

Public Information Session

July 2009

Sharon Hills
A Senior Living Community

Prepared by Brickstone Properties, LLC

Introduction

- John Kusmiersky and Marty Spagat, Brickstone
 - Project Status
- John Twohig, Goulston & Storrs
 - Project Information
 - Zoning Clarifications
 - Development Agreement Amendments
- Bob Daylor, Tetra Tech Rizzo
 - Site Design Overview
- Bob Vanasse, Vanasse & Associates
 - Transportation Overview

Project Status

Why we are here...

- Project Background and Update
 - Revise building layout and establish absolute building height
 - Relocation of nursing facility to unified building area
 - Reduce cut and fill and balance site
 - Construction Traffic Plan
- Zoning Clarifications
 - Unified Building System Area
 - Senior Living District Development Plan
 - Unified Building System
- Development Agreement Amendments
 - Site Plan Exhibit
 - Water Service Exhibit
 - Scope of Fire Substation Design
 - Restricted Area Exhibit
 - Recognize Advanced Payments
 - Mountain Street Access
 - Financing District Authorization

Development Program

- Located off Bay Road and Mountain Street
- 624 over 62 age-restricted residences
- 5 residential buildings
- Parking primarily underground
- Amenities building
- 150 bed nursing facility located within unified building area

Land Preservation

Total Land Area:	337 acres +/-
Land to Conservation Commission:	250 acres +/-
Land to be Retained:	
-Restricted	36 acres +/-
-Developed, greenspace	28 acres +/-
-Developed, facilities	23 acres +/- (only 7%)
Total Undeveloped:	286 acres +/- (85 %)

Land Use Options

- 88 homes on 337 acres
 - Entire site, no land to Town
- 250 multi-family 40B units plus single family residential homes on 100+ acres
 - Entire site, no land to Town
- Sharon Hills on 87 acres
 - Developed on 23 acres, **250+/- acres to Town**

Project Benefits

One-Time benefits:

High service water system	\$6,000,000
Water distribution system	\$1,000,000
Affordable housing	\$900,000
Public safety personnel	\$650,000 (paid)
Building permit fees	\$560,000
Economic development costs	\$200,000
Conservation Commission for land acquisition	\$100,000
Council on Aging	\$100,000
Schools	\$100,000
Water mitigation	\$100,000
Radio communications	\$50,000
Beach improvements	\$50,000 (paid)
Recreation purposes	\$50,000
Board of Health	\$25,000
Total	\$ 10,000,000+/-

On-going Revenue (Sharon will keep \$.79 of every dollar received from the development):

Annual Tax Revenue:	\$3,883,000
Annual Cost:	\$ 803,000
Total Net Annual Revenue	\$3,080,000

Permanent Land Gift:

- + 250 acres of Rattlesnake Hill land donated to the Conservation Commission
- + 3 acres of land donated to the Town with Fire Sub-Station building

Zoning Clarifications

- Senior Living Overlay District Amendments
 - Proposed definitions within the Senior Living Overlay District to clarify:
 - Unified Building System Area
 - Senior Living District Development Plan
 - Unified Building System
- Why are the proposed changes necessary?
 - Defines absolute height/prohibits grade changes that would effectively increase height impacts on neighboring properties
 - Consolidates Project buildings and services in one unified building area
 - Utilizes site topography to reduce cut and fill and associated truck trips
 - Minimizes area of site disturbance

