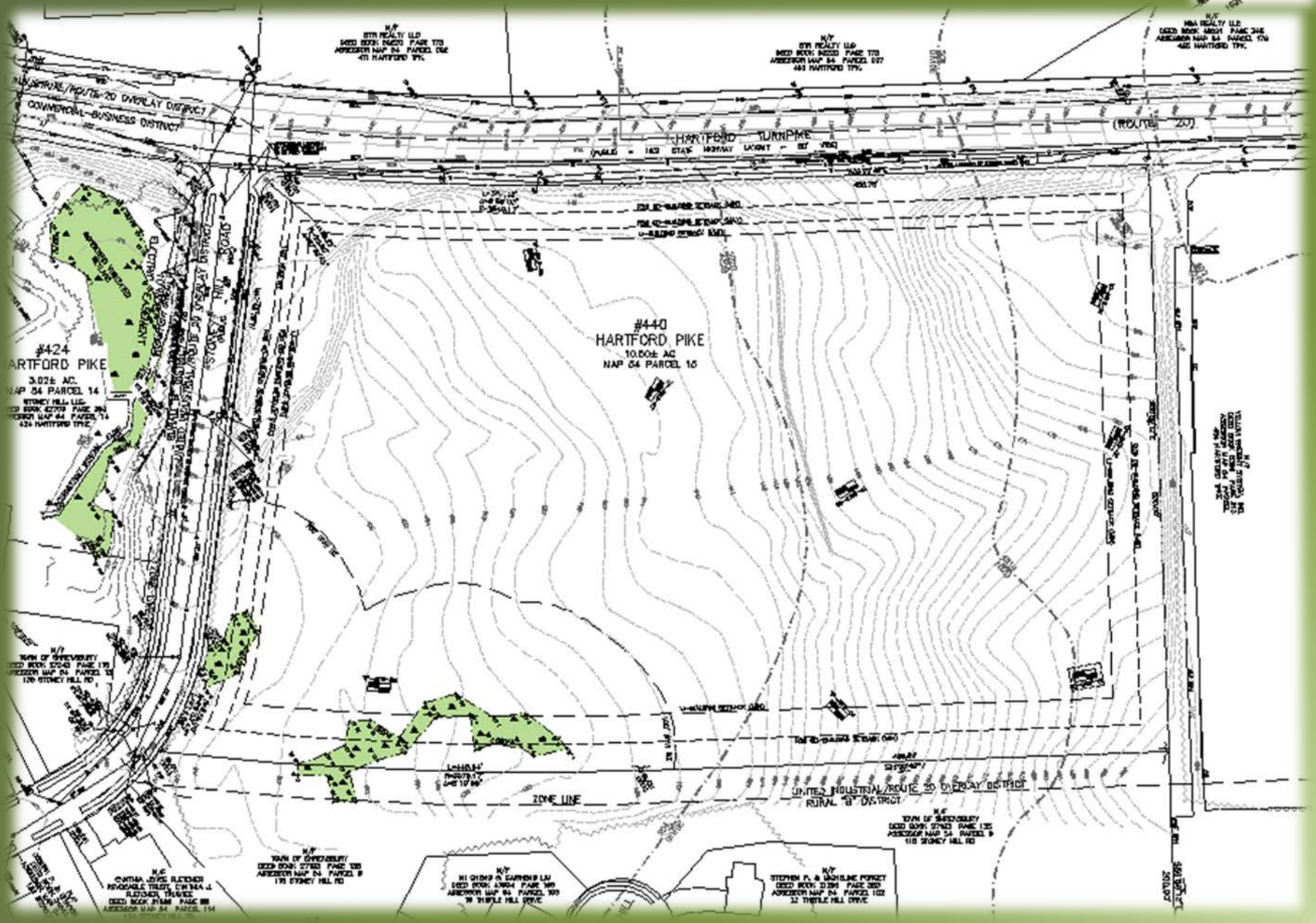
3 100 Units

BASIS OF BEARINGS
1831 ROUTE 20 LAYOUT
Industrial Use
Industrial Use
COMMERCE ROAD
LIMITED INDUSTRIAL
COMMERCIAL I BUSINESS
HARTFORD PIKE
(ROUTE 20)
#424
Commercial
Use
RURAL B
Phase I
#440
Industrial Use
Phase II
#526
STONEY HILL ROAD
LIMITED INDUSTRIAL
RURAL B
ZONE LINE
STONEY HILL ROAD
TOWN OF
SHREWSBURY
OPEN SPACE
TOWN OF
SHREWSBURY
OPEN SPACE
(64 ACRES)
TOWN OF
SHREWSBURY
OPEN SPACE
PHEASANT HILL DRIVE
Single Family
Residential Use
Single Family
Residential Use
THISTLE HILL DRIVE
STONEY HILL ROAD
NIGHTINGALE DRIVE
EXISTING CONDITIONS
THE POINTE AT HILLS FARM
Shrewsbury, Massachusetts
PREPARED FOR:
SMART GROWTH DESIGN, LLC
Shrewsbury, Massachusetts
WATERMAN DESIGN
ASSOCIATES, INC.
Westborough, MA
JOB NO.: 0927.00
DATE: November 30, 2015
SCALE: 1" = 100'
FILE NO.: 0927800
DWG NO.: LOCUS EXHIBIT

