

# 3 Marlboro Road

---



3 Marlboro Road  
Zoning Board of Appeals  
Sudbury, MA  
Monday, February 1, 2010



Meridian Associates, Inc.



# 3 Marlboro Road

---

## Project Team

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



Meridian Associates, Inc.



# 3 Marlboro Road

---

## Existing Conditions

- GIS Map
- Previous Structures on Site

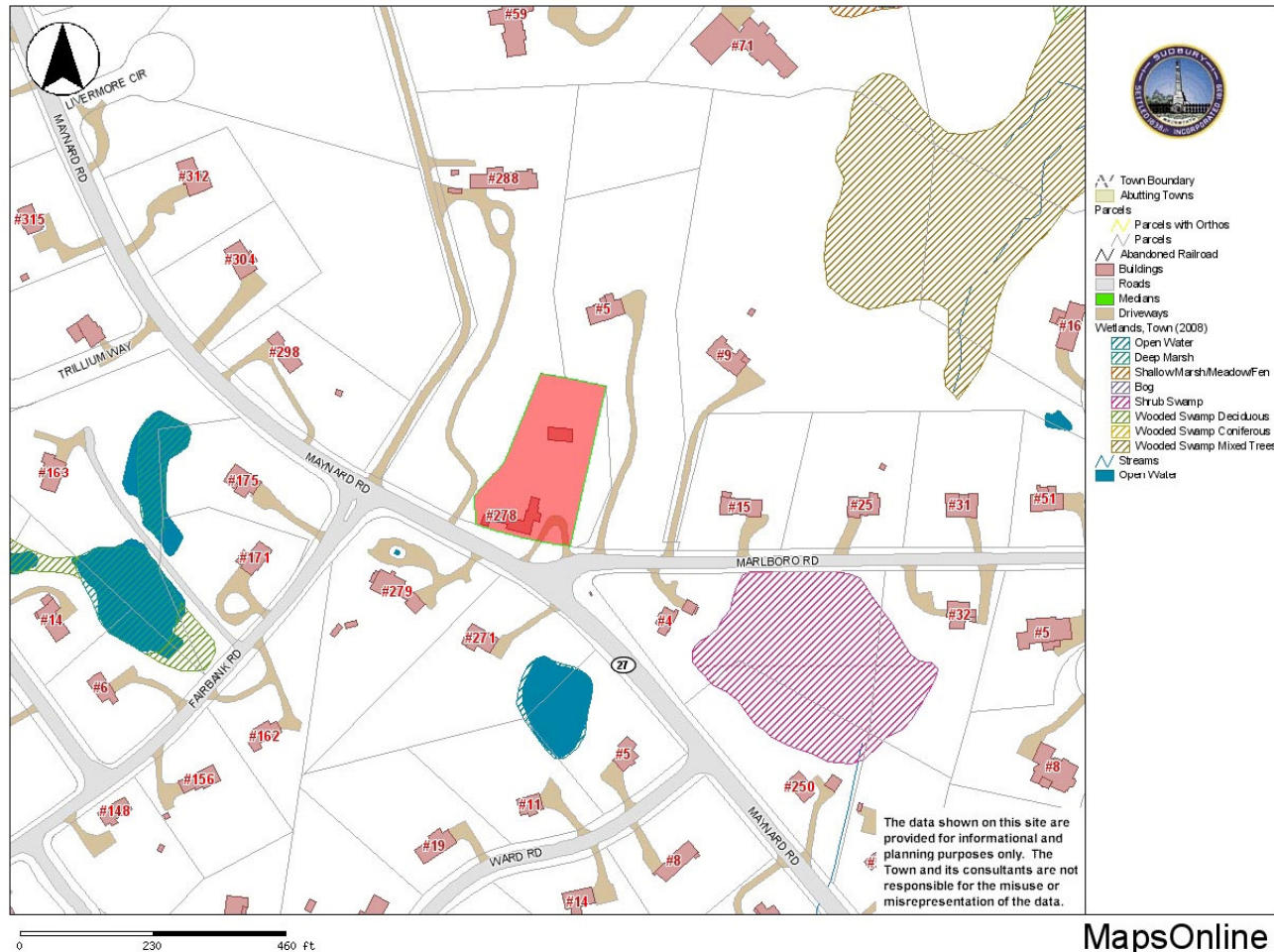


Meridian Associates, Inc.



