

***DEVELOPMENT IMPACT ASSESSMENT
FOR
GREENHOUSE REALTY TRUST
Definitive Subdivision Plan of Colleen's Way
671 and 673 Concord Street
FRAMINGHAM, MASSACHUSETTS***

Prepared for: ***Greenhouse Realty Trust
673 Concord Street
Framingham, MA 01702***

Prepared by: ***Metrowest Engineering, Inc.
75 Franklin Street
Framingham, MA 01702
(508) 626-3620***

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PROJECT SUMMARY

This Development Impact Assessment is submitted pursuant to Section IV.I.D. of the **Subdivision Rules and Regulations of the Town of Framingham** in connection with the Application for Definitive Subdivision Approval of Greenhouse Realty Trust for "Colleen's Way" at 671 – 673 Concord Street, Framingham (Assessors Map 102, Block 02, Lots 9637 and 9737 and Map 103, Block 12, Lot 0797). The Applicant is seeking Definitive Subdivision Plan Approval, Public Way Access Permit and Special Permit for Land Disturbance. The project consists of the development of a new road and associated infrastructure and six (6) new building lots for single-family houses.

- a.) Describe the subdivision and its relationship to the surrounding area.

The property is located on the easterly side of Concord Street approximately 1,000-foot south of the intersection of Concord Street (Route 126) and Worcester Road (Route 9.) The project site contains approximately 2.2-acres of land that is presently improved with an existing greenhouse/retail store and an existing single family house. Both buildings gain access from Concord Street and are located on the westerly side of the property. The easterly portion of the property is wooded with young forest growth. The property is bounded by single and two-family residential developments to the north and south and multi-family residential developments to the east and west.

- b.) Describe the general physical conditions of the site, including vegetation, topography, geologic, scenic and historical features, trails and open space links and indigenous wildlife.

The westerly portion of the site is presently improved with an existing greenhouse/retail store, an existing house, paved and gravel parking areas and supporting utilities. The easterly portion of the site is currently wooded with young Norway maple, sugar maple and box elder trees. There is leaf litter covering the ground within the wooded areas. Topography across the western portion of the property is relatively flat with elevations decreasing slightly toward Concord Street. Elevations across the easterly side of the property decrease in an easterly direction toward Fairview Road, an unconstructed private way. Existing soils across the site are sandy, glacial outwash soils with a high permeability rate and relatively low seasonal high groundwater table. There are no scenic or historical features on the site. A footpath runs along Fairview Road, an unconstructed way, leading from Phelps Road to Valentine Road. The site is capable of hosting indigenous wildlife including, deer, rabbit, raccoon, squirrel and other wildlife found to inhabit the surrounding area.

- c.) Describe the potential future development of lots in the subdivision and the construction phasing and buildout of the subdivision, which would include the maximum potential gross floor area for commercially zoned land.

The proposed development will create six new house lots and retain the existing house on a separate lot for a total of seven residential house lots. Four bedroom houses will be constructed on the newly created lots over a period of one to two-years after completion of the road and utility construction. Road and infrastructure construction will be completed in one phase with an approximate duration of eight (8) months.

- d.) What is the proximity of the site to transportation, shopping and recreational facilities?

The project site is located in close proximity to the intersection of Concord Street (Route 126) and Worcester Road (Route 9). The MWRTA runs bus service along the Concord Street corridor and the MBTA commuter rail station is located approximately 1.5-miles south at the intersection of Concord Street and Waverley Street (Route 135).

The project site is located approximately 1.1-miles west of Shopper's World and 1.5-miles west of the Natick Mall. Stop and Shop supermarket is located approximately 0.9-miles northeast near the intersection of Concord Street and Old Connecticut Path. Lake Cochituate State Park is located approximately 2.5-miles east on Cochituate Road (Route 30) and Callahan State Park is located approximately 3.9-miles northwest in the northwest portion of town.

- e.) How many persons may be expected to inhabit the proposed subdivision? Of these, how many may be expected to be of school age [five (5) to 17 years of age]? Which requirements for additional transportation, classroom space, etc. is this likely to put upon the school system, over what timeframe, and at what cost to the Town? What is the proximity of the site to educational facilities? Describe the pedestrian access to such facilities.