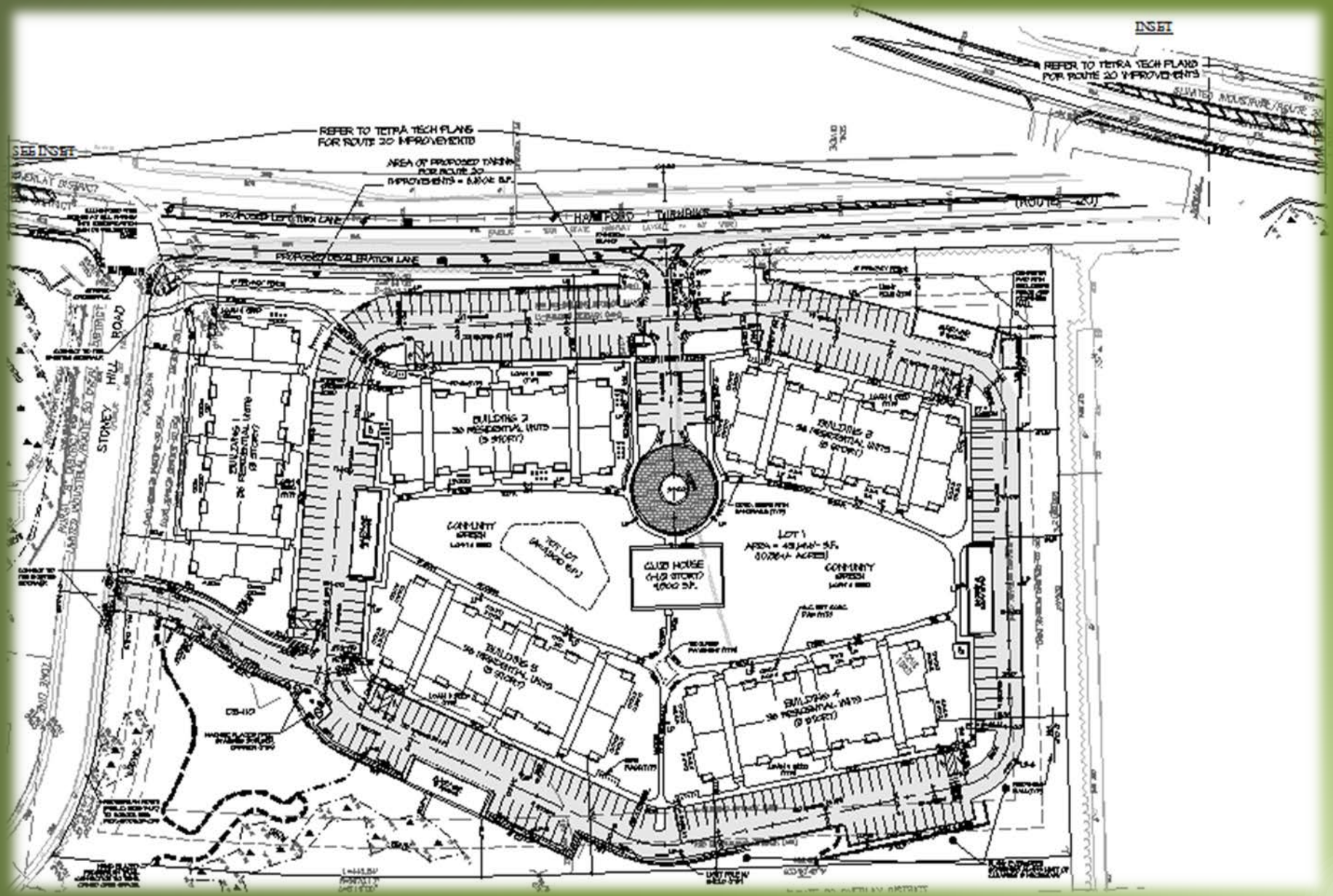

BASIS OF BEARINGS
1931 ROUTE 20 LAYOUT
ZONING SUMMARY TABLE
DISTRICT: LIMITED INDUSTRIAL ROUTE 20 OVERLAY DISTRICT
USE REQUIRED REQUIRED
LOT AREA (MIN) 80,000 S.F. 40,000 S.F.
FRONTAGE (MIN) 50' 150'
FRONT YARD (MIN) 50' 25'
FRONT YARD (MAX) N/A 40'
SIDE YARD (MIN) 50' 25'
REAR YARD (MIN) N/A (CORNER LOT) N/A (CORNER LOT)
OPEN SPACE (MIN) 20% 25%
LOT COVERAGE (MAX) 50% 35%
IMPERVIOUS COVER (MAX) N/A 62%
BLDG HEIGHT (MAX) 50' 40'
NUMBER OF STORIES (MAX) 4 3
DEVELOPMENT SUMMARY
(PHASE I AND PHASE II SITES COMBINED)
LOT AREA: 16.43 AC.
NUMBER OF UNITS: 280 (8 BUILDINGS)
UNIT DENSITY: 14.4 UNITS PER ACRE
PARKING: 420 SPACES (1.5 SPACES PER UNIT)
SIDEWALK TO STONEY AND HILL PLAZA
LIMITED INDUSTRIAL
COMMERCIAL I BUSINESS
SITE ACCESS DRIVE
COMMUNITY GREEN
GARAGE (TYPICAL)
HARTFORD PIKE
(ROUTE 20)
COMMERCE ROAD
SITE ACCESS DRIVE
COMMUNITY GREEN
DOG PARK
STONEY HILL ROAD
TOT LOT
SITE ACCESS DRIVE
POTENTIAL TRAIL TO TOWN OPEN SPACE (TYPICAL)
COMMUNITY GREEN AND TOT LOT
SITE ACCESS DRIVE
POTENTIAL TRAIL TO TOWN OPEN SPACE (TYPICAL)
PHASE I
PHASE II
LIMITED INDUSTRIAL
RURAL B
ZONE LINE
CLUBHOUSE
TOWN OF SHREWSBURY OPEN SPACE
TOWN OF SHREWSBURY OPEN SPACE
TOWN OF SHREWSBURY OPEN SPACE (64 ACRES)
PHEASANT HILL DRIVE
STONEY HILL ROAD
THISTLE HILL DRIVE
STONEY HILL ROAD
NIGHTINGALE DRIVE
LOCUS EXHIBIT
THE POINTE AT HILLS FARM
Shrewsbury, Massachusetts
PREPARED FOR:
SMART GROWTH DESIGN, LLC
Shrewsbury, Massachusetts
PREPARED BY:
WATERMAN DESIGN ASSOCIATES, INC.
Westborough, MA
JOB NO.: 0927.00
DATE: November 30, 2015
SCALE: 1" = 100'
FILE NO.: 0927910
DWG NO.: LOCUS EXHIBIT


ZONING SUMMARY TABLE
DISTRICT: LIMITED INDUSTRIAL
USE | REQUIRED | PROVIDED
LOT AREA (MIN) | 80,000 S.F. | 451,140 S.F. +/-
FRONTAGE (MIN) | 50' | 1,324'+/-(HARTFORD TRACT 53)/+/-(STONEY HILL ROAD)
FRONT YARD (MIN) | 50' | 51'+/-(GARAGE) 56'+/-(RESIDENTIAL BLDG)
FRONT YARD (MAX) | N/A | 51'+/-(GARAGE) 56'+/-(RESIDENTIAL BLDG)
SIDE YARD (MIN) | 50' | 51'+/-(GARAGE) 52'+/-(RESIDENTIAL BLDG)
REAR YARD (MIN) | N/A (CORNER LOT) | N/A (CORNER LOT)
OPEN SPACE (MIN) | 20% | 55%
LOT COVERAGE (MAX) | 50% | 18%
IMPERVIOUS COVER (MAX) | N/A | 40%
BLDG HEIGHT (MAX) | 50' | SEE ARCHITECTURAL PLANS
NUMBER OF STORIES (MAX) | 4 | 3
BASIS OF BEARINGS
1931 ROUTE 20 LAYOUT
SIDEWALK TO STONY HILL PLAZA
N/F
BTR REALTY LLC
DEED BOOK 50230 PAGE 173
ASSESSOR MAP 54 PARCEL 002
411 HARTFORD TPKE
N/F
BTR REALTY LLC
DEED BOOK 50230 PAGE 173
ASSESSOR MAP 54 PARCEL 007
433 HARTFORD TPKE
LIMITED INDUSTRIAL
COMMERCIAL I BUSINESS
RTE 20 - HARTFORD PIKE
STONY HILL ROAD
STONEY HILL, LLC.
DEED BOOK 52703 PAGE 280
ASSESSOR MAP 54 PARCEL 14
424 HARTFORD TPKE
N/F
TOWN OF SHREWSBURY
DEED BOOK 27243 PAGE 115
ASSESSOR MAP 54 PARCEL 13
135 STONEY HILL RD
1
2
3
4
5
TOT LOT
CLUB HOUSE
COMMUNITY GREEN
DB # 110
LIMITED INDUSTRIAL
RURAL B
TOWN OF SHREWSBURY OPEN SPACE
N/F
TOWN OF SHREWSBURY
DEED BOOK 27163 PAGE 135
ASSESSOR MAP 54 PARCEL 9
116 STONEY HILL RD
N/F
CYNTHIA JOYCE FLETCHER
REVOCABLE TRUST, CYNTHIA J.
FLETCHER, TRUSTEE
DEED BOOK 21828 PAGE 88
ASSESSOR MAP 54 PARCEL 114
134 STONEY HILL RD
N/F
KEVORK H. & JENNIFER E.
TERGOSLIAN
DEED BOOK 21139 PAGE 201
ASSESSOR MAP 54 PARCEL 104
17 THISTLE HILL DRIVE
N/F
HI CHENG & CAIHENG LIU
DEED BOOK 47804 PAGE 159
ASSESSOR MAP 54 PARCEL 103
18 THISTLE HILL DRIVE
N/F
STEPHEN P. & MICHELINE FORGET
DEED BOOK 21296 PAGE 353
ASSESSOR MAP 54 PARCEL 102
22 THISTLE HILL DRIVE
N/F
MARIAN R. & BARBARA GASKOWSKI
DEED BOOK 20838 PAGE 123
ASSESSOR MAP 54 PARCEL 101
20 THISTLE HILL DRIVE
N/F
TOWN OF SHREWSBURY
DEED BOOK 27163 PAGE 135
ASSESSOR MAP 54 PARCEL 9
116 STONEY HILL RD
TOWN OF SHREWSBURY OPEN SPACE
PHASE I EXHIBIT
THE POINTE AT HILLS FARM
Shrewsbury, Massachusetts
PREPARED FOR:
SMART GROWTH DESIGN, LLC
Shrewsbury, Massachusetts
PREPARED BY:
WATERMAN DESIGN ASSOCIATES, INC.
Westborough, MA
JOB NO.: 0927101
DATE: November 30, 2015
SCALE: 1" = 40'
0' 20' 40' 80' 100'
FILE NO.: 0927910
DWG NO.: LOCUS EXHIBIT