# 3 Marlboro Road

## GIS Map



MapsOnline



Meridian Associates, Inc.





# 3 Marlboro Road

---

## Previous Structures on Site

- View from Maynard Road



Meridian Associates, Inc.



# 3 Marlboro Road

---

## Previous Structures on Site

- View from rear of site



Meridian Associates, Inc.



# 3 Marlboro Road

---

## Proposed Site Plan

- GIS Map
- Zoning Information
- Grading/Retaining Walls
- Site Sections
- Parking
- Traffic
- Setbacks
- Utilities
  - Water
  - Sewer
  - Electric
  - Stormwater



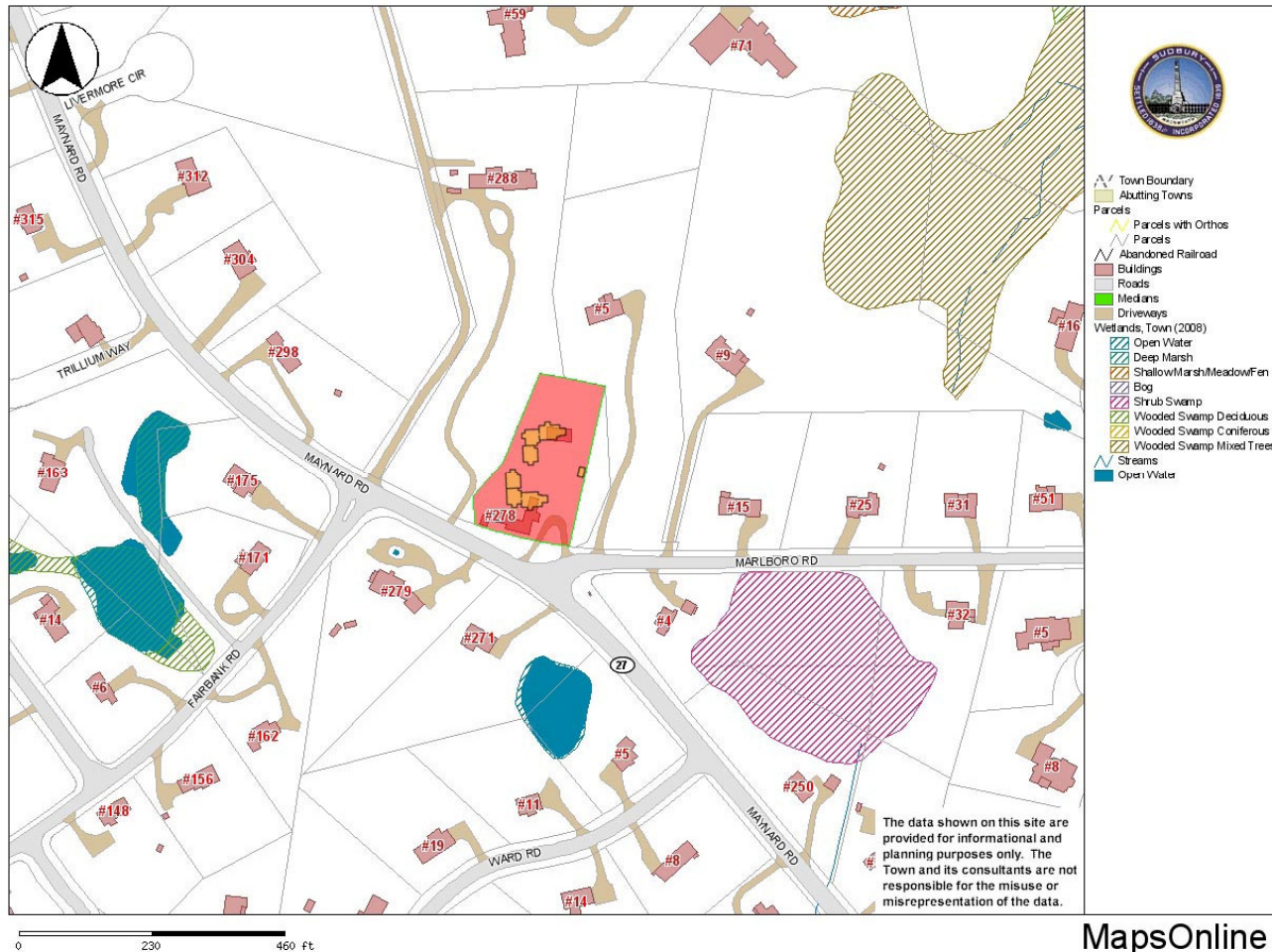
Meridian Associates, Inc.