Development Agreement Amendments

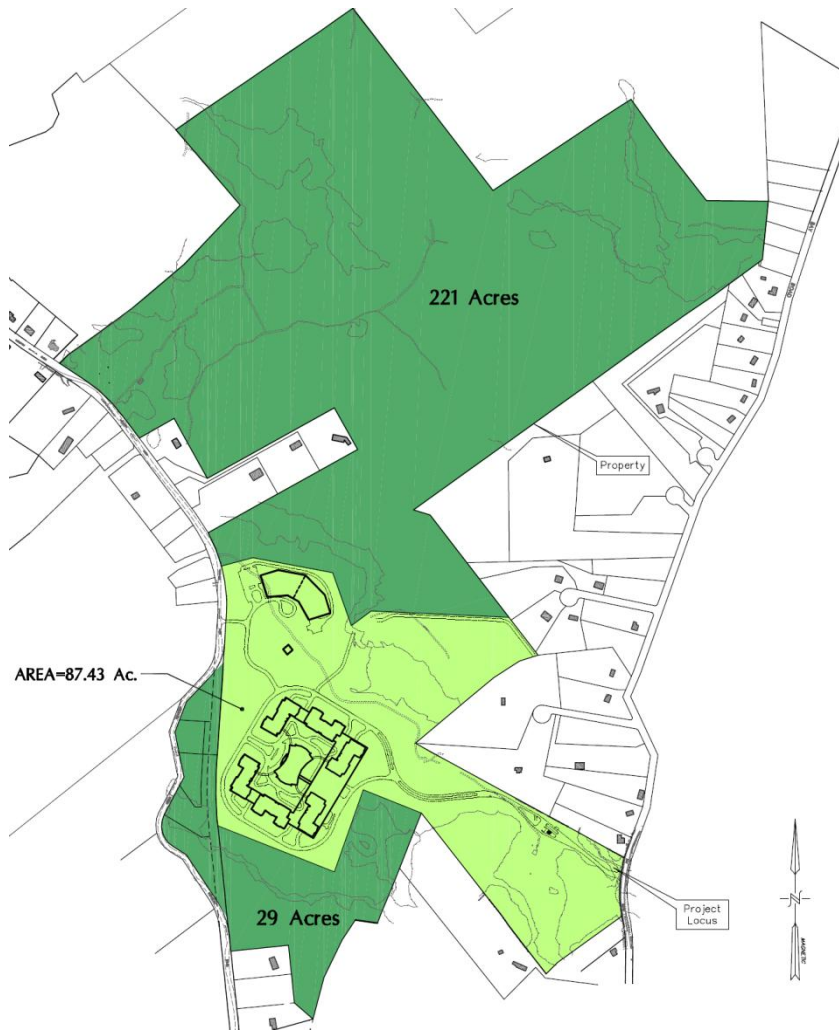
- Proposed Amendments:
 - **Site Plan** – provide updated site plan to reflect relocation of the nursing facility away from Mountain Street
 - **Water Service** – provide updated waterline exhibit depicting waterline from access drive to Coach Lane and Boulder Lane
 - **Fire Substation Design** – clarify design scope of fire sub-station
 - **Restricted Area** – provide updated plan showing privately restricted area
 - **Advance Payments** – second \$325,000 payment made to Town on June 30, 2009 (Brickstone has paid \$700,000 to the Town prior to site plan approval)
 - **Mountain Street Construction Access** – clarify that Mountain Street may be used for construction access to and from the Project site
 - **Financing District** – authorize the creation of a public financing district that would enable the financing of certain public improvements through bonds paid for by additional taxes solely on the Project site

