



April 1, 2021

Ms. Maribeth Lynch, Chair  
Zoning Board of Appeals  
Municipal Building  
100 Maple Avenue  
Shrewsbury, Massachusetts 01545

RECEIVED  
TOWN CLERK'S OFFICE  
2021 APR -1 PM 2:51  
SHREWSBURY, MASS

Re: Comprehensive Permit – Request for Modification  
For the Reduction in Unit Density and Reduction in Off-Site Infrastructure Mitigation  
The Pointe at Hills Farm  
526 Hartford Turnpike  
Shrewsbury, MA, 01545

Dear Ms. Lynch and Members of the Board:

On Behalf of the Applicant, Smart Growth Design, LLC, we are submitting herewith a Request for Modification to the Comprehensive Permit granted by the ZBA on November 8, 2016 and recorded at the Worcester District Registry of Deeds in Book 56492, Page 292., This Request is prepared pursuant to 760 CMR 56.05(11)- *Changes After Issuance of a Permit* due to the sale of 440 Hartford Turnpike for the purpose of a By Right commercial development resulting in a reduction of 156-units, leaving 92-units, and in conjunction with the Board's action taken in their March 29<sup>th</sup> public meeting deeming the project a "substantial" change to the original project. The property located at #440 was referred to as Phase I in The Comprehensive Permit and documents related thereto. This portion of the development was approved as a 156-unit multi-family development, nearly two-thirds of the total approved unit density of 248-units. Phase II of The Pointe located at 526 Hartford Turnpike is intended to be developed as the approved 92-unit residential development and is now the subject of the Comprehensive Permit Modification. While the project change will result in the elimination of the 40B development at Phase I, the approved site plans for Phase II remain unchanged as discussed with the Board at the meeting. In accordance with the procedural guidance provided by the town, we are enclosing the following herewith:

- Two (2) original Applications (with original signatures) for Comprehensive Permit Modification and two (2) copies;
- Project Narrative contained herein;
- One (1) Filing Fee Check in the amount of \$1,000 (check# 1332);
- One (1) Initial Technical Review Fee Check in the amount of \$5,000 (check# 1333);
- Two (2) copies of the Town of Shrewsbury letter of the ZBA Determination of Substantial Change to the Comprehensive Permit, dated March 30, 2021;
- Two (2) copies of The Pointe at Hills Farm Development, Shrewsbury, Massachusetts- Sewer Capacity Evaluation Update prepared by Onsite Engineering, Inc., dated March 26, 2021;
- Two (2) copies of The Pointe at Hills Farm Development, Shrewsbury, Massachusetts- Water Hydraulics Evaluation Update prepared by Onsite Engineering, Inc., dated March 16, 2021;
- Three (3) copies (24x36) of Phase II portion of previously approved Plans entitled "Site Plans- Comprehensive Permit for the Pointe at Hills Farm, Shrewsbury, Massachusetts", dated November 6, 2015 and revised through April 30, 2019;
- Three (3) copies (11x17) of Phase II portion of previously approved Plans entitled "Site Plans- Comprehensive Permit for the Pointe at Hills Farm, Shrewsbury, Massachusetts", dated November 6, 2015 and revised through April 30, 2019.

## PROJECT DESCRIPTION NARRATIVE

### Existing Site

The subject property contains approximately 8.9 acres, is located along the easterly intersection of Route 20 and Stoney Hill Road, and is shown on the Town of Shrewsbury Assessor's Map 48, Parcel 9. Located in the Limited Industrial Zone District (underlying district) and the Route 20 Overlay District, the property obtains its frontage along the two public ways. The Stoney Hill Road frontage is approximately 530' and the Hartford Turnpike (Route 20) frontage is approximately 725'. The site is located approximately 2,600' east of the Route 140/ Route 20 interchange. There are no buildings or structures on the property.

The subject property is bound to the southwest by an industrial use which is owned by South Willow Realty Trust and to the southeast by Town of Shrewsbury (open space land) which serves as a buffer between the industrial uses and the residential use, Hill's Farm Estates subdivision.

Topography on site ranges from an elevation of about 524 in the northern corner of the site and descends southerly to an elevation 484 located in the southern portion of the property. Adjacent to the wetland resource, the slope is steep, but becomes a gentle slope within the wetland area.