# 3 Marlboro Road

## GIS Map



MapsOnline



Meridian Associates, Inc.





# 3 Marlboro Road

---

## 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)



Meridian Associates, Inc.



# 3 Marlboro Road

## Overview of Site Plan



Meridian Associates, Inc.



THE NARROW GATE  
architecture





# 3 Marlboro Road

## Grading/Retaining Walls



Meridian Associates, Inc.



# 3 Marlboro Road

## Grading/Retaining Walls



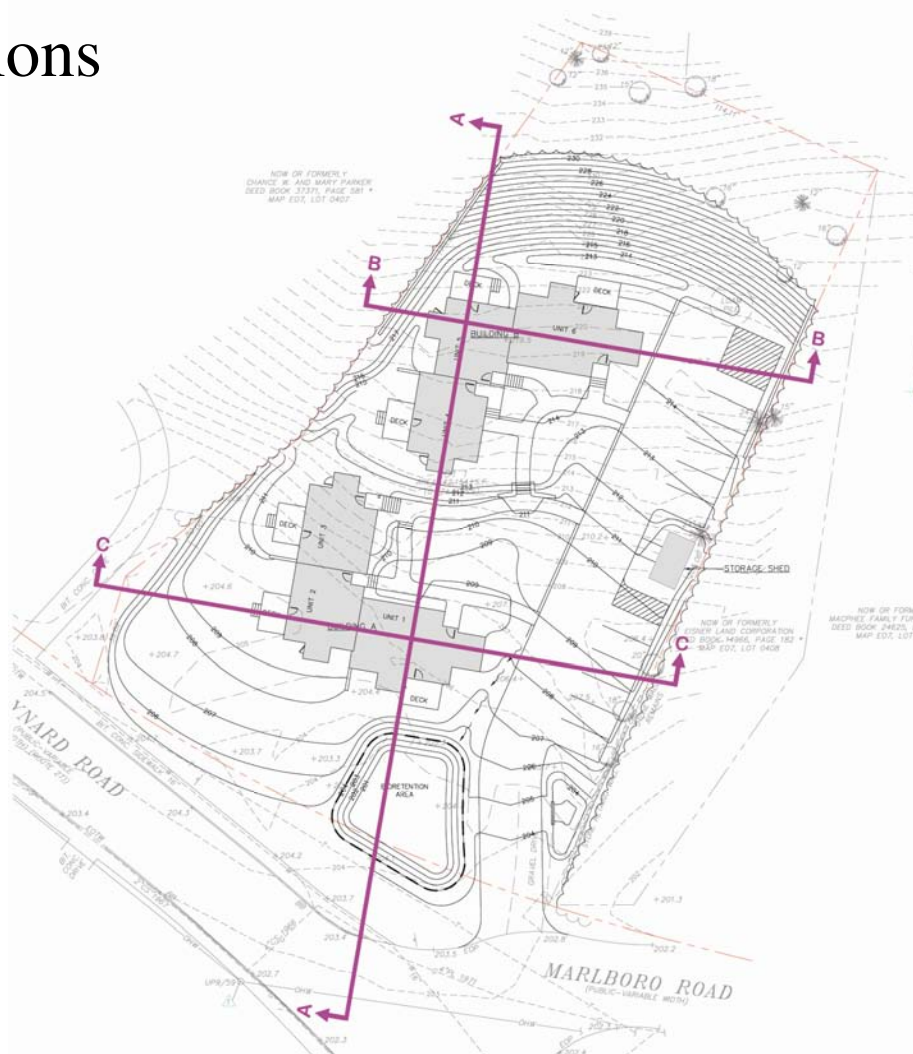
Meridian Associates, Inc.