The proposed subdivision will contain a total of six (6) new, single-family houses. There is currently an existing, three-bedroom house that will remain. The estimated population of the new homes is approximately 24 people, including 12 adults and 12 children. The estimated 12 children will vary in age from 2 to 18-years of age and attend different schools ranging from elementary school to high school. The increase in student population is not anticipated to create any additional need for classroom space or transportation to and from nearby schools. The McCarthy Elementary School and Fuller Middle Schools are located approximately 0.6-miles to the southwest and accessible by walking. Framingham High School is located approximately 1.9-miles to the north.

- f.) What are the estimated additional new service requirements, in time and cost that the proposed subdivisions may place upon the Town for solid waste disposal, snow removal? What other impacts might the project have on other municipal governmental services?

The project will add six new residential house lots which would require weekly pickup for trash and recycling. Accordingly, the subdivision will generate approximately 600 gallons of additional trash and recycling material for pickup on a weekly basis. The proposed road will be approximately 330-feet in length with a paved width of 24-feet which will require snow removal.

- g.) What is the proximity of the site to fire, police, and other public safety facilities? Are there any impediments to access for public safety vehicles?

The Framingham fire station on Concord Street is located approximately 0.4-miles south of the project site and the Framingham Police Station is located approximately 1.3-miles south of the project site. The Massachusetts State Police facility is located

approximately 0.5-miles west of the project site on Worcester Road (Route 9). The new subdivision road and existing abutting streets are accessible for all public fire, police and safety vehicles.

- h.) Are the access roads, public or private, by which the proposed subdivision may be reached adequate in width, grades and type of construction to carry, without danger, congestion or confusion, emergency vehicles and the additional traffic generated by the proposed subdivision?

The abutting access roads to the Subdivision have adequate width, grade and condition to carry emergency vehicles accessing the site. The site will be accessed from Phelps Street, a 50-foot wide public way having a pavement width of 25-feet.

- i.) For subdivisions of 10 or more lots, what is the estimated vehicle traffic flow at peak periods on streets and intersections within 1,000 feet of the subdivision and the nearest major intersections, even if greater than 1,000 feet? Describe the likely traffic circulation patterns, traffic safety, vehicle and pedestrian access, and changes to level of service.

The proposed subdivision will create six new residential house lots and does not require a traffic study or analysis of major intersections within 1,000-feet of the project site.

- j.) What is the estimated taxable value of the lots and buildings to be constructed within the proposed subdivision?

The existing house located at 661 Concord Street is presently assessed at \$215,300 and has a taxable value of approximately \$3,742 annually. The six new, single-family houses will each have an estimated value \$450,000.00 per lot annually for a total, estimated assessed value of \$2,700,000. Upon completion and full assessment, this is estimated to yield approximately \$54,000.00 in annual real estate taxes.

- k.) Describe the financial and technical capacity of the applicant to carry out and complete the subdivision improvements in accordance with the approved plan within two years of the Board's endorsement of the Definitive Plan, to minimize long term impacts to the town and abutters?

The applicant has prior experience in land development projects and has hired a team of professionals for guidance through the permitting and development process. A site contractor who is licensed in the Town of Framingham and has experience working on similar projects will be selected to work on the site work portion of the project. The owner, consultants and contractor will work diligently with the town and abutters to complete the project in a timely manner.

- l.) How much additional water volume will be required by the proposed subdivision? In locations where there is town water, is there adequate main capacity to provide the projected added water volumes to the proposed subdivision without detriment to other users, from the standpoint of pressure, fire-flows from hydrants etc.? If not, what improvements to the water supply and distribution system will be needed and how soon? What cost, if any, will be incurred by the Town?

The development will create six new residential house lots with an estimated four bedrooms each. The Massachusetts state environmental code 310 CMR 15.00 (Title V) estimates a daily flow of 110 gallons per day per bedroom. According, the additional estimated water volume for 24 new bedrooms will be 2,640 gallons per day. The project will connect to the existing water main in Concord Street, which has recently been replaced and is in good condition, with adequate pressure for domestic and fire protection water flow to the project without detriment to the existing water distribution system. No improvements or upgrades to the municipal water distribution system are anticipated as a result of this project.

- m.) Describe the groundwater resource in terms of quantity and quality. Will the density of the proposed subdivision significantly lower the water table in the area, as a result of the expected increased use, at the expense of or detriment to the existing homes?

The project site and surrounding area are located in an area of permeable glacial outwash soils and a relatively low seasonal high groundwater table. Construction of the subdivision will not alter the ground water levels or have a negative impact on the quality of surface water leaving the site or groundwater quantity or quality.