Site Design Overview

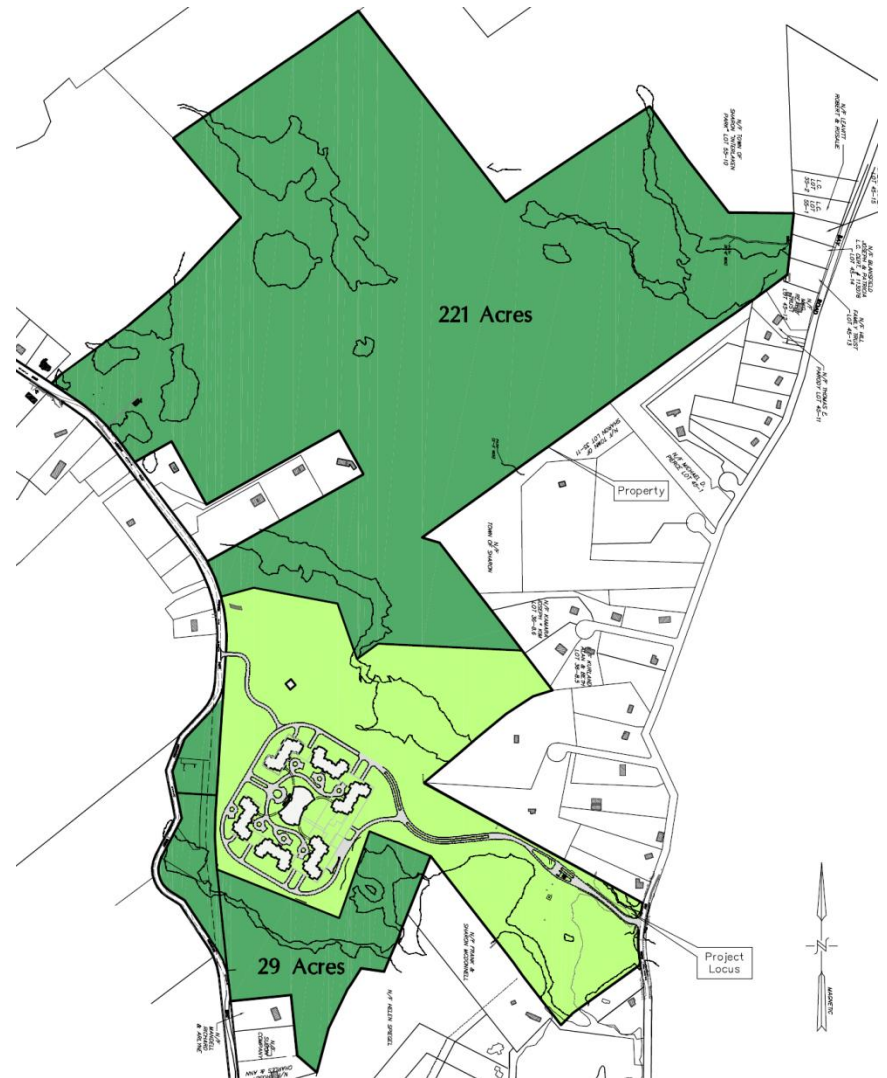
Project Information Update

- Building and Site Information
 - Relocate nursing facility to unified building system (away from Mountain Street)
 - Utilize elevation changes to minimize amount of cut and fill
 - Reduce site disturbance
 - Reduce truck traffic by minimizing excess site materials
 - Relocate wastewater treatment plant and maintenance building into the unified building area
 - Limit Mountain Street access to 36 months
 - Commit to Bay Road access as soon as possible (approximately 18 months)