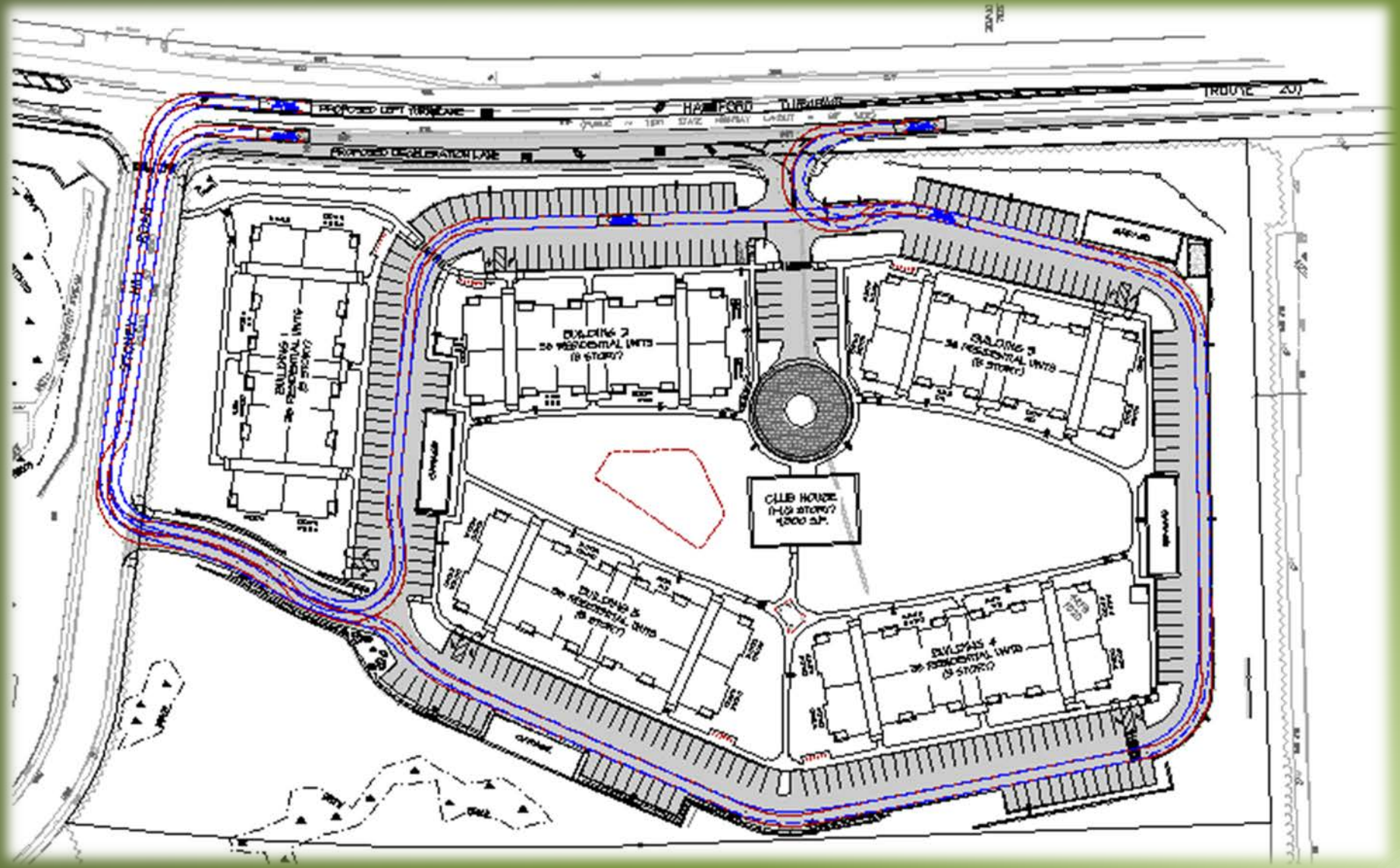
Existing Conditions



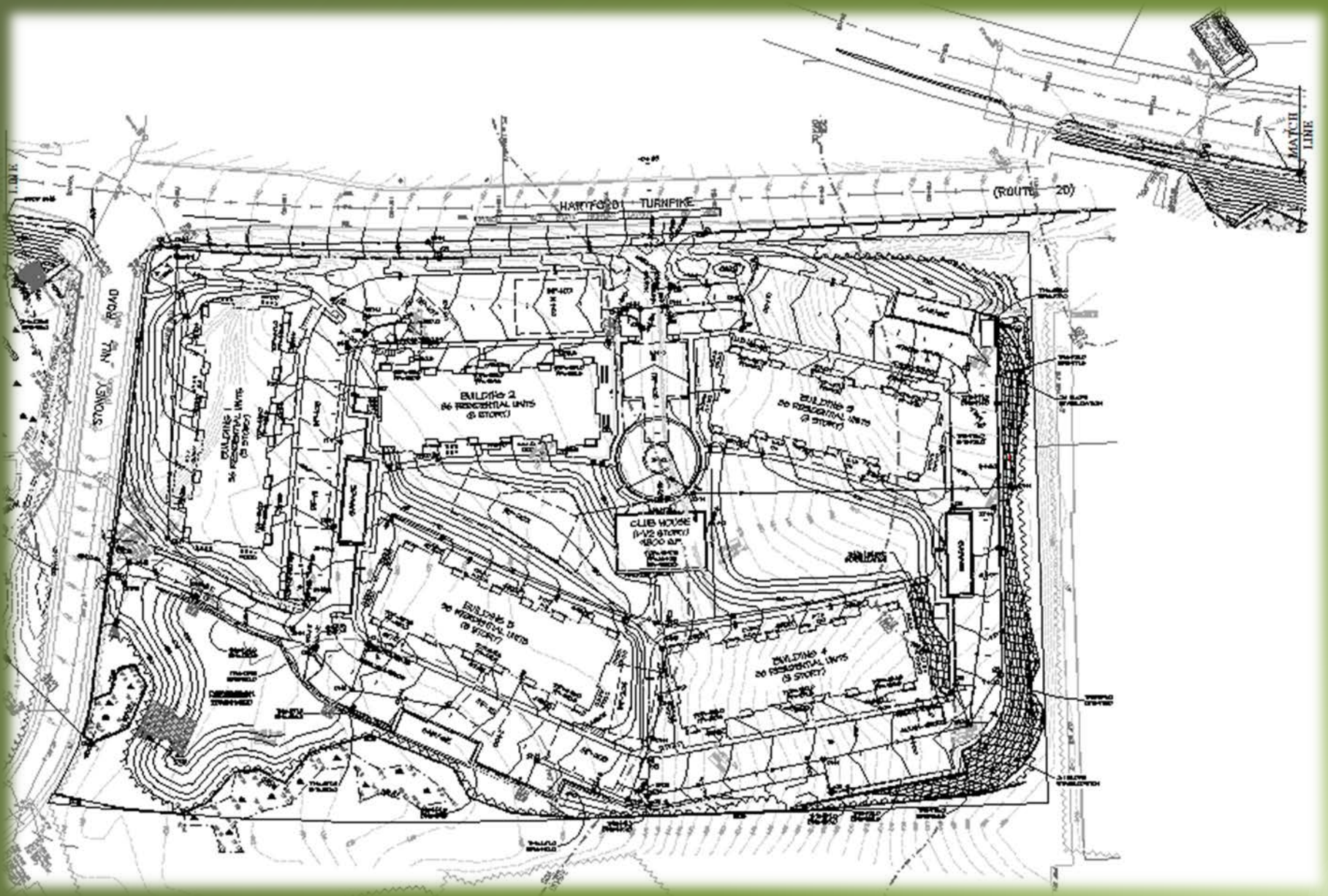
Layout & Materials



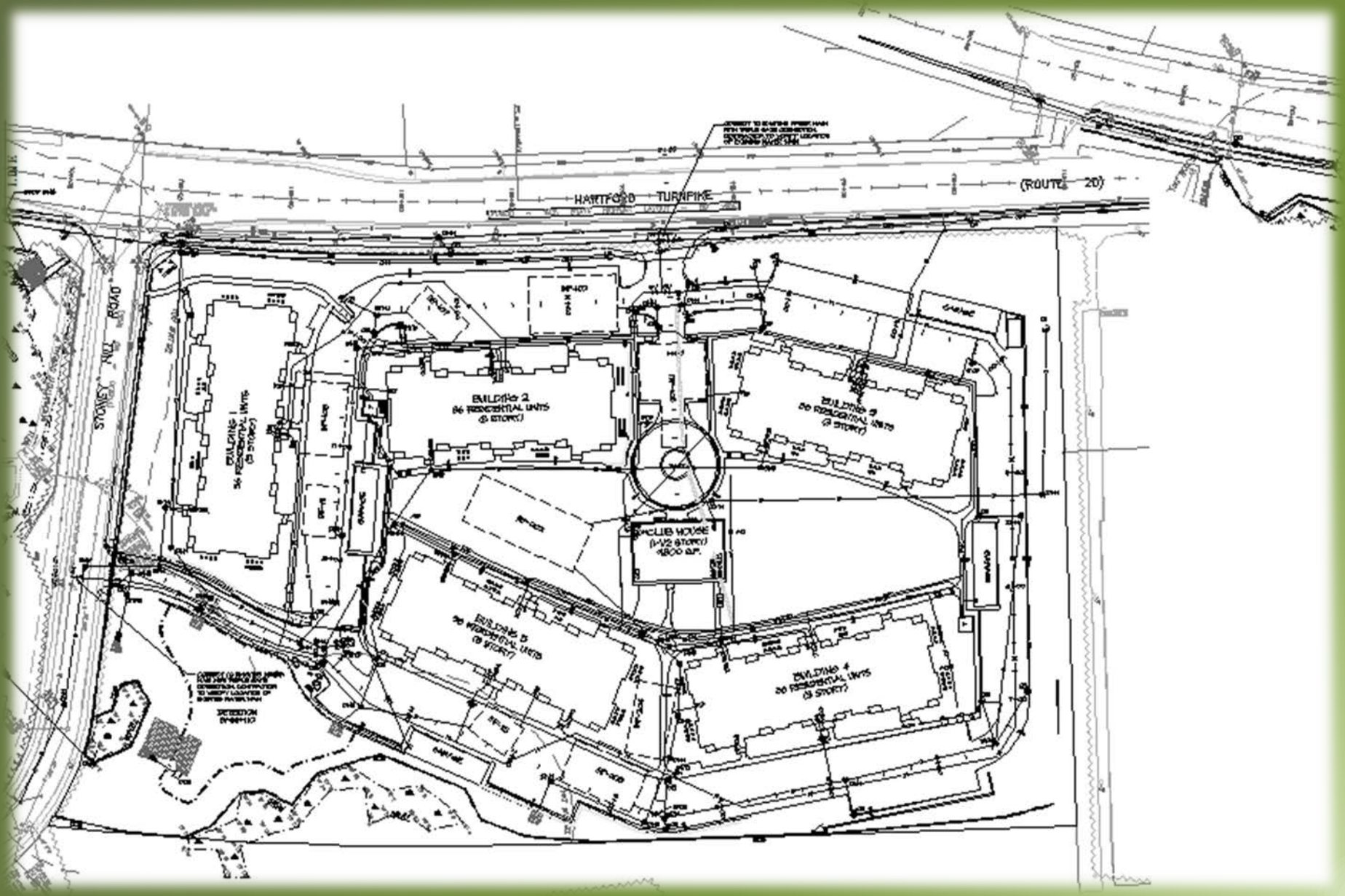
Emergency Vehicle Circulation



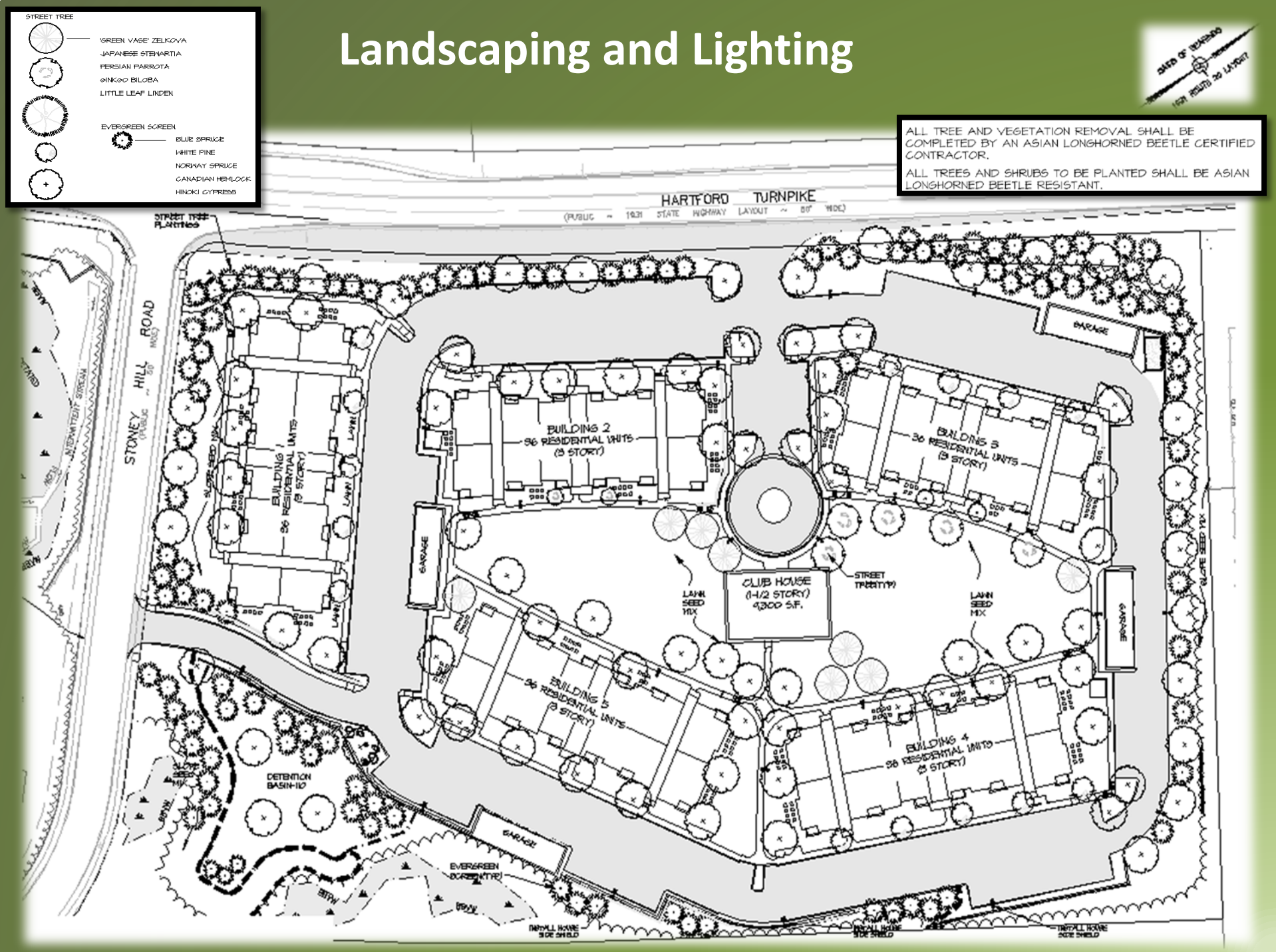
Grading and Drainage



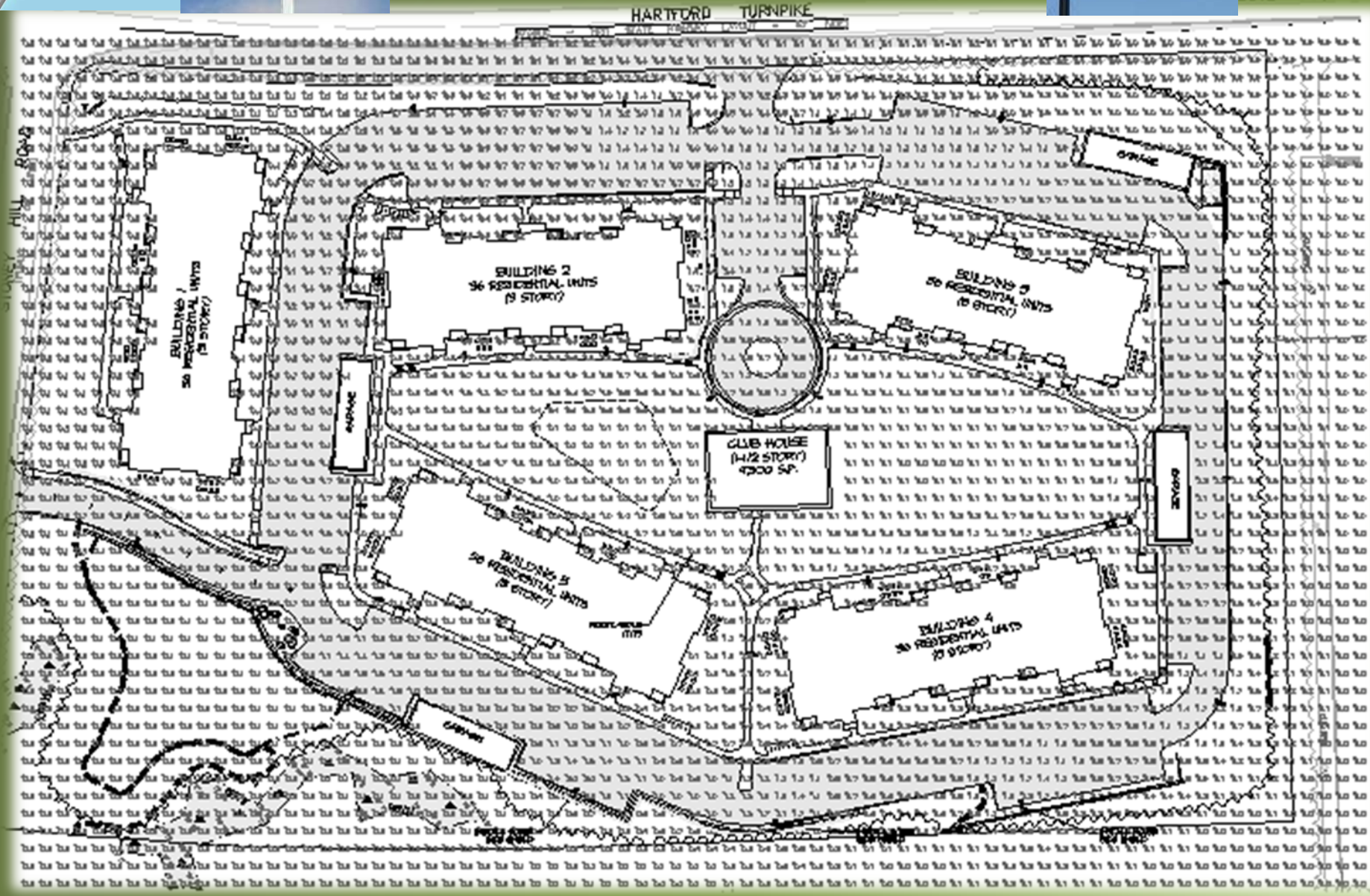
Site Utilities



Landscaping and Lighting



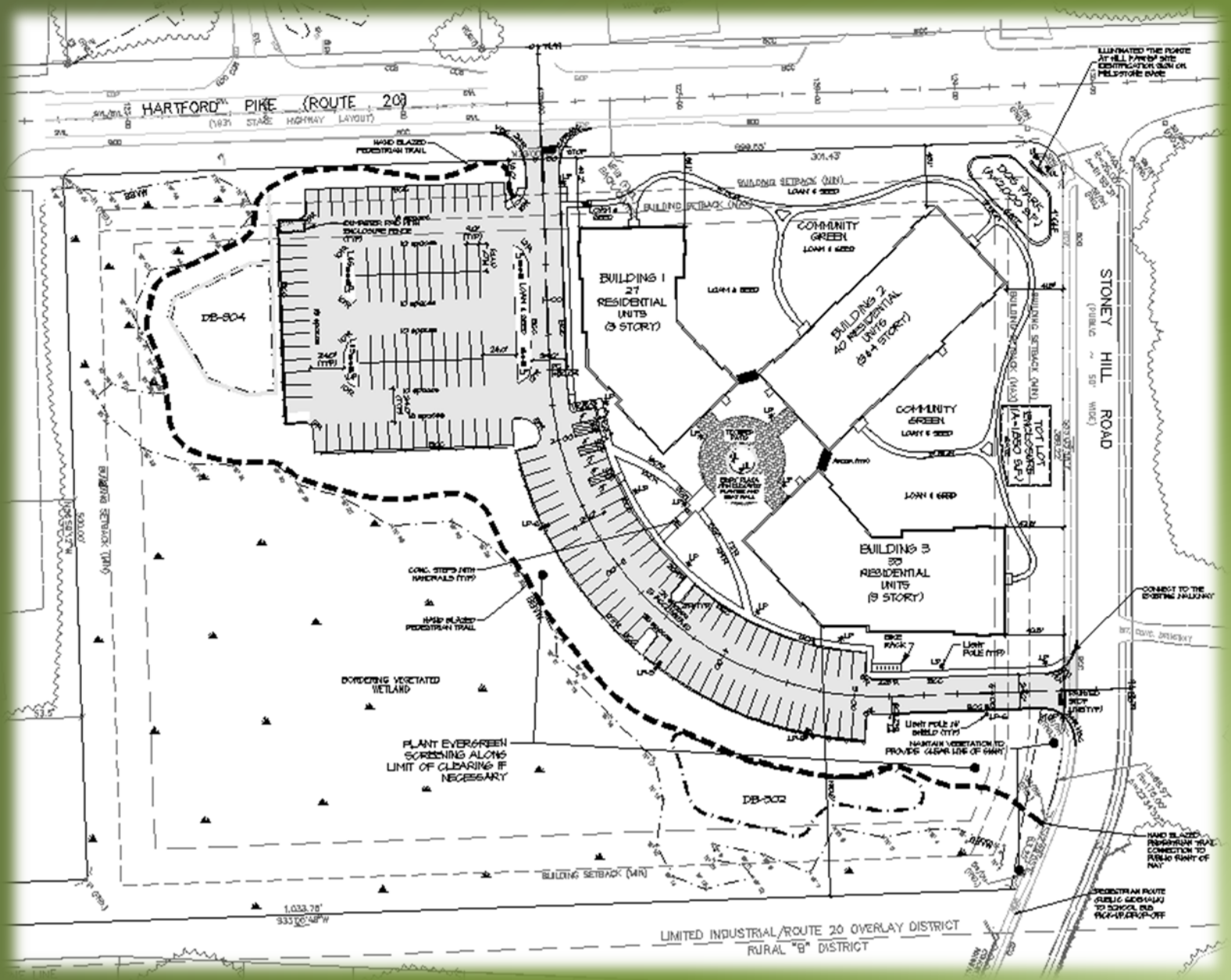
Photometrics



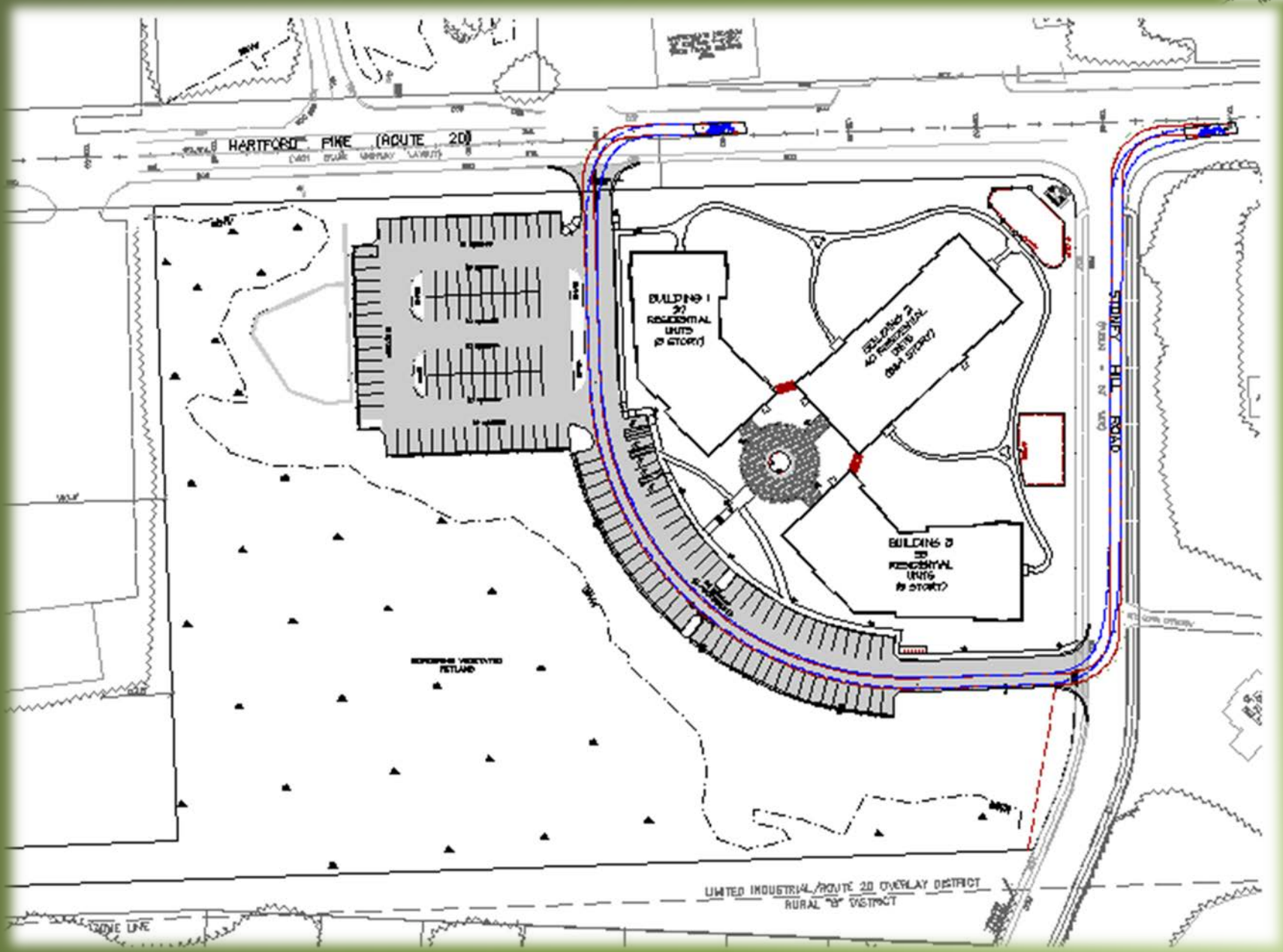
ZONING SUMMARY TABLE
DISTRICT: LIMITED INDUSTRIAL
USE | REQUIRED | PROVIDED
