



TOWN OF SHREWSBURY

Richard D. Carney Municipal Office Building
100 Maple Avenue
Shrewsbury, Massachusetts 01545-5398

December 8, 2015

Mr. Ronald I Rosen, Chair
Zoning Board of Appeals
100 Maple Avenue
Shrewsbury, MA 01545

Dear Mr. Rosen:

I have reviewed the Chapter 40B application for the project entitled "The Pointe at Hills Farm" and offer the following initial comments:

1. A combined total of 280 units of housing on these two very small parcels is, in my opinion, an excessive density and use of this property. I would have hoped that the applicant would have noted the excellent work done by the AvalonBay Communities Inc. folks at the Avalon Shrewsbury project and have tried to do something of a comparable quality. This clearly has not occurred as this project is nothing like we have experienced with Avalon Shrewsbury and unfortunately the current design reflects this. The Zoning Board of Appeals insisting on a density of no more than 10 units per acre is entirely reasonable.

I pointed out my similar concerns to Mr. Zarette in my June 1, 2015, memo which I have attached and ask that it be made part of the permanent record for this application. This memo commented on the design that was available in June of this year which I now understand has been altered to now reflect a total of 280 units.

2. I note that the applicant has dismissed the MassHousing's recommendation as set forth in their letter of June 17, 2015, as the applicant is clearly not "prepared to address Municipal and abutter concerns relative to the size, scale and density of the project and its impact on the character of the surrounding neighborhoods, and to describe fully the proposed measures to address and mitigate these concerns". My reading of this application conveys a message of "tough, deal with it" as no measures to mitigate the impact of this project are offered.
3. I note the purchase and sale agreement in Section 6 is not complete as no sales price is shown.
4. Clearly the traffic and stormwater calculations contained in the application must be peer reviewed. Traffic concerns are paramount with this application.

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5. I note the conceptual site plan under Section 13 of the application does not match the locus exhibit in Section 14. The applicant should clarify which design is proposed.
6. The sewer impact calculations and findings contained in the application must be peer reviewed.
7. I note that the applicant failed to provide any fiscal impact information. I understand from Ms. Las that this information is forthcoming.
8. The Town of Shrewsbury should have the ability to monitor this project, should it be constructed, to verify compliance with all applicable regulations.
9. I note no mention of any community benefits being offered by the applicant to the Town of Shrewsbury and surrounding neighborhoods that are being left to absorb the adverse impacts of this over built project with no helping hand extended in any fashion. I note that AvalonBay Communities, Inc. paid to the Town a gift of \$336,000 (\$1,338.64/unit) back in 2004.

I expect to have additional comments during the review process.

Truly yours,



Daniel J. Morgado
Town Manager



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June 1, 2015

To: Fran Zarette

From: Daniel J. Morgado

Re: The Pointe at Hills Farm

I feel it appropriate to offer my written feedback resulting from our meeting last week concerning The Pointe at Hills Farm project.

I appreciate very much the opportunity you gave to Mr. Howland, Mrs. Las and me to meet with your design team.

After the meeting, I reviewed your filing in this office, titled "The Pointe at Hills Farm", submitted to MassHousing dated December 2014 to try and get a sense on how much iteration has occurred in the project design. My sense is that very little change has taken place in so many critical areas as follows:

1. Density is too great compared to other projects recently constructed. To that end Mrs. Las has prepared an illustrative comparison between Phase I, Phase II and Madison Place and Avalon Shrewsbury which is attached.
2. The Phase II aspect of the project is just too concentrated and a four story building over parking is too intense of a land use. If this element is constructed as shown, it will be the only project of such density in this community with the exception arguably to Housing Authority property on North Quinsigamond Avenue. It is just not in keeping with the adjoining single family residential use or the Limited Industrial Zoning District that limits buildings to 4 stories and 50 feet in height.
3. Traffic will still be the major concern of residents. The inability to signalize Stoney Brook is a significant shortcoming.

4. Legitimate concern over absorption of the resulting children generated by the project upon the capacity limitations at Floral Street School has not been addressed. Mrs. Las has projected that the full build out of Phase I and Phase II could produce between 92 to 142 children, many of who will be the grades 1 to 4.

I note you were still unable to fully address the following in our meeting last week:

1. Reduction in the overall size of the project
2. Reducing the height of the building at Phase II
3. Phasing and rate of construction of the project
4. Fiscal impact of the project
5. Management of the facility once constructed
6. Mitigation with the exception of improvements to Route 20 required by MassDOT

Again, I appreciate you taking the time to meet with me but this project still is too big, too intense of a land use on such a small footprint and will have too great an adverse impact upon the surrounding neighborhood and the community as a whole.

Please advise with any questions.

Cc Jeff Howland
Kristen Las



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MEMORANDUM

TO: Daniel J. Morgado, Town Manager

FROM: Kristen Las, Principal Planner

SUBJECT: Multi-Family Residential Density Comparison

DATE: May 28, 2015

	440 Hartford Tpke (as presented 5/27/2015)	526 Hartford Tpke (as presented 5/27/2015)	Madison Place (As approved)	Avalon Shrewsbury (As approved)
Lead Party	Smart Growth Design, LLC	Smart Growth Design, LLC	Moss Development, Inc.	AvalonBay Communities, Inc.
Property Owner	Hartford Realty Trust of Shrewsbury	Hartford Realty Trust of Shrewsbury	Moss Development, Inc.	Avalon Bay Shrewsbury, Inc.
Land Area	± 10.5 Acres	± 8.9 Acres	± 12.2	± 25.4 Acres
Number of Units	180	120	96	251
Units/ Acre	± 17	± 13	± 8	± 10