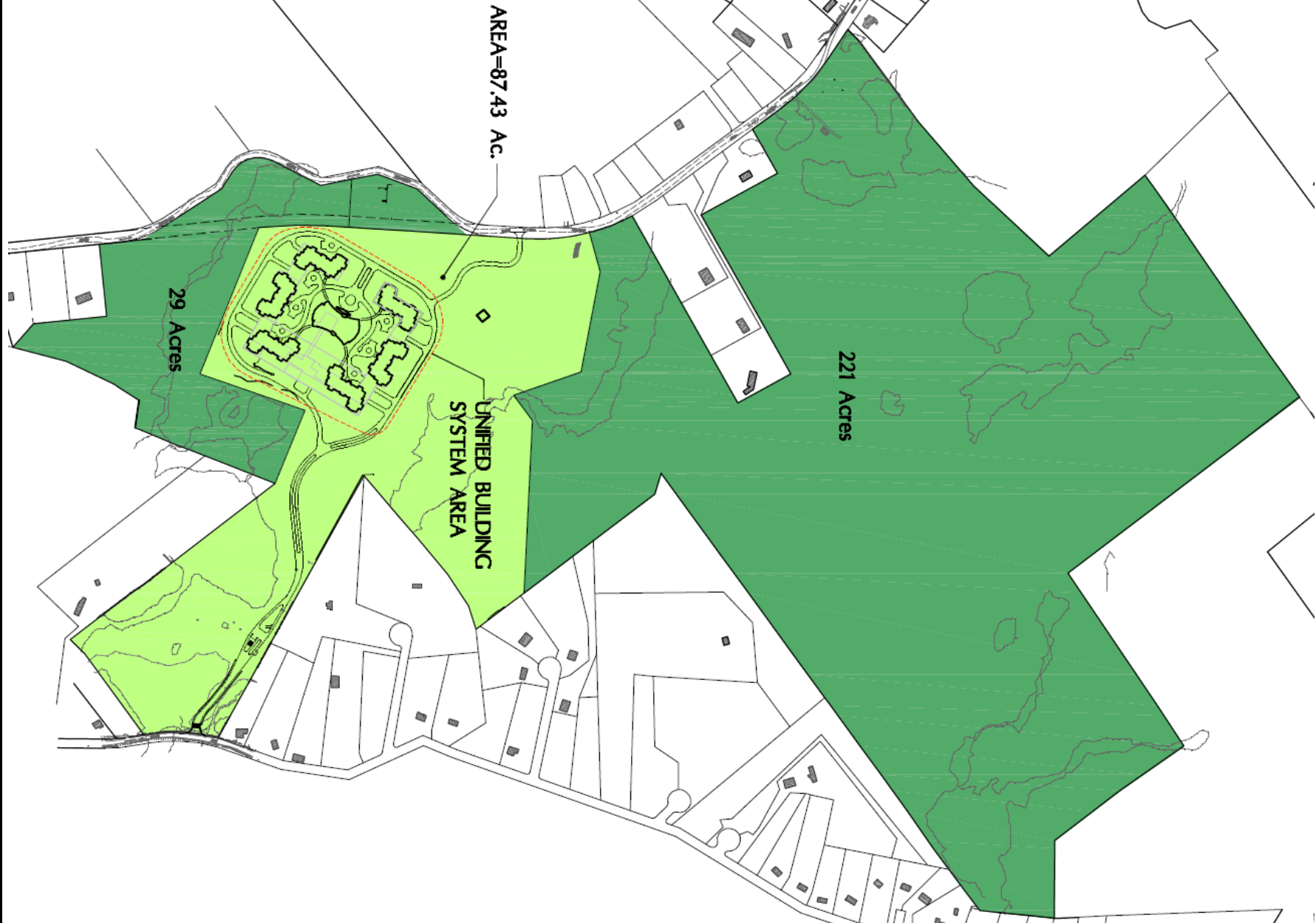
Current



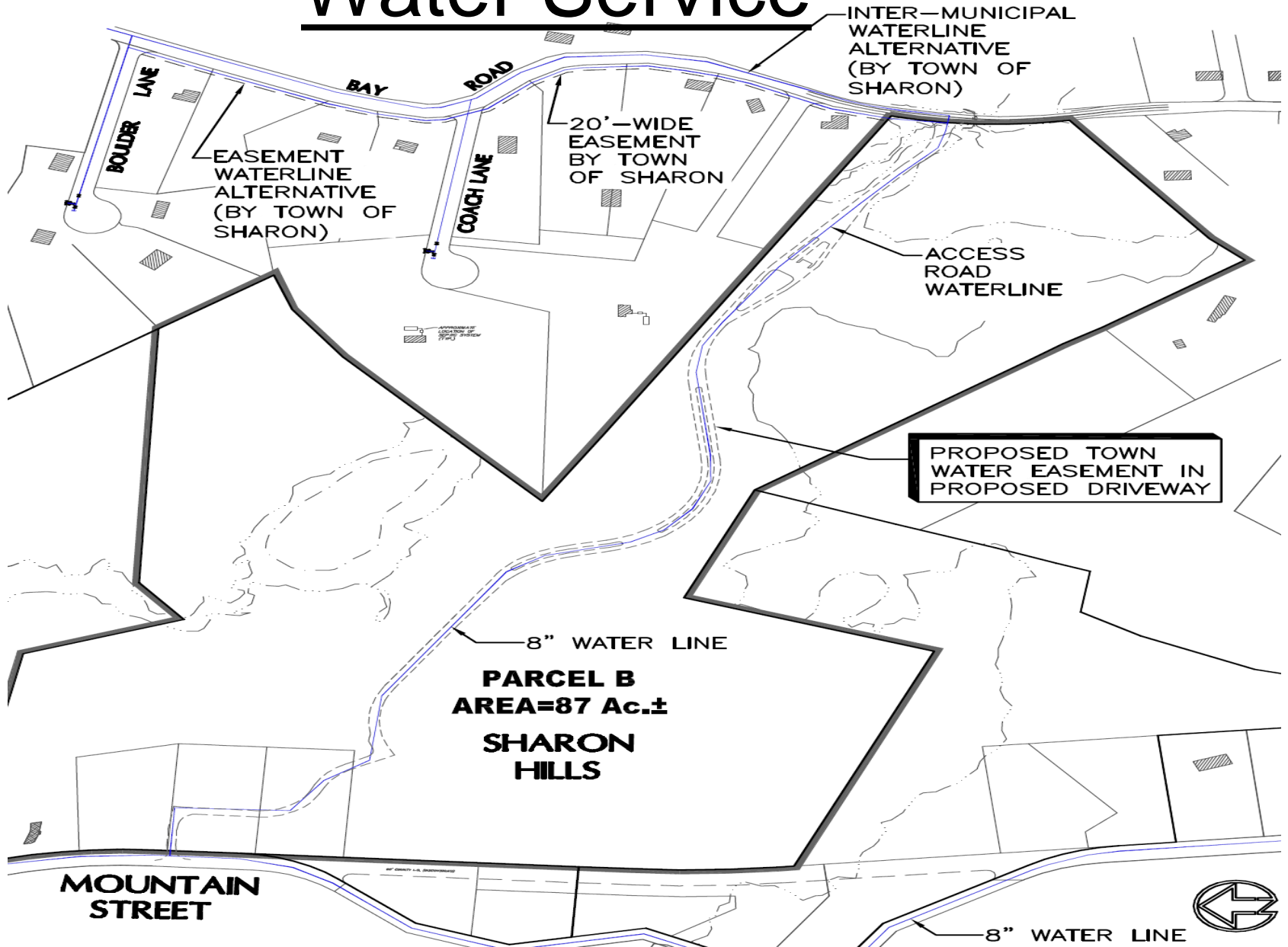
Proposed



Senior Living District Development Plan



Water Service



INTER-MUNICIPAL WATERLINE ALTERNATIVE (BY TOWN OF SHARON)

EASEMENT WATERLINE ALTERNATIVE (BY TOWN OF SHARON)

20'-WIDE EASEMENT BY TOWN OF SHARON

ACCESS ROAD WATERLINE

PROPOSED TOWN WATER EASEMENT IN PROPOSED DRIVEWAY

8" WATER LINE

**PARCEL B
AREA=87 Ac.±
SHARON
HILLS**

MOUNTAIN STREET

8" WATER LINE



Restricted Area



Transportation Overview