LOT AREA (MIN) | 80,000 S.F. | 388,477 S.F. +/-
FRONTAGE (MIN) | 50' | 100'+/-(HARTFORD TPKE) 522'+/-(STONEY HILL ROAD)
FRONT YARD (MIN) | 50' | 41'+/-(RESIDENTIAL BLDG)
FRONT YARD (MAX) | N/A | 141'+/-(RESIDENTIAL BLDG)
SIDE YARD (MIN) | 50' | 51'+/-(GARAGE) 32'+/-(RESIDENTIAL BLDG)
REAR YARD (MIN) | N/A (CORNER LOT) | N/A (CORNER LOT)
OPEN SPACE (MIN) | 20% | 72%
LOT COVERAGE (MAX) | 50% | 10%
IMPERVIOUS COVER (MAX) | N/A | 28%
BLDG HEIGHT (MAX) | 50' | SEE ARCHITECTURAL PLANS
NUMBER OF STORIES (MAX) | 4 | 4 (SEE ARCHITECTURAL PLANS)
BASIS OF BEARINGS
1931 ROUTE 20 LAYOUT
RTE 20 - HARTFORD PIKE
DOG PARK
COMMUNITY GREEN
DB # 304
1
2
3
TOT LOT
STONY HILL ROAD
DB # 302
TOWN OF SHREWSBURY OPEN SPACE
LIMITED INDUSTRIAL
RURAL B
PHASE II EXHIBIT
THE POINTE AT HILLS FARM
Shrewsbury, Massachusetts
PREPARED FOR:
SMART GROWTH DESIGN, LLC
Shrewsbury, Massachusetts
PREPARED BY:
WATERMAN DESIGN ASSOCIATES, INC.
Westborough, MA
JOB NO.: 0927.02
DATE: November 30, 2013
SCALE: 1" = 40'
FILE NO.: 0927910
DWG NO.: LOCUS EXHIBIT