- n.) In locations where a proposed subdivision, or a portion thereof, lies within the watershed or zone of contribution of a freshwater pond, within the watershed or zone of contribution of a public water supply well(s) (either existing or proposed), or within 400 feet radius of a private well, a determinant of nutrient loading shall be required and compared to the carrying capacity of receiving waters (ground or surface) over time assuming completion of the subdivision. Said analysis shall be conducted as set forth under Appendix D.

A wetland area is located to the east of the property on the easterly side of Fairview Road, an unconstructed private way. The proposed subdivision will not increase the rate or volume of runoff being discharged to the abutting wetland. Runoff from impervious surfaces will be treated and recharged through the extensive use of subsurface infiltration.

- o.) How much additional sewerage load will be created by the proposed subdivision? If the subdivision has access to a public sewerage system, is the capacity of such system (pipe sizes, treatment works, etc.) adequate to handle the additional load created by the subdivision? If not, what improvements to the public sewerage system will be needed and how soon? What cost, if any, will be incurred by the Town?

The development will create six new residential house lots with an estimated four bedrooms each. The Massachusetts state environmental code 310 CMR 15.00 (Title V) estimates a daily flow of 110-gallons per day per bedroom. Accordingly, the additional estimated sewerage volume for 24 new bedrooms will be 2,640 gallons per day. The project will connect to the existing sewer main in Concord Street which has recently been replaced and is in good condition with adequate capacity to handle sewerage flows from the project. No improvements or upgrades to the municipal sanitary sewer system are anticipated as a result of this project.

- p.) In locations without access to the public sewerage system, what are the expected environmental effects of on-site sewage disposal? What is the permeability of the

underlying soil? Will the proposed individual or collective sewage disposal systems endanger, in the foreseeable future, wells for potable water of dwellings either within or outside of the proposed subdivision or will it endanger any public or private water supply source or ant swamp, bog, pond, stream or other body of water by introducing therein excessive nutrients, dangerous chemical substances or pathological organisms?

The project has access to the municipal sewer system and will not require on-site subsurface sewage disposal. Soils on site are highly permeable.

- q.) Describe the extent and type of existing surface drainage, water and wetland resource areas, and the proposed stormwater drainage system and control of quantity and quality of stormwater runoff from the site. Will the drainage runoff from the systems of roads within the proposed subdivision likely be directed toward an adjoining property? Will it overload or silt up or contaminate and wetland or water body? Will it endanger any public or private potable water supply?

The westerly portion of the site is presently developed and the easterly portion is presently wooded. At the present time there is no stormwater management system on the site to manage runoff from rain events. Underlying soils are highly permeable with little runoff being generated from wooded areas. The majority of precipitation falling on roof and impervious surface runs off the site on to Concord Street.

The proposed project will have a stormwater management system designed to capture, treat, store and recharge runoff from the majority of proposed impervious surfaces. Runoff from the proposed road will be captured and treated in deep sump catch basins, routed to proprietary BMP's for additional treatment and then to one of two subsurface infiltration systems for storage and recharge. Runoff from the roof surfaces of the new house lots will also be captured and routed to individual lot roof drain infiltration systems for storage and recharge.

The project will not increase the rates and volumes of runoff to abutting properties, the municipal storm drain system or nearby wetlands. The stormwater management system fully complies with local and state regulations.

- r.) Describe the earthwork required to develop the subdivision with details on the extent of earth moving, cuts and fill. What erosion and sedimentation measures will be undertaken during construction? Will any proposed filling, cutting or other alteration of the topography or any devegetating operations within the subdivision tend to alter natural drainage patterns so as to create problems within or outside the subdivision?

Earthwork associated with the construction of the road and associated infrastructure is relatively minor with an anticipated net cut of 1,200 cubic yards of soil materials consisting of topsoil and outwash sand. Approximately 1,000 cubic yards of construction materials, washed stone, sand and road gravel will need to be imported to the site throughout the construction process.

An erosion control barrier will be placed around the perimeter of the site prior to commencement of construction activities. An Erosion and Sediment Control Plan and Stormwater Pollution Prevention Plan have been prepared detailing daily, weekly and emergency practices for operations involving earthwork.

The construction of the subdivision will remove existing vegetation but will not alter existing drainage patterns and will not increase rates or volumes of runoff leaving the project site.