Transportation Overview

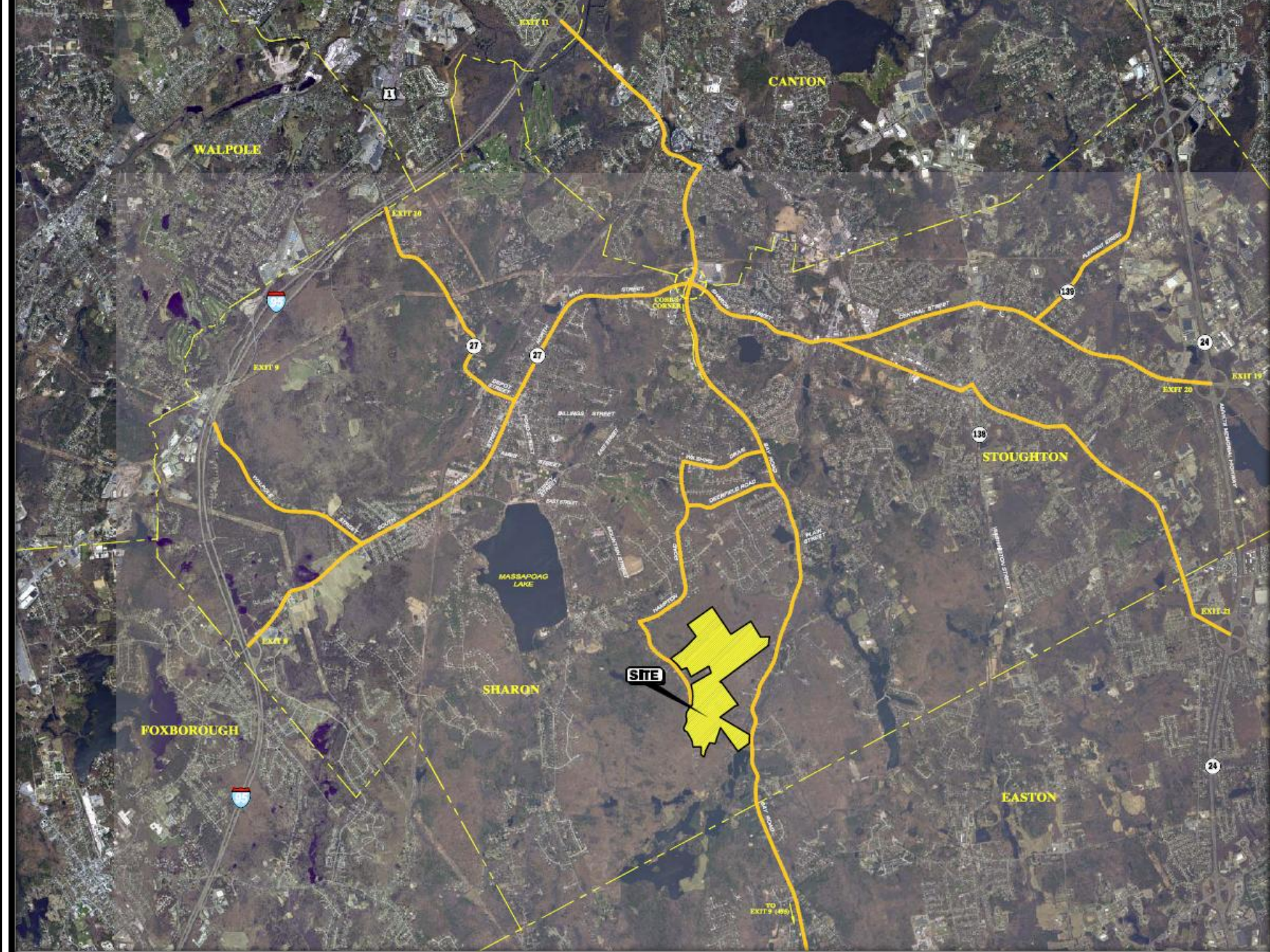
- Construction period
 - Construction period traffic assessment conducted
 - Minor mitigation necessary to make Mountain Street passable and safe
 - Mountain Street access helps diffuse traffic impacts during the second 18 months
- The traffic report will be studied and peer reviewed during the site plan approval process
- Construction Traffic Plan will be part of the Development Agreement and will be further refined during site plan approval