Existing Conditions

Layout & Materials

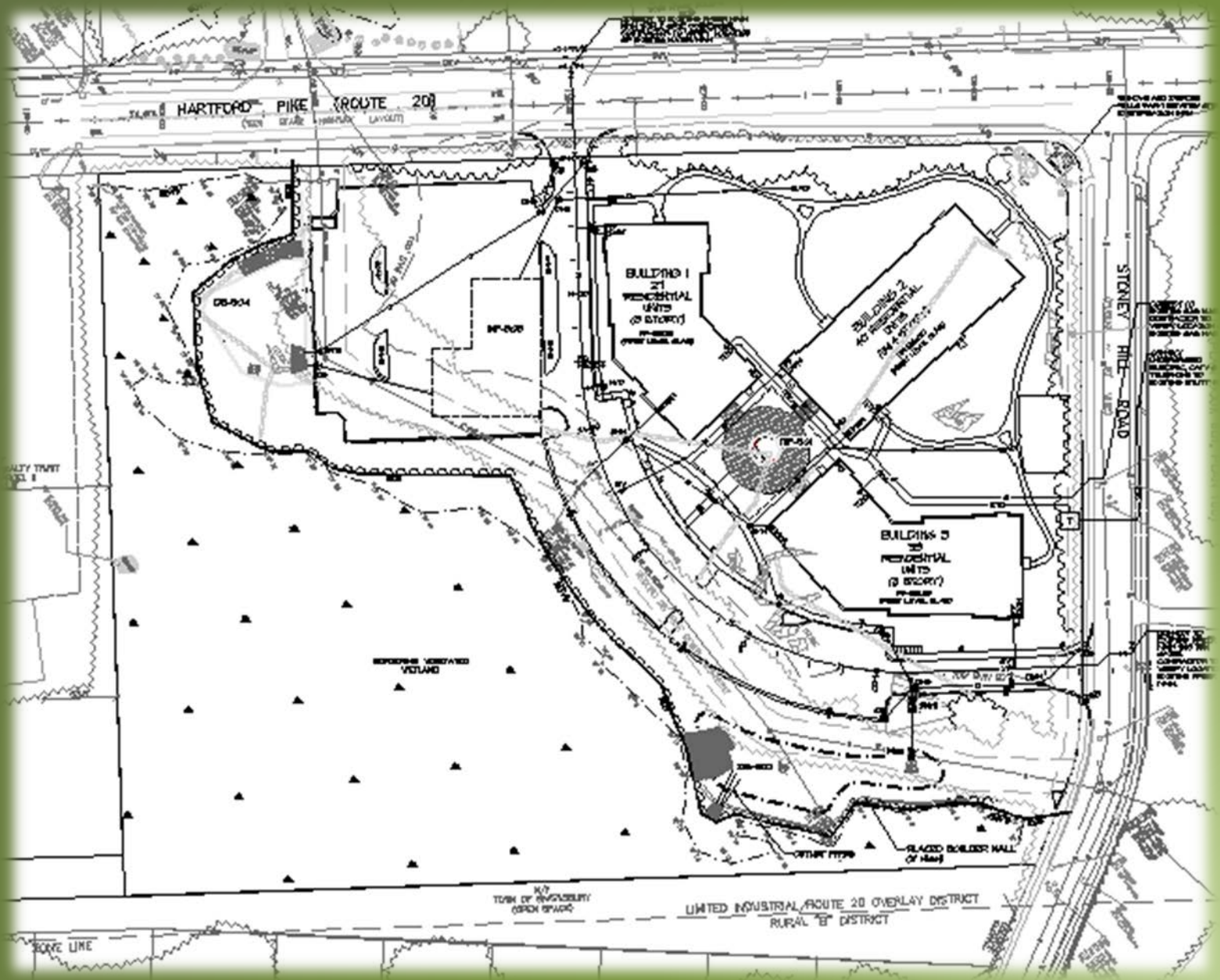


Emergency Vehicle Circulation

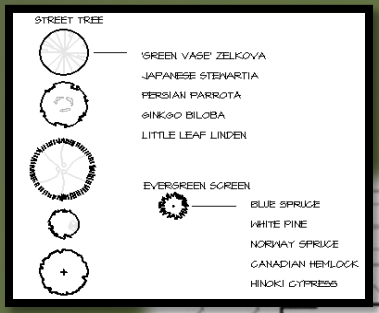


Grading and Drainage

Site Utilities

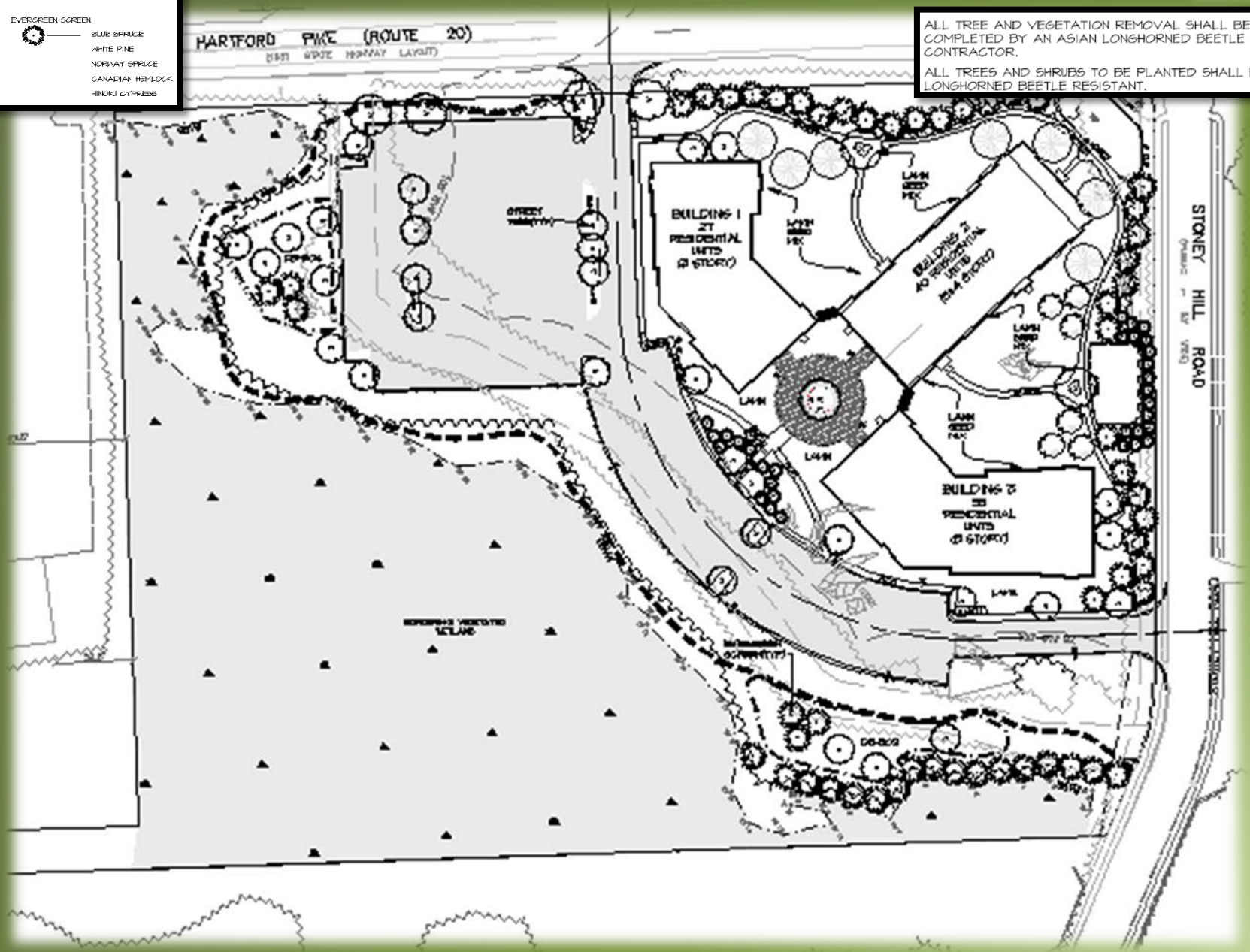


Landscaping and Lighting

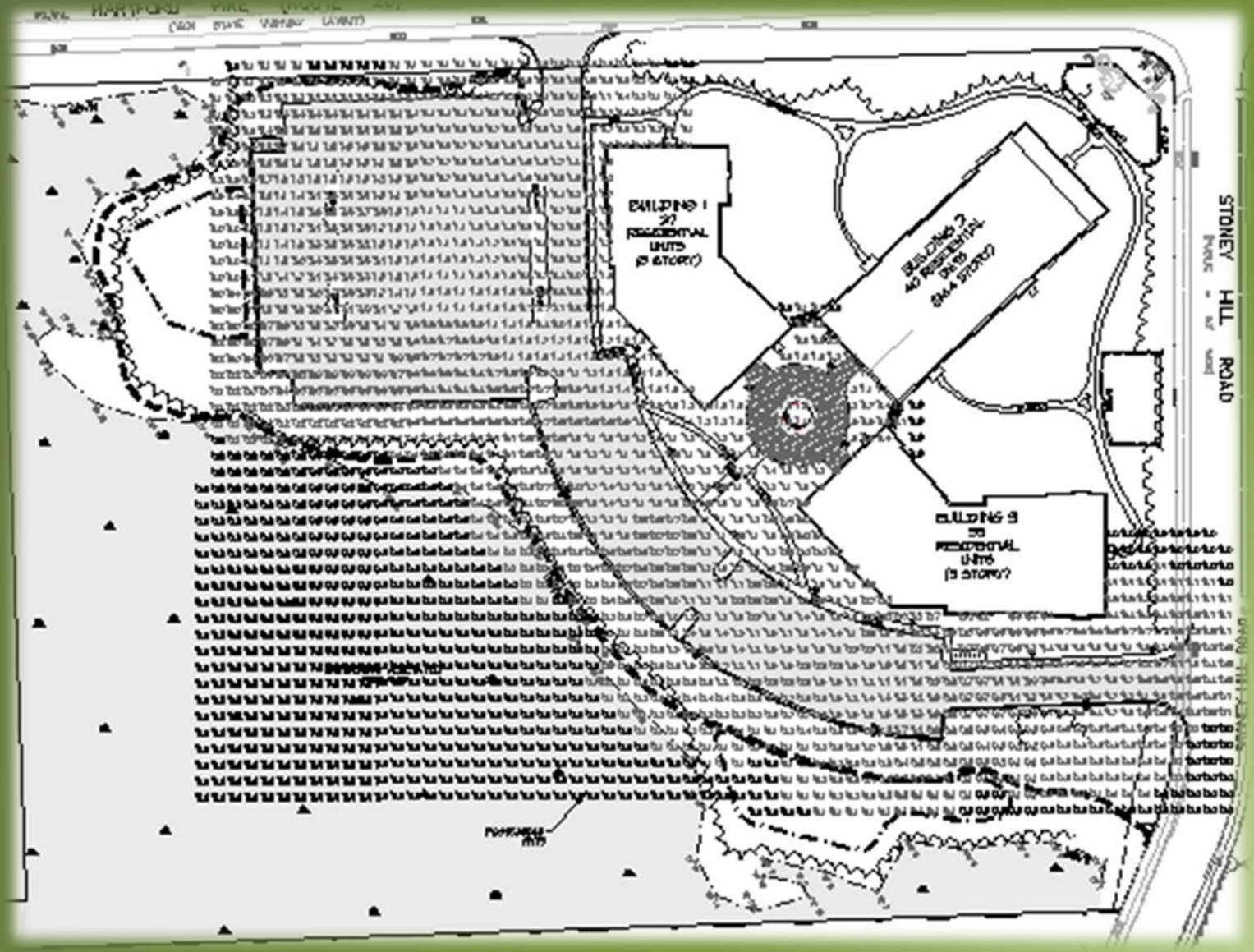


ALL TREE AND VEGETATION REMOVAL SHALL BE COMPLETED BY AN ASIAN LONGHORNED BEETLE CERTIFIED CONTRACTOR.

ALL TREES AND SHRUBS TO BE PLANTED SHALL BE ASIAN LONGHORNED BEETLE RESISTANT.



Photometrics



Requested Waivers

Phase I

Number of Waivers: 2

Waiver #1

Waiver #2

Waiver #1

Waiver to Zoning Bylaw-
Minimum Landscape Buffer From Road Layout to Parking Area:
Allowed/ Required: 15'
Proposed: 9'
Justification for Waiver:

- **Avoids shifting project farther east toward the residents at Hills Farm**
- **Maintaining the proposed spacing between Buildings 2 and 3 & 3 and 4 will provide for a higher quality Common Green for the residents**

Waiver #2

Waiver to Conservation Commission Policy Requirements-
Minimum Building Setback to a Resource Area (Wetland):
Allowed/ Required: 30'
Proposed: 21'
Justification for Waiver:

- **Garage serves as a Physical Barrier between the development and the closest point of the Resource Area.**
- **Preserves a permanently protected undisturbed natural buffer adjacent to the Wetland.**
- **Existing, mature trees are preserved allowing instant screening along the rear of the garage.**

Phase II

Number of Waivers: 2

Waiver #1

Waiver to Zoning Bylaw-

Minimum Front Setback From Road Layout to Building:

Allowed/ Required: 50'

Proposed: 41'

Justification for Waiver:

- Avoids impacts to Resource Area (wetlands).
- Allows for reduced footprint of 4-Story portion of Building 2 and concentrates it farther away and less in view of Stoney Hill Road.
- Creates space between the buildings allowing sunlight to be cast upon the Common Greens.
- Provides for a more welcoming Plaza on approach to the buildings.
- Responds to the request of Town Officials to 'break up" a single building into multiple buildings.
