

3 Marlboro Road



3 Marlboro Road
Neighborhood Meeting
Sudbury, MA
Tuesday, January 19, 2010



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3 Marlboro Road

Agenda

- Project Team
 - Developer
 - Architect
 - Civil Engineer
- Existing Conditions
 - GIS Map
 - Previous structures on site
- Proposed Site Plan
 - Zoning Information
 - Overview of site Plan
 - Buildings
 - Grading/Retaining Walls
 - Parking
 - Traffic
 - Setbacks
 - Utilities
 - Water
 - Sewer
 - Electric
 - Stormwater
- Questions/Comments?



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Project Team

- Developer
 - NOAH
- Architect
 - The Narrow Gate Architecture
- Civil Engineer
 - Meridian Associates, Inc.



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Existing Conditions

- GIS Map
- Previous Structures on Site

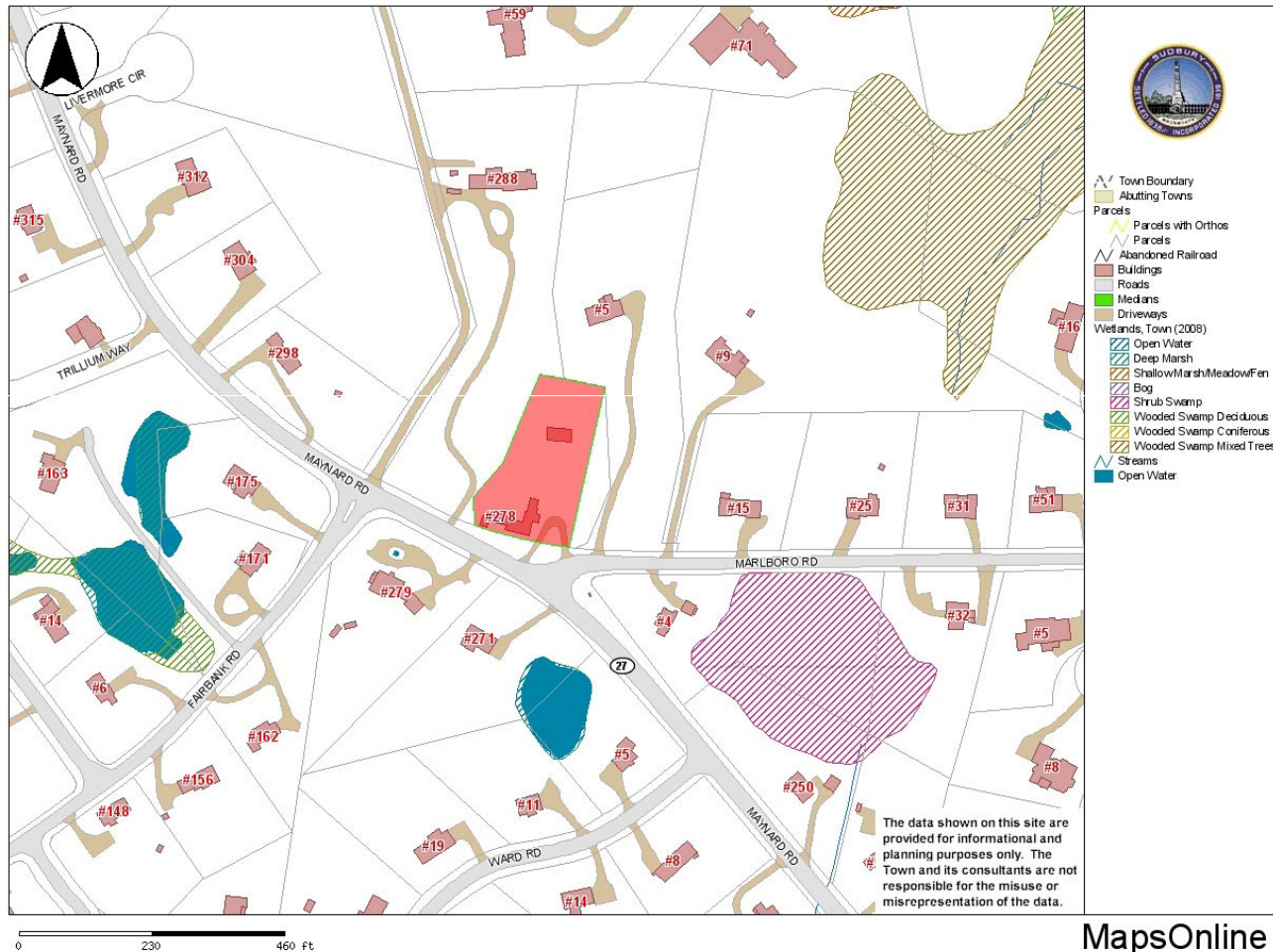


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GIS Map



MapsOnline



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Previous Structures on Site

- View from Maynard Road



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Previous Structures on Site

- View from rear of site



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Proposed Site Plan

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Zoning Information

Zone Res A-1 (Single Family Residence "A")		
	Required	Provided
Minimum Lot Size	40,000 sf	41,174 sf
Allowable Use	Single Family	Six Unit Condominium
Minimum Setback	180 ft	180 ft
Front Yard Setback	40 ft	46.1 ft
Side Yard Setback	20 ft	10.2 ft
Rear Yard Setback	30 ft	72.7 ft
Maximum Building Coverage	40%	12.27%
Building Height	35 ft or 2.5 stories	2 stories
Parking	2 spaces/dwelling	14 total (12 paved plus 2 grass block)



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Overview of Site Plan



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Buildings

- Two 3 unit buildings (Building A and Building B)
- Two units per building are two story, the other unit is one story
- Each unit has 2 bedrooms
- Each unit has a basement, deck and attached storage shed
- Gross square footage per building is 6,246 square feet
- Building footprint is 2,496 square feet
- Units will have addresses of Units 1 through 6, 3 Marlboro Road
- For comparison purposes, the twelve adjacent homes have an average building footprint of 4,190 sf.