# 3 Marlboro Road

## Site Sections



Meridian Associates, Inc.



# 3 Marlboro Road

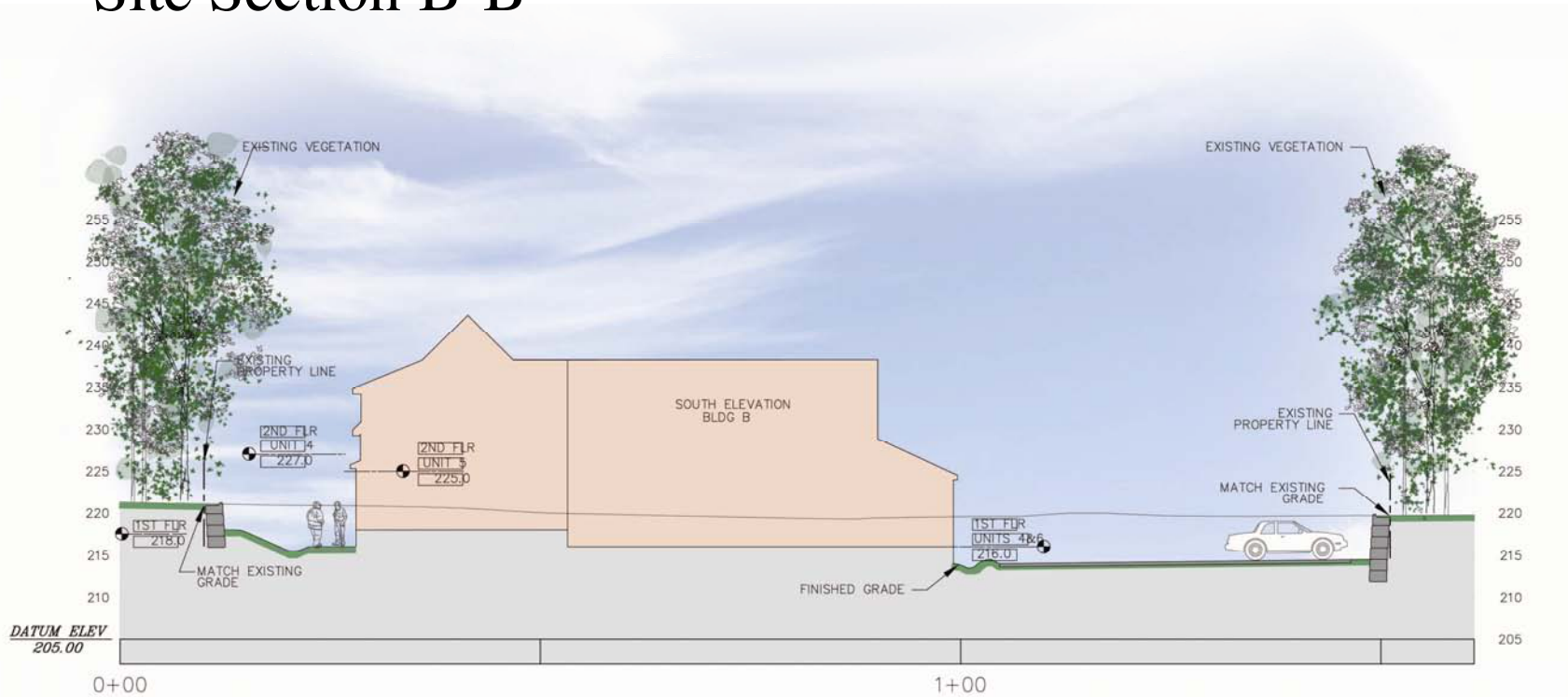