- The buildings are located away from the existing residential homes as much as possible within the limits of the site

Waiver #2

Waiver to Zoning Bylaw-

Maximum Building Height:

Allowed/ Required: 50'

Proposed: 54'

Justification for Waiver:

- Waiver is specific to the south end (4 Story portion) of Building 2 covering only 22% of the building which is located farther away and less in view of Stoney Hill Road.
- The tallest portion of the project is located to be internal to the site as a strategy for lessening impacts along Route 20, Stoney Hiil Rd, and from the abutting properties to the South.
- The roof style and building fenestration are designed to lower the perceived building height. Scale is further reduced through the use of color, texture, and articulation of the building footprint. Only the roof exists above the 50' limit, and this is for the purposes of screening rooftop mechanical equipment

Architect

Peter W. Bartash, Associate Principal

Cube 3 Studio, LLC

- Utilize suburban planning strategy with multiple buildings and ground-level outdoor space
- Reduce density and scale in Phase II
- Reduce height to minimize direct line of site impacts
- Provide relief at public street edges in Phase II
- Provide consistent, contextually-driven architectural language and material palette for Phase I and Phase II
- Capitalize on pitched roof architecture as a method for concealing mechanical equipment
- Create meaningful relationship to pedestrian environment through building fenestration, color, and texture

Front Elevation

Smart Growth Design, LLC. - The Pointe at Hills Farm - Shrewsbury, MA

Phase I - Front Elevation

07 October 2015

CUBE3 STUDIO

Side Elevations

Smart Growth Design, LLC. - The Pointe at Hills Farm - Shrewsbury, MA

Phase I - Side Elevations

07 October 2015

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Phase I
Affordable Unit Distribution

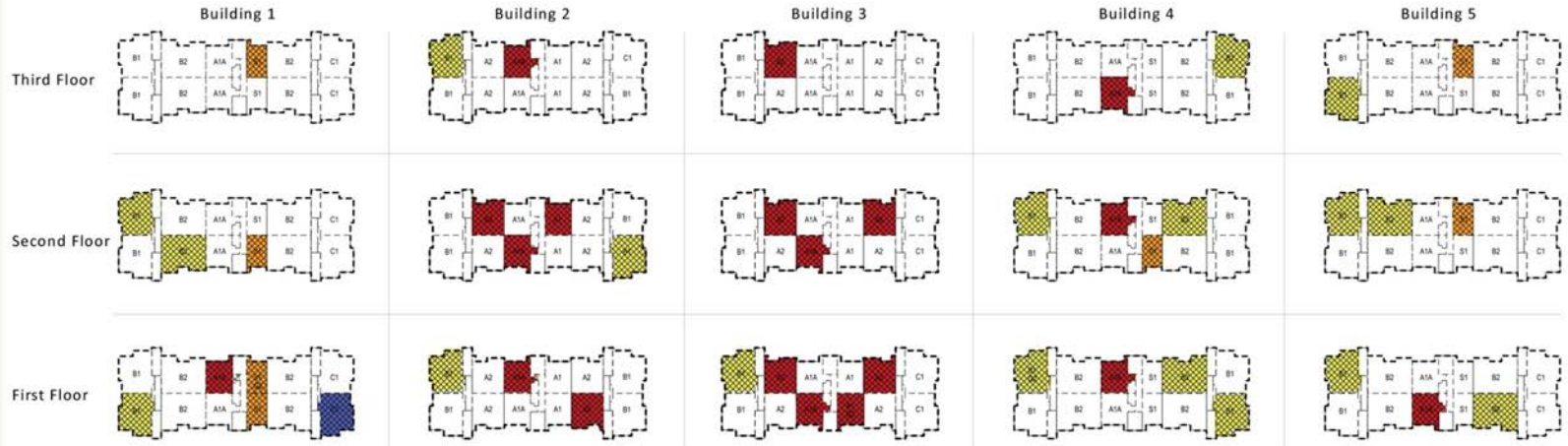
Phase I - 440 HARTFORD TURNPIKE - SHREWSBURY, MA
BUILDING SUMMARY & UNIT MIX

