

**BELOW PLEASE FIND INFORMATION REGARDING REZONING  
OF RATTLESNAKE HILL FOR SHARON HILLS DEVELOPMENT**

- **Letter from Board of Selectmen**
  - **Project Description**
- **Frequently Asked Questions**
  - **Project Impacts**
  - **Benefits to the Town**

**YOU CAN ALSO READ THE DEVELOPMENT AGREEMENT ONLINE AT:**

[http://www.townofsharon.net/Public\\_Documents/SharonMA\\_BBoard/Brickstone/](http://www.townofsharon.net/Public_Documents/SharonMA_BBoard/Brickstone/)

Dear Fellow Sharon Residents:

There has been much discussion in Town regarding the proposed Sharon Hills Development.

Many boards and committees, abutter groups and other residents have been advising the Conservation Commission, Board of Selectmen and the Town's independent consultants over the past months. The result is a comprehensive development option, different from conventional construction, which contains many benefits to the Town, limitations on the proposed development and mitigation measures and controls. On May 7, 2007, this community will have the opportunity to discuss the proposed zoning amendments that will authorize this development option. This Board has joined with several other Boards and Committees in voting to support this proposal.

In addition to the information included in this document, copies of the full development agreement are available for public distribution at the Public Library, the Selectmen's Office at Town Hall or [www.townofsharon.net](http://www.townofsharon.net) under News & Announcements. In addition please feel free to contact us with any question at 781-784-1515 or [selectmen@townofsharon.net](mailto:selectmen@townofsharon.net).

We hope that each voter in Sharon will take the opportunity to read the enclosed information and further educate him or her self about the development option created by the proposed zoning amendments currently before the Town. We urge each voter to attend the Annual Town Meeting and respectfully participate with your fellow residents in this process.

Thank you,

William A. Heitin    Richard A. Powell    Walter "Joe" Roach  
SHARON BOARD OF SELECTMEN

**PROJECT DESCRIPTION**

- \* The Sharon Hills development will be an upscale, comprehensive senior living community that will consist of independent and assisted living units and an on-site nursing home.
- \* There will be 624 residential units housing not more than 2 residents each. The Developer projects the total population to be 780 residents plus the nursing facility.
- \* The development will be deed restricted to persons 62 years of age or older. The Developer projects the average age of the typical resident to be 72.
- \* The development will consist of six residential buildings, a nursing home and other amenities and will be built on 87 acres of the total 337 acre parcel of land located between Bay Road and Mountain Street.
  - \* 250 acres will be deeded to the Sharon Conservation Commission and will be permanently restricted from development and will remain in its natural state and accessible to town residents. An additional 36 acres will be placed under a permanent private deed restriction preventing future development.
  - \* The entrance to this development will be off of Bay Road. Mountain Street will be gated and used only for emergency access.
- \* Approval by Town Meeting of the zoning bylaw authorizing this type of development will provide the developer with an additional development option for this land, which will require an extensive site plan review process, additional public hearings and numerous permit approvals from state and local

reviewing boards.

## **FREQUENTLY ASKED QUESTIONS**

*1 - I have heard concerns expressed about the height of the buildings and that by approving this zoning change other such structures will now be allowed to be built in town.*

Clearly, the height proposed for these buildings (eight stories) is taller than currently allowed in Sharon.

However, the use of taller buildings minimizes land consumption and is largely responsible for the significant donation of conservation land being provided to the town. Also, at the request of the town, the developer recently conducted a balloon test to visually simulate the height of the proposed buildings.

The assertion that approval of this bylaw will allow similar sized buildings on other sites in town is simply not true. The building height allowed by this proposal is exclusive to this zoning district and a change in height restrictions in another zoning district or application of this zoning district to another location would require approval of a separate bylaw by a two-thirds vote at another Town Meeting. In addition, the language of the zoning bylaw imposes a large minimum lot size requirement and requires a significant donation of conservation land in proportion to such lot size.

*2 - If this proposal does not pass Town Meeting what will happen to the land?*

Currently, there are three development options available for this site. Acquisition is not an option.

**Option one:** The Sharon Hills development as previously described.

**Option two:** The development of approximately 88 single-family homes on substantially all of the 337 acres. The developers have publicly stated that if the re-zoning for Sharon Hills is not passed at the Annual Town Meeting on May 7th that they will proceed to develop the land under this as of right option.

**Option three:** The development, under a grandfathered 40B permit, on 200 acres of land leaving the remaining 137 acres for additional development. Option three gives us none of the \$10 million in financial benefits and will preserve no land as open space. This option will have an impact on the Sharon Public School system.

*3 – How much tax revenue can the Town expect from the project?*

The Town's independent review and one performed by the Town's Finance Committee confirmed that more than \$3.0 million of additional net tax revenue is expected from this development.

*4- Who will control the 250 acres being donated to the Town of Sharon?*

The property will be deeded to the Sharon Conservation Commission and restricted in perpetuity. There will also be a named third party grantee, as designated by the Conservation Commission, to the restriction. The donation of this conservation land must occur before the first building permit for the First Phase will be issued.

*5 - Will approval of this Development require the town to join the MWRA?*

The Town has the water capacity for this development, and, therefore, construction of this project will not require the Town to join the MWRA.

*6- What environmental and conservation measures will be integrated into the overall construction?*

The developer has incorporated certain aspects of Leadership in Energy and Environmental Design (LEED) Green Building Rating System, the nationally accepted benchmark for the design, construction,

and operation of high performance green buildings. In addition, the criteria for granting site plan approval requires the consideration of the extent to which water conservation devices are incorporated, the extent to which energy saving devices and energy conservation is achieved, and the extent to which pesticides, fertilizers and herbicides are minimized.