## Site Section A-A



Meridian Associates, Inc.



## Site Section B-B

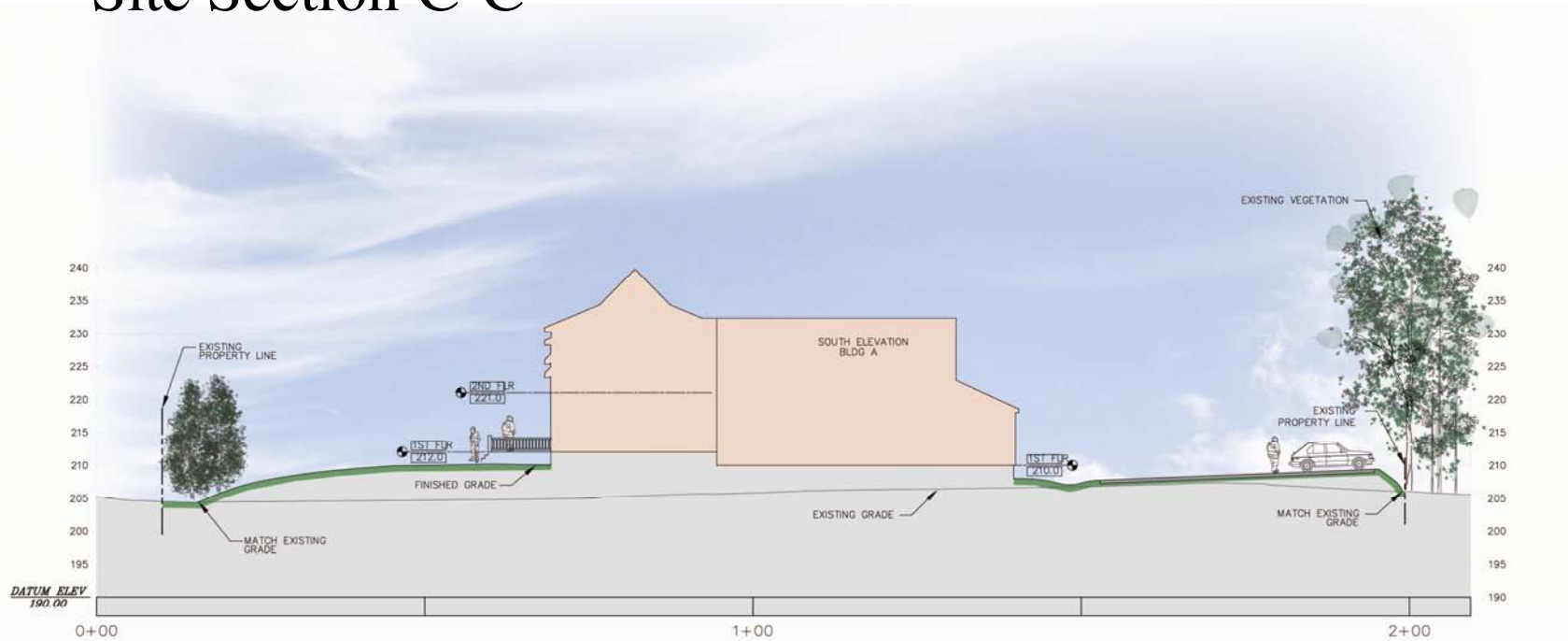


Meridian Associates, Inc.