6-Oct-2015

CUBE3 STUDIO
architecture interiors planning

UNIT TYPE	BEDS / UNIT	UNIT NRSF	MARKET TOTAL	MARKET TOTAL NRSF	MARKET AVG. NRSF	MARKET UNIT MIX	AFFORDABLE TOTAL	AFFORDABLE TOTAL NRSF	AFFORDABLE AVG. NRSF	AFFORDABLE UNIT MIX
S1	1	594	11	6,534	594	6.1%	7	4,158	594	3.9%
	Average SF	**594**	**11**	**6,534**	**594**	**6.1%**	**7**	**4,158**	**594**	**3.9%**
A1	1	772	9	6,948	772	5.0%	1	772	772	0.6%
A1-G2	1	772	2	1,544	772	1.1%	1	772	772	0.6%
A1A	1	824	15	12,360	824	8.3%	10	8,240	824	5.6%
A1A-G2	1	824	4	3,296	824	2.2%	0			
A2	1	992	1	992	992	0.6%	7	6,944	992	3.9%
A2A	1	992	16	15,872	992	8.9%	0			
	Average SF	**875**	**47**	**41,012**	**5,176**	**26.1%**	**19**	**16,728**	**880**	**10.6%**
B1	2	1,182	24	28,368	1182	13.3%	12	14,184	1,182	6.7%
B1-G2	2	1,182	4	4,728	1182	2.2%	1	1,182	1,182	0.6%
B2	2	1,417	31	43,927	1417	17.2%	5	7,085	1,417	2.8%
	Average SF	**1,292**	**59**	**77,023**	**3,781**	**32.8%**	**18**	**22,451**	**1,247**	**10.0%**
C1	3	1,182	17	20,094	1182	9.4%	1	1,182	1,182	0.6%
C1-G2	3	1,182	1	1,182	1182	0.6%	0			
	Average SF	**1,182**	**18**	**21,276**	**2,364**	**10.0%**	**1**	**1,182**	**1,182**	**0.6%**
Totals			**135**	**145,845**	**1,080**	**75.0%**	**45**	**44,519**	**989**	**25.0%**
							TOTAL UNITS			**180**

KEY
- STUDIO
- 1 BED / 1 BATH
- 2 BED / 2 BATH
- 3 BED / 2 BATH



Smart Growth Design, LLC. - The Pointe at Hills Farm - Shrewsbury, MA

Affordable Unit Locations & Mix

07 October 2015

CUBE3 STUDIO

East Elevation Building 2

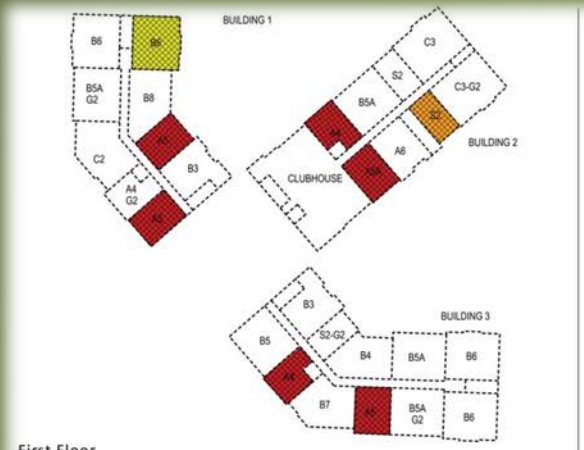
Front Elevation Buildings 1 & 3

Front Elevation Buildings 1 & 3

End Elevation Buildings 1 & 3

End Elevation Building 2

Phase II
Affordable Unit Distribution



First Floor

KEY

- STUDIO
- 1 BED / 1 BATH
- 2 BED / 2 BATH
- 3 BED / 2 BATH

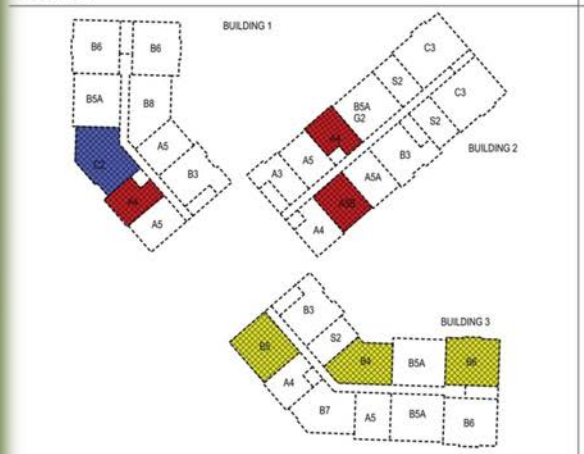
Phase II - 526 HARTFORD TURNPIKE - SHREWSBURY, MA
AFFORDABLE UNIT SUMMARY

6-Oct-2015

CUBE3 STUDIO
architecture interiors planning

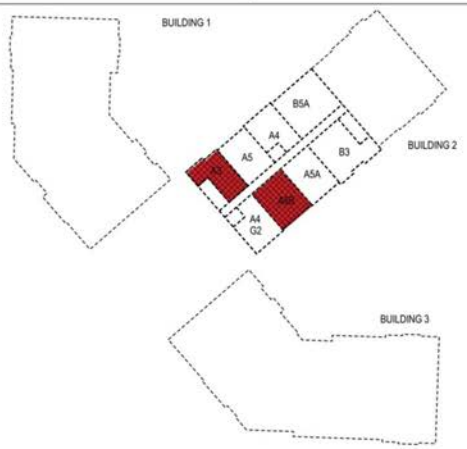
		MARKET				AFFORDABLE			
UNIT TYPE	BEDS / UNIT	TOTAL UNITS	TOTAL NRSF	AVG. NRSF	UNIT MIX	TOTAL UNITS	TOTAL NRSF	AVG. NRSF	UNIT MIX
S2	1	7	4,466	638	7.0%	1	638	638	1.0%
S2-G2	1	1	638	638	1.0%	0			
		8	**5,104**	**638**	**8.0%**	**1**	**638**	**638**	**1.0%**
A3	1	2	1,468	734	2.0%	1	734	734	1.0%
A4	1	3	2,250	750	3.0%	8	6,000	0	8.0%
A4-G2	1	2	1,644	822	2.0%	0			
A5	1	7	5,754	822	7.0%	5	4,110	822	5.0%
A5A	1	3	2,541	847	3.0%	1	847	847	1.0%
A5B	1	1	882	882	1.0%	2	1,764	882	2.0%
A6	1	1	1,000	1,000	1.0%	0			
		19	**15,539**	**818**	**19.0%**	**17**	**13,455**	**791**	**17.0%**
B3	2	9	10,080	1,120	9.0%	0			
B4	2	2	2,360	1,180	2.0%	1	1,180	1,180	1.0%
B5	2	2	2,448	1,224	2.0%	1	1,224	1,224	1.0%
B5A	2	9	11,016	1,224	9.0%	1	1,224	1,224	1.0%
B5A-G2	2	3	3,672	1,224	3.0%	0			
B6	2	10	12,380	1,238	10.0%	2	2,476	1,238	2.0%
B7	2	3	3,750	1,250	3.0%	0			
B8	2	2	2,520	1,260	2.0%	1	1,260	1,260	1.0%
		40	**48,226**	**1,206**	**40.0%**	**6**	**7,364**	**1,227**	**6.0%**
C2	3	2	2,848	1,424	2.0%	1	1,424	1,424	1.0%
C3	3	5	7,375	1,475	5.0%	0			
C3-G2	3	1	1,475	1,475	1.0%	0			
		8	**11,698**	**1,462**	**8.0%**	**1**	**1,424**	**1,424**	**1.0%**
		75	**80,567**	**1,074**	**75%**	**25**	**22,881**	**915**	**25%**

TOTAL UNITS	100



Second Floor

Third Floor



Fourth Floor

Smart Growth Design, LLC. - The Pointe at Hills Farm - Shrewsbury, MA

Affordable Unit Locations & Mix

07 October 2015

CUBE3 STUDIO

Representative Communities

Hopkinton Massachusetts

Site Density Study

TOWN MULTI-FAMILY DENSITY STUDY – ALL SITES

Apt complex	Yorkshire Terrace	20-100 Commons	25-55 Commons	10 Arbor Shrewsbury	15 Sheridan Sheridan	177 Crescent Crescent Hollow	465-479 Boston TP Imperial	30 Julio Southgate	1 Avalon Way Avalon	35 Julio Southgate	552 Main (not included)	Madison Madison
# of units	180	160	144	302	216	27	187	146	251	87	9	96
Acreage	9.7	21.03	10.34	28.09	10	1.55	10	10.04	23.64	5.3	0.2	12.96
Units Per acre	18.56	7.61	13.93	10.75	21.60	17.42	18.70	14.54	10.62	16.42	45.00	7.41

DENSITY
UNITS/ACRE
21.60
18.70
18.56
17.42
16.42
14.54 – Arithmetic median
13.93
10.75
10.62
7.61
7.41

157.56 ÷ 11 = 14.32 - Arithmetic mean (avg.)

DENSITY: PROJECTS (Proposed)
Avg.

A. **Pointe at Hills Farm Project:**
280 units
19.3 acres = 14.50

B. **Lakeway Commons Project**
250 units
8 acres = 31.25

C. **Former Capital Group Walnut Street**
40B Proposal
150 units
8.5 acres = 17.60+

TOWN MULTI-FAMILY DENSITY STUDY – 10+/- ACRE SITES ONLY

Yorkshire Terrace	25-55 Commons	15 Sheridan Sheridan	177 Crescent Crescent Hollow	465-479 Boston TP Imperial	30 Julio Southgate
180	144	216	27	187	146
9.7	10.34	10	1.55	10	10.04
18.56	13.93	21.60	17.42	18.70	14.54

DENSITY
UNITS/ACRE
21.60
18.70
18.56 - Median
14.54
13.93

87.33 ÷ 5 = 17.6 Mean

DENSITY / PHASE

Phase 1 **Pointe at Hills Farm Project:**
180 units
10.4 acres = 17.30

Phase 2 100 units
8.9 acres = 11.24