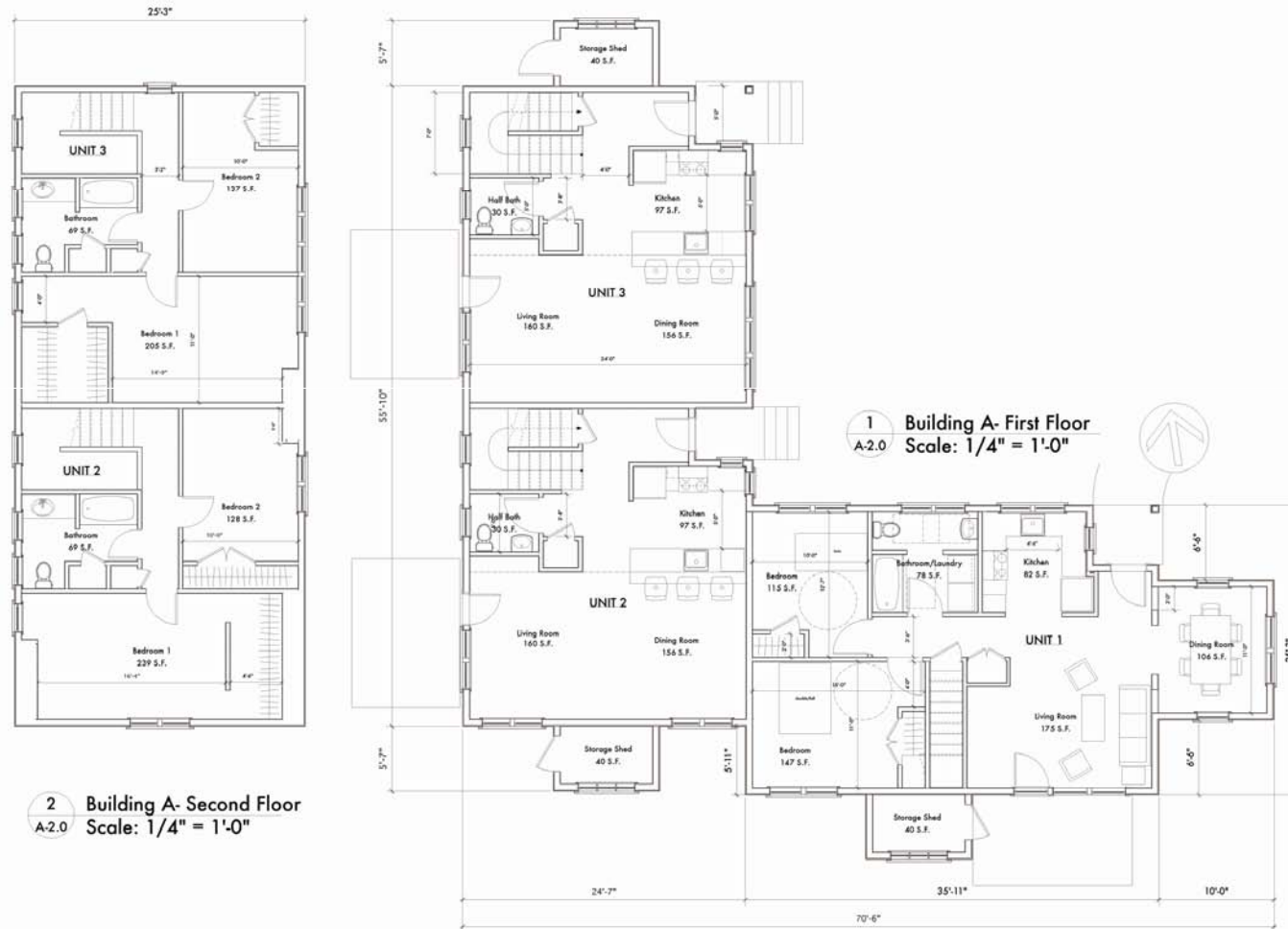


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Building A



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Building A



BUILDING A
South Elevation



BUILDING A
East Elevation



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Building B



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Building B



BUILDING B
South Elevation



BUILDING B
East Elevation



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Comparable Projects



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Comparable Projects



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Comparable Projects



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Comparable Projects



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Grading/Retaining Walls



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Grading/Retaining Walls



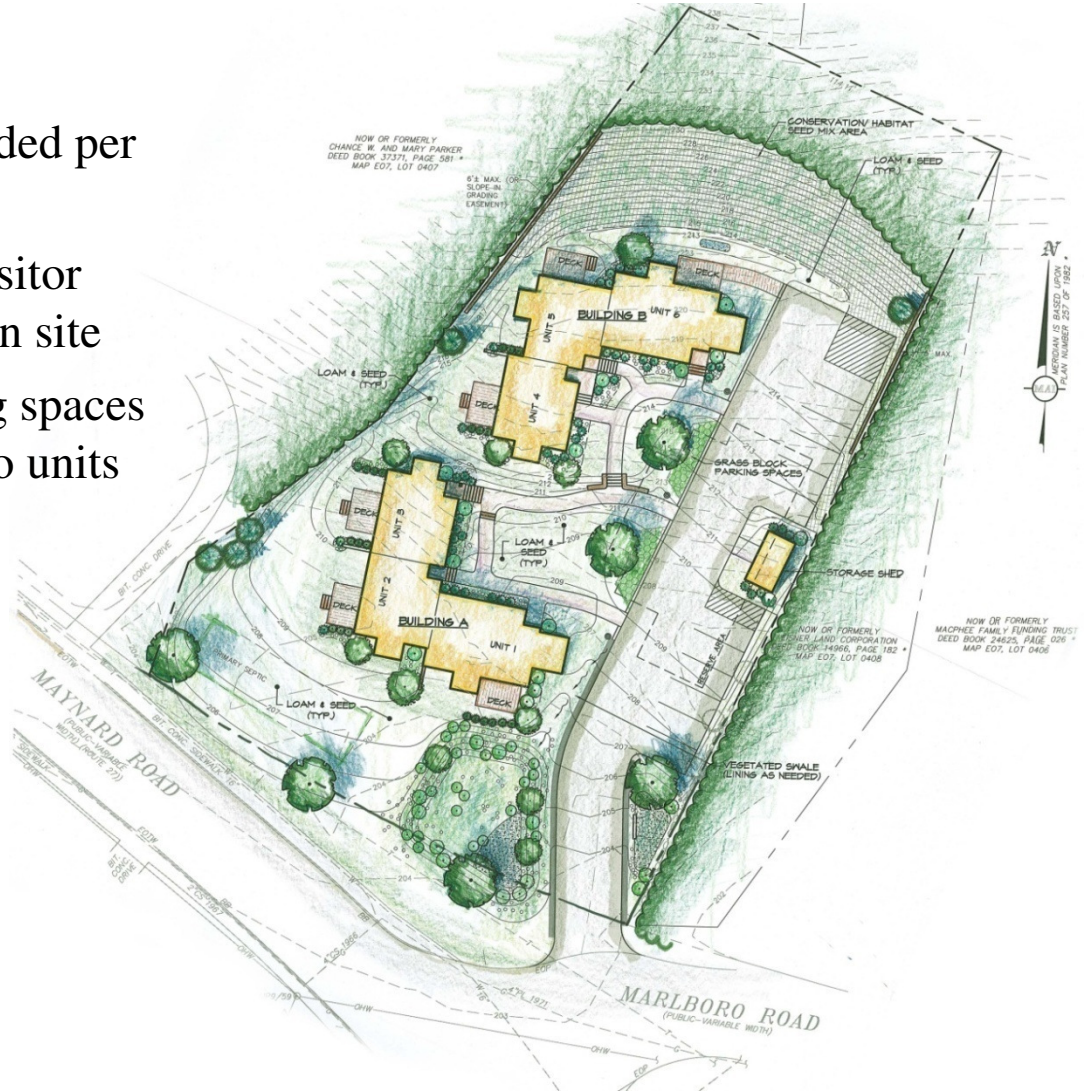
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Parking

- Two spaces provided per unit
- Two additional visitor spaces provided on site