# 3 Marlboro Road

## Site Section C-C



Meridian Associates, Inc.

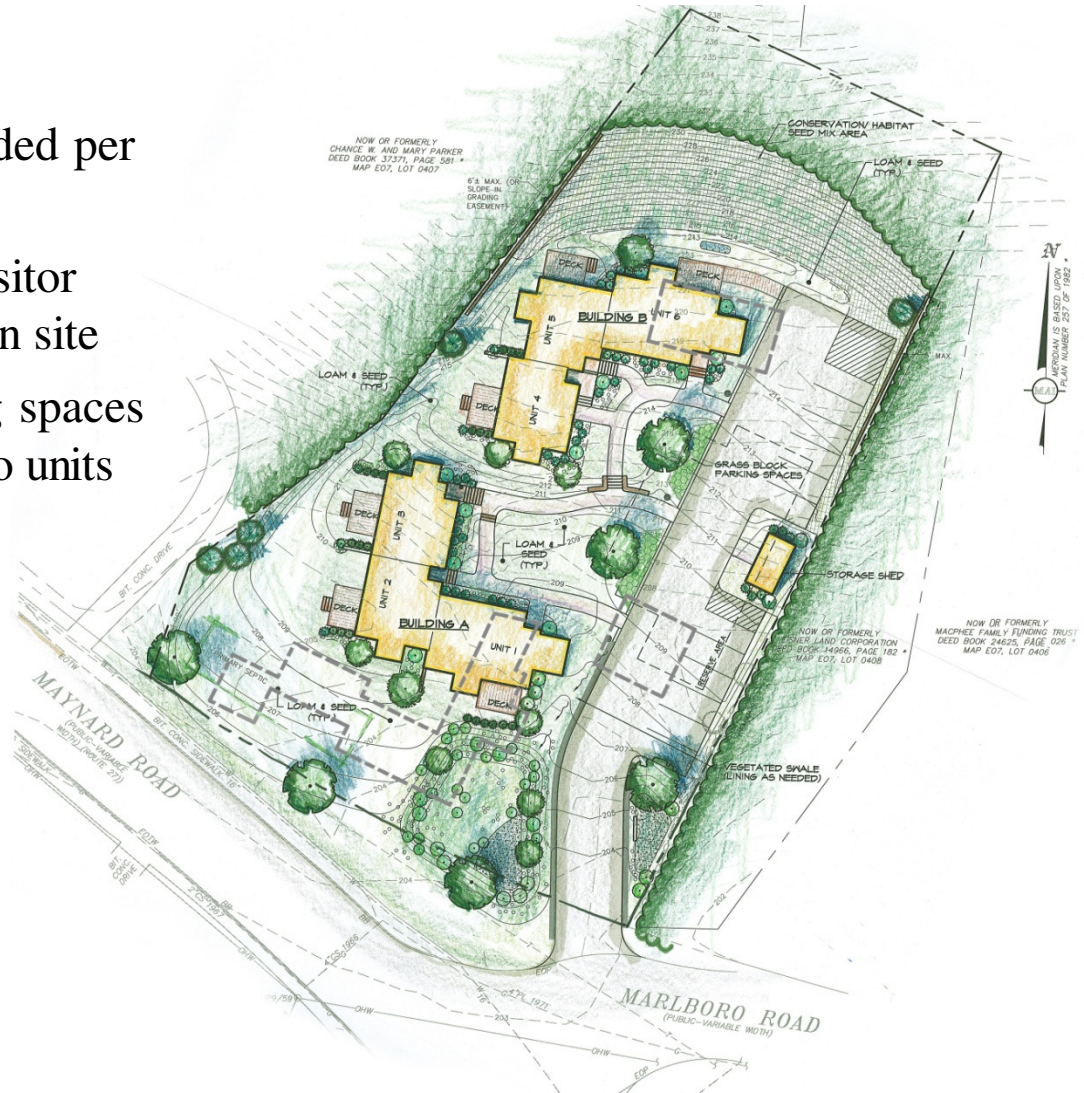




# 3 Marlboro Road

## Parking

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



Meridian Associates, Inc.