Within the past two months, the property has been cleared in compliance with the permits previously issued for Phase II of the previously approved site plans. A portion of the cleared site has been stripped of topsoil and subsoil and is currently undergoing a fill import program as part of interim site preparation. The site contractor maintains the Stormwater Pollution Prevention Plan on site.

An 8-inch PVC gravity sewer main is located along the southern edge of the property within a 25-foot-wide record sewer easement.

Delineated wetland areas have been confirmed by the Conservation Commission as part of the original Order of Conditions which has been extended until 2022.

### Proposed Project

The Pointe at Hills Farm (formerly referred to as Phase II of the previously approved project) is comprised of two three-story residential multi-family, apartment -style buildings containing a total of 92 units with an internal Clubhouse located in Building 1.

One 24' wide site access/egress is proposed at Route 20 with an inviting, curved tree lined drive that serves as the approach to the front of the buildings. The site access drive has unrestricted vehicle maneuvers with an accommodating driveway geometry because of extensive meetings with the ZBA and MassDOT. A secondary, 18' wide Emergency Vehicle access (EVA) is located off Stoney Hill Road. The EVA will be gated and is not intended for daily traffic use. Bituminous parking areas are located throughout the site to serve the residents and visitors. The access and parking drives are designed to accommodate the necessary turning radii for emergency vehicles allowing for access to all buildings by emergency personnel.

The residential buildings are accessed from the parking areas via walkways and a curvilinear walkway and stairs that enter onto the approach to the buildings, The Plaza. The Plaza is designed with a central landscaped elevated island & landscaping. Outdoor activity is encouraged with greenspace areas and pedestrian walkways. Community Greens are situated between the buildings to promote outdoor passive and active recreational activities. A dog park and tot lot are also proposed for the residents.

Stormwater runoff will be collected and conveyed to stormwater treatment units, and surface detention basins or subsurface infiltration systems. The proposed/ approved stormwater management system has been designed to meet the requirements of the Town of Shrewsbury and the MassDEP Stormwater Management Standards.

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Calculations of peak runoff rates for existing and proposed site conditions were reviewed and approved for comparison of peak runoff rates for the design point for the design storms.

The site will be serviced by municipal water, electric and gas from Route 20, and connect to the municipal sewer and water system located in Stoney Hill Road. No work is proposed within a resource area.

All work is being and will continue to be performed upgradient of the approved erosion and sedimentation control barriers (ECB's).

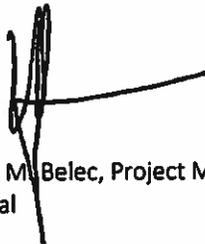
All permits previously approved and issued on the project remain valid and current to date.

As conditioned in the original 248-unit Comprehensive Permit, significant off-site water and sewer infrastructure improvements were to be made due to the hydraulic demands on the water supply and the impacts to the sewer infrastructure systems respectfully. These were detailed in the studies prepared by the proponent's consultants and reviewed by the Town's peer review consultants. The considerable reduction of proposed housing units (63 percent) significantly reduces the need to perform all these major improvements or upgrades to the cited off-site infrastructure then required for the 248-unit project. Recently, the project water and wastewater consultant, Onsite Engineering had revisited and recalculated the previous analyses and have revised both the Sewer Capacity Evaluation and Water Hydraulics Evaluation to reflect the 63% reduction in the hydraulic loadings to the off-site sewer and water infrastructure, respectively. The results of the studies demonstrate these reduced impacts to both the Town's infrastructure systems, and therefore indicate reduced, yet required mitigation work to service the 92-unit development. The studies discussing the upgrades to the infrastructure are enclosed herewith.

We thank you in advance of your attention to this Application and look forward to meeting with you and the Board at the to be advertised Public Hearing on April 26, 2021.

Sincerely,

LAND DESIGN COLLABORATIVE



Wayne M. Belec, Project Manager  
Principal

cc: Mr. Bernard Cahill, Town Planner  
Ms. Rowen McAllister, Assistant Town Planner  
Ms. Patricia Sheehan, Inspector of Buildings  
Ms. Kristen Las, Assistant Town Manager, Economic Development Coordinator  
Mr. Andrew Truman, PE, Town Engineer  
Mr. Jeffrey Howland, PE, DPW Director  
Mr. Francis Zarette, PE, Smart Growth Design, LLC  
Mr. Roderick St. Pierre, Esq., Hartford Realty Trust of Shrewsbury  
Mr. Robert Engler, 40 Consultant, SEB LLC

