

September 11, 2020

City of Worcester Planning Board
C/O The Division of Planning and Regulatory Services
City Hall Room 404
455 Main Street
Worcester, MA 01608

Attn: Michelle Smith, Chief Planner

**Re: Salisbury Hill (FKA Higgins Farm at Salisbury Hill)
Continuing Care Retirement Community Special Permit Amendment and Definitive Site
Plan Application (PB-2019-047)
Worcester, MA 01608**

Dear Members of the Board

On behalf of Salisbury Holdings, LLC, Bohler is submitting revised plans to address specific comments relative to the proposed amenities, project phasing, and landscaping as discussed with the Chief Planner. These revisions will be presented at the next Planning Board hearing on September 16th. A summary of the significant changes include:

1. The dedicated open space has been increased from 10.9 acres to 15.5 acres. The mechanism to protect the proposed open space is anticipated to be a Conservation Restriction and will be coordinated with the Greater Worcester Land Trust.
2. An additional sidewalk has been added to the plans to provide better accessible access to the existing clubhouse.
3. Additional landscaping has been provided above and beyond what has been previously submitted.
4. Significant amenities have been added to the plan including:
 - a. Construction of a pickleball court along with fencing around the court.
 - b. Construction of a regulation bocce court.
 - c. Construction of a stone dust path running from south to north between the pickleball, bocce and horseshoe courts with backless benches allowing for viewing of ongoing events taking place on the various courts
 - d. Construction of an area for a horseshoe pit.
 - e. Construction of an expansive recreational lawn area outside the northwest corner of clubhouse which will be used for lawn sports, fitness and social gathering and activities which could include croquet; group yoga and other coordinated group wellness activities; gathering area for large community and private events which



will allow area for the erection of an event tent and seating for community events or private resident events that may take place within the community

- f. An 1,100 SF brick patio area off the rear deck of the clubhouse. This area will have seating areas as well as a firepit with a seating surrounding the firepit.
- g. A natural surface walking path on the north side of the pickleball court and to the rear units 61-64 along with seating areas along the path
- h. A pocket park will be constructed in the large landscaping area behind the central units on Salisbury Hill Boulevard.

The collective square footage of the amenity areas described above is approximately 29,000 SF. In addition, the majority of these amenities will be constructed as part of phase 1 (items 4a-4f above) of the construction process, benefitting not only new residents to the community but also longtime residents of Salisbury Hill as well.

In addition to the revised plans below are updated Special Permit Findings of Fact that reflect the current proposal.

Special Permit Findings of Fact

Explain how the adverse effects of the proposed use will not outweigh its beneficial impacts to the City with respect to each of the following considerations per Article II, Section 6(A)(2) of the Zoning Ordinance.

1. *Social, economic or community needs that are served by the proposal:*

The Project includes the construction of 117 single and duplex 55+ residential units and provides much needed additional housing needs for the community.

2. *Traffic flow and safety, including access, parking and loading areas:*

The Project includes the construction of 117 single and duplex 55+ residential units and will be serviced by twenty-four (24) foot wide paved roads continuing with an extension of Salisbury Hill Boulevard. Vehicular cul-de-sac and hammerhead style turn arounds will be provided at the end of roadways to ensure full accessibility for emergency vehicles. A gated, secondary access is proposed from Barrows Road for use by emergency vehicles only. Stop signs and similar traffic control devices have been placed throughout the proposed development for vehicular and pedestrian circulation.

Four (4) parking spaces are provided for each unit, two (2) in the driveways and two (2) within the proposed garages or a total of 468 parking spaces. As the Project includes the construction of single-family and duplex condominiums separate loading areas are not required or necessary.

3. *Adequacy of utilities and other public services*

The proposed Project is for an amendment to the previously approved Special Permit to allow completion of the project which has remained unfinished for many years. The plans approved under the original Special Permit included twenty-four (24) multi-unit townhouse



style buildings and five (5) garden style buildings containing a total of 194 units (for the remaining phase). The proposed Project includes seventeen (17) single unit buildings and fifty (50) duplex buildings for a total of 117 units in this phase. This results in a net reduction of seventy-seven (77) units which will generate less sewer and water supply demands on existing infrastructure than previously approved. This project will also provide a privately owned and operated sewer pump station.

4. *Neighborhood character and social structure:*

As noted above, the proposal is for the modification to the existing Special Permit which includes the development of 117 single and duplex 55+ residential units within residentially zoned districts and is appropriate for the existing neighborhood character and social structure. The proposed amendment will result in a net reduction of seventy-seven (77) units from the original approval. The building architecture will be typical for single family dwellings and is anticipated to consistent with the neighborhood character. In addition, significant landscaping has been incorporated into the site design with enhanced buffers to screen the project from abutting residences on Barrows Road. The screening proposed far exceeds what was previously approved under the existing Special Permit.

5. *Impacts on the natural environment*

The Project which includes the construction of 117 single and duplex 55+ residential units will adhere to the no disturbance buffer zones established by the Conservation Commission and will not involve any direct alteration to jurisdictional wetland resource areas. In addition, the Project will be increasing the proposed dedicated open space from 10.9 acres to approximately 15.5 acres in excess of the previously approved Special Permit. The mechanism to protect the proposed open space is anticipated to be a Conservation Restriction and will be coordinated with the Greater Worcester Land Trust.

The Project will include the construction of a new stormwater management facility consisting of deep sump catch basins, stormwater quality units, forebays and infiltration basins. The system has been designed to mitigate peak rates of runoff as well as provide water quality volume and recharge of stormwater runoff. The system has been designed in accordance with the ten (10) standards outlined in the Massachusetts stormwater handbook. Refer to enclosed Drainage Report for additional calculation and discussion on the compliance with the standards. All calculations and reports have been thoroughly reviewed by the City's independent peer review engineer.

The Project will also provide erosion control measures consisting of silt fence with compost sock around the perimeter of the site, construction entrance/exit, diversion swales, and temporary settling basins. Refer to Erosion and Sediment Control Plan within the enclosed Site Development Plans. The Project will disturb greater than one (1) acre of land and will be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the NPDES General Permit. The SWPPP will provide additional information and detail relative to construction period erosion controls.



6. *Potential fiscal impact, including city services needed, tax base and employment*

The Project will involve the construction of 117 single and duplex 55+ residential units, which will have a positive impact on the City's tax base and with no impact to the school system.

As noted, the Project will reduce the overall unit count by seventy-seven (77) units and will have less impact on City services than the previously approved plan.

We trust the above as well as the attached information are sufficient for your continued review of the project. Should you have any questions or require additional information, please do not hesitate to contact us at (508) 480-9900. Thank you.

Sincerely,

Bohler Engineering

A handwritten signature in black ink that reads "Nathaniel E. Mahonen".

Nathaniel E. Mahonen, P.E.

A handwritten signature in blue ink that reads "John Kucich".

John A. Kucich, P.E.