THE NARROW GATE  
architecture



# 3 Marlboro Road

---

## 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, 7<sup>th</sup> 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



# 3 Marlboro Road

---

Crash Data 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



Meridian Associates, Inc.



# 3 Marlboro Road

---

Crash Data from Sudbury Police Department 2005 to 2009	
Location	Number of Crashes
2005	
Maynard	1
2006	
Maynard	2
2007	
Maynard	1
Fairbank	1
2008	
Maynard	5
2009	
Maynard	4
Fairbank	1
Marlboro	1



Meridian Associates, Inc.





# 3 Marlboro Road

## Setbacks



Meridian Associates, Inc.



# 3 Marlboro Road

---

## 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



Meridian Associates, Inc.



# 3 Marlboro Road

---

## Building Architecture



Meridian Associates, Inc.



# 3 Marlboro Road

---

## 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 3,900 square feet
- Building footprint is 2,496 square feet
- For comparison purposes, the twelve adjacent homes have an average building footprint of 4,190 sf.
- Units will have addresses of Units 1 through 6, 3 Marlboro Road



Meridian Associates, Inc.





# 3 Marlboro Road

## Building A



Meridian Associates, Inc.



THE NARROW GATE  
architecture



# 3 Marlboro Road

## Building A



Meridian Associates, Inc.



THE NARROW GATE  
architecture



# 3 Marlboro Road

## Building A



Meridian Associates, Inc.



THE NARROW GATE  
architecture



# 3 Marlboro Road

## Building B



Meridian Associates, Inc.



THE NARROW GATE  
architecture LTD



# 3 Marlboro Road

---

## Comparable Projects



Meridian Associates, Inc.



# 3 Marlboro Road

---

## Comparable Projects



Meridian Associates, Inc.



THE NARROW GATE  
architecture





# 3 Marlboro Road

---

## Comparable Projects



Meridian Associates, Inc.



# 3 Marlboro Road

---

## Comparable Projects



Meridian Associates, Inc.





# 3 Marlboro Road

---

## Green Design Elements

- LEED for Homes Certified (Silver is Goal)
- Participate in Energy Star Homes Program
- Reduced Building Footprint
- Reduced soil absorption system by using a Presby system
- Solar Orientation of Buildings
- High Efficiency Glazing
- Water Saving Fixtures
- High Efficiency Mechanical Systems, Energy Star Appliances
- Roof Assemblies to be PV Ready
- Dark Sky Compliant Site Fixtures
- High IAQ (Low VOC Paints, Formaldehyde Free Finishes)
- Dedicated Recycling Spaces
- Minimize Pavement Areas
- Drought Tolerant Landscaping
- No Permanent Irrigation System
- Construction Waste Recycling



Meridian Associates, Inc.



# 3 Marlboro Road

---

## Affordability

- All 6 unit are affordable
  - 4 units priced at \$150,000
  - 2 units priced at \$205,400
  - Affordable in perpetuity
- 2 bedroom unit allows for a maximum of 3 persons
  - 4 units for HH at 80% AMI - \$59,550 max
  - 2 units for HH at 100% AMI - \$81,200 max
- Local preference for 4 units
  - Town, school or water district employees
  - Current residents of Sudbury
  - Families with students in Sudbury schools
- Lottery Process to select buyers
  - Sudbury Housing Trust will serve as Lottery Agent
- Condo Association is responsible for maintenance of:
  - Exterior of buildings
  - Landscaping
  - Driveway and snow removal
  - Septic system
  - Stormwater management system



Meridian Associates, Inc.



# 3 Marlboro Road

---

Questions/Comments?



Meridian Associates, Inc.