Construction Traffic Plan

- Mountain Street construction access for no more than 36 months - majority of construction vehicles (over 80%) are passenger vehicles or pickup trucks
- Mountain Street access for large construction vehicles is limited to 18 months for the following work or until the Bay Road access drive is complete:
 - Months 0-6 – site work equipment arrives and remains on-site; and commencement of site work
 - Months 7-18 – continuation of site work; utility work; pad foundation construction; Bay Road access drive construction; and trade workers begin work on base building construction
- Construction vehicle 18 month traffic volumes:
 - Months 0-6 – approximately 50 large trucks per day (5 trucks per hour – one every 12 minutes)
 - Months 7–18:
 - Approximately 50 large trucks per day (5 trucks per hour – one every 12 minutes)
 - Plus, approximately 10 large trucks per hour for 4 hours during concrete deliveries

Construction Traffic Plan (cont'd)

- Traffic monitors control traffic routing and enforce restrictions on large trucks:
 - Inbound trucks routed to the site from Cobb's Corner via Bay Road to Wilshire Drive to Hampton Road to Mountain Street (except during school drop-off and pick-up hours, when Deerfield also used for inbound)
 - Outbound trucks routed to Cobb's Corner from the Site via Mountain Street to Hampton Road to Deerfield Road to Bay Road
- Time required to traverse the 1.1 mile distance from Hampton Road to the Site is approximately 4 minutes
- Inbound vehicles given preference, outbound vehicles held on-site until Mountain Street is clear
- Site dispatcher to coordinate with traffic monitors to restrict Mountain Street truck conflicts
- Dispatcher to hold exiting large trucks if large trucks are traveling on Mountain Street between Hampton Road and Project driveway
- OPTICOM upgrades at two key intersections



WALPOLE

CANTON

11

EXIT 10

27

27

139

24

EXIT 9

EXIT 20

EXIT 19

139

STOUGHTON

SHARON

SITE

FOXBOROUGH

EASTON

24

TO EXIT 9 (495)

Mitigation Measures

- Measures to accommodate construction traffic on Mountain Street:
 - Trimming of vegetation – vegetation within the right-of-way will be trimmed (not removed)
 - Edgeline pavement markings – markings will be provided along the road's edge to delineate the edge of the traveled roadway
 - Warning signs – signs indicating narrow roadway sections, end of pavement and other similar conditions will be installed and maintained
 - Roadway Maintenance – the gravel roadway surface will be rehabilitated prior to construction, including replacement and recompaction of the gravel surface, and during construction the gravel surface will be regraded on a periodic basis
 - Dust Control – dust control measures will be implemented, as necessary, including application of water to the roadway surface
 - Traffic Controls – monitors will be stationed to coordinate inbound and outbound vehicles and to enforce restrictions
 - Construction Traffic Plan – a construction traffic plan will be established to outline construction vehicle site access and egress

Next Steps

- Finalize zoning amendments
- Finalize Development Agreement amendments
- Submit final zoning amendments to Planning Board
- Participate in public hearing with the Planning Board on zoning amendments
- Participate in public meeting with the Selectmen to review final Development Agreement
- Conduct public information session and continue outreach with Town Boards and Committees
- Participate in public meeting with the Finance Committee on Warrant Articles
- Continue dialogue with Police Department, Fire Department and DPW on construction access
- Attend Fall Town Meeting to vote on proposed Zoning and Development Agreement amendments