## **PROJECT IMPACTS**

### **Traffic:**

- \* The developer has conducted and made available an extensive traffic impact analysis of the proposed project site and the nearby roads subject to potential traffic impact.
- \* As part of the site plan review process required by the zoning bylaw, the developer will be required to submit a detailed traffic impact report and also meet traffic impact mitigation standards.
- \* Based on a comparison of existing traffic patterns with traffic data from a similar (but larger) type of development, the report estimates that peak weekday morning traffic will increase from 573 vehicles per hour (vph) for the No-Build Case to 670 vph for the Build Case, and peak weekday evening traffic will increase from 512 vph for the No-Build Case to 621 vph for the Build Case.
- \* These increases are described as being significantly less than what might be expected from a conventional multi-family project of similar scale. This is due to the provision of many on-site amenities, the make-up and profile of the community residents and the provision of shuttle bus service for shopping and recreational opportunities.
- \* In order to reduce traffic impacts from this project, as well as from future unrelated area development, the report recommends that the developer implement mitigation efforts on Bay Road, including potential traffic signalization at East Street and Bay Road as well as road widening and turning lanes at Plain Street and Bay Road and at the project site entrance on Bay Road. The Selectmen will solicit input from area residents to determine whether these traffic impact mitigation measures are appropriate for the neighborhoods.
- \* The Town engaged an independent consultant (paid for by the developer) to conduct a detailed review of the developer's submission and its underlying assumptions.
- \* The Town's independent review indicates that the traffic impacts of the project are accurately analyzed in accord with standard engineering practice.
- \* It is also important to note that failure to approve this proposal does not foreclose other significant development options for the property that will also increase traffic.

### **Water & Wetlands Protection:**

- \* Prior to any Project construction on the Site, the Board of Appeals has authority to require that a water quality survey of Briggs Pond will be conducted for purposes of establishing a baseline for water quality.
- \* The Waste Water Treatment facility will be designed in accordance with all applicable state and local requirements and must obtain all necessary approvals prior to its construction and operation. The Facility shall be operated and maintained by a licensed Waste Water Treatment Facility Operator.
- \* Monitoring wells will be installed and ongoing reviews and reports will be required to ensure that the site's Waste Water Treatment Facility is functioning properly.
- \* In the event that any activity related to the Project degrades or diminishes the water quality of Briggs Pond the Developer will be required to remediate such degradation or diminution.
- \* Water used for irrigation purposes will be drawn from wells that do not adversely impact wells on neighboring properties.
- \* In addition to strict state requirements that must be met, the zoning bylaw requires the submission and consideration of numerous issues relative to groundwater and wetlands protection, water conservation and requirements to monitor on an ongoing basis the treatment of wastewater prior to receipt of any approval.

Additionally, efforts to conserve and effectively recharge water back into the Town's groundwater supply will be part of the approval process

### **Water System Improvements & Neighborhood Protections:**

- \* The Developer shall construct and transfer to the town \$6,000,000 in water supply and distribution improvements that are significant components of the proposed high-pressure water district. This has been on the Town's planning needs for over 20 years and is viewed as a valuable public safety asset.
- \* Public water lines will be made available to areas of Mountain Street and Coach Lane.
- \* \$100,000 shall be donated by the developer to the Board of Selectmen and Water Management Advisory Committee for water system improvement measures and water conservation efforts.
- \* \$100,000 shall be donated to the School Committee to endow a water study program and to purchase necessary lab equipment to implement the program.
- \* The Developer will monitor for damage to neighboring wells and water quality resulting from the project.
- \* Adjacent property owners will be indemnified against any damage, including damage to private wells, resulting from construction, including blasting.
- \* Prior to any blasting pre testing and inspection of structures and private wells will be performed to establish an appropriate baseline for determining whether any damage occurs. Blasting is commonly conducted in developments in town and has occurred on all parts of Aspen Extension, Eisenhower Drive, Queens Circle, Aztec Trail and Inca Trail without any impact to existing homes.

### **BENEFITS TO THE TOWN**

- \* 250 acres of the 337 acres will never be developed and an additional 36 acres will be restricted.
- \* The 250 acres will be donated to the Conservation Commission at no cost to the Town.
- \* An estimated \$3.0 million in net annual recurring tax revenue to the town.
- \* The Development agreement addresses indemnification of the Town and property owners for any and all damage resulting from any aspect of construction, including blasting.
- \* The Town will hold a \$250,000 performance bond from the developer as insurance for any issues requiring financial remedies.
- \* Development and implementation of a \$6,000,000 high pressure water district.
- \* \$900,000 donated to the Sharon Housing Trust for affordable housing.
- \* \$650,000 donated to the Board of Selectmen for public safety personal and equipment.
- \* The development of a fire sub-station on Mountain Street.
- \* \$200,000 donated for the study and implementation of a revitalization project of Post Office Square.
- \* \$100,000 donated to the Board of Selectmen and Water Management Advisory Committee for water system improvement measures as well as water conservation efforts.
- \* \$50,000 donated for recreation purposes.
- \* \$50,000 donated for Public Safety purposes, including improved radio communication facilities.
- \* \$50,000 donated to the Board of Selectmen for Memorial Beach improvements.
- \* \$100,000 donated to the Conservation Commission for land acquisition purposes.
- \* \$100,000 donated to the School Committee to endow a water study program and to purchase necessary lab equipment to implement the program.
- \* \$100,000 donated to the Council on Aging to endow a technology or educational program at the Sharon Adult Center.
- \* \$25,000.00 donated to the Board of Health to fund additional personnel (1/2 time health agent) during the Project's development.
- \* Incorporation of the project's population with other Town seniors and opportunities to share programs conducted with Town seniors. The Developer will provide Town seniors shuttle service for such programs conducted.