- Dedicated parking spaces located adjacent to units



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Traffic

- Most recent MassHighway traffic counts on Route 27 from 2004:
 - Parker Street south of Great Road - 10,800 aadt
 - Northbound: 6,433 adt, Southbound: 6,051 adt
 - Maynard Road north of Hudson Road – 10,200 aadt
 - Northbound: 5,790 adt, Southbound: 5,982 adt
- From ITE Trip Generation Manual, 7th Edition
 - Land Use 230, Residential Condominium/Townhouse
 - Trip generation per unit: 5.86 trips
 - 35.16 trips total per day or an increase of 0.3%
 - Am weekday peak hour: 0.44 trips/unit or 2.64 trips
 - Pm weekday peak hour: 0.52 trips/unit or 3.12 trips
 - For comparison, Land Use 210, Single-Family Detached Housing
 - Trip generation per dwelling unit: 9.57 trips
 - Am weekday peak hour: 0.75 trips/dwelling unit
 - Pm weekday peak hour: 1.01 trips/dwelling unit



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Crash Date from Mass Highway for 2005 to 2007		
Location	Number of Crashes	Weather Related
2005		
Maynard/Fairbank	3	1 (snow)
Maynard	2	1 (snow)
Fairbank	1	1 (snow)
2006		
Maynard/Fairbank	3	1 (snow) 2 (wet)
Maynard	1	1 (snow)
2007		
Maynard/Fairbank	1	

No reported crashes at Maynard/Marlboro between 2005 and 2007



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Setbacks



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Utilities

- Water
 - Municipal water from Maynard Road
 - Domestic and fire protection
- Sewer
 - On-site septic system using Presby® soil absorption system
 - Soil testing at low part of site shows clean sandy soils with a perc rate of less than 2 mpi. Testing at the higher elevations on-site show more dense soils. The primary leaching area is located at the low part of the site, with the reserve area being located towards the middle of the site
- Electric
 - Underground from Maynard Road
- Stormwater
 - Managed on-site via country drainage and bioretention basin



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Questions/Comments?



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