

SECTION I

Project Narrative

DOMAIN FOXBOROUGH

Foxborough, Massachusetts

OVERVIEW

Hanover R.S. Limited Partnership (“Hanover”) is pleased to be working with the Town of Foxborough for the second time on another residential community. The proposed project, Domain Foxborough, is a 248-unit project that will be permitted through the 40B Comprehensive Permit process. This application meets all the 40B application requirements as follows. The owner will be an affiliate of Hanover formed as a Limited Dividend entity, the proposed community will maintain 25% of its units specifically for moderate income residents as required by the 40B Regulations, and the proposed community has obtained Project Eligibility/Site Approval from MassHousing.

The project is comprised of five (5), four-story, multifamily structures featuring a free-standing clubhouse, outdoor pool, and parking in surface lots and detached garages.

SITE DESCRIPTION

The lot, located on the north side of Fisher Street in Foxborough, Massachusetts, contains approximately 18.14 acres of wooded undeveloped land with no existing structures. The property is located partially in the Highway Business (HB) zoning district (8.31 acres) and partially in the Residential & Agricultural (R-40) zoning district (9.83 acres) and does not lie within any water resource or wetland protection overlay districts. The topography of the site generally slopes from west to east, or from South High Street to Route 140, with an elevation drop of approximately 50 feet. The site is abutted to the West by South High Street and four single family residences, to the North by the I-95 northbound off-ramp to Route 140 southbound, to the East by the I-95 off-ramp, Route 140 and the Comfort Inn Hotel, and to the South by Fisher Street.

PUBLIC WAY AND UTILITIES

The site will be accessed from Fisher Street, a two-lane local roadway with 11 to 12 foot wide travel lanes, via a single boulevard driveway. Fisher Street is a public way that connects Route 140 and South High Street. Route 140 will be the major roadway providing access to the project via Fisher Street. Route 140 is a four lane urban minor arterial roadway under the MassDOT jurisdiction. There are no pedestrian or bicycle facilities existing along Fisher Street or Route 140. South High Street will provide an alternate roadway to the property via Fisher Street. A very small percentage, anticipated to be less than ten percent, of all traffic to and from the development will use South High Street. South High Street also has no existing pedestrian or bicycle facilities. The available utilities include:

Water: There is a 12 inch ductile iron water main located in Fisher Street which goes from Route 140 to South High Street. About 100’ north of the South High Street/Fisher Street intersection, the 12” main transitions to a 6” line that goes underneath Route 95 to North High Street. The line predates the construction of Route 95 and the separation of High Street. No taps access the site. A fire-flow test has

DOMAIN FOXBOROUGH

Foxborough, Massachusetts

been requested by Norwood Fire Protection on behalf of our office but, due to the weather, the Foxborough Water & Sewer Department has been unable to schedule the test.

Sewage Disposal: The total number of apartments will be two hundred forty-eight, and there will be a mix of one, two, and three bedroom apartments, for a total of 398 bedrooms. The estimated sewage flow rates based on Title 5 – State Sanitary Code and the Town of Foxborough Sewer Regulations are listed in Table 1.

Table 1 – Estimated Sewage Flow Rates

Description	Number of Units	Number of Bedrooms	GPD (Title 5)	GPD (Foxborough Sewer)
1-bedroom	122	122	13,420 gpd	12,200 gpd
2-bedroom	102	204	22,440 gpd	16,993 gpd
3-bedroom	24	72	7,920 gpd	3,999 gpd
Total:	248	398	43,780 gpd	33,192 gpd

There is an 8 inch PVC sewer main located in South High Street that runs to the south down the roadway serving the homes on that street. Due to the elevation of South High Street in relation to the project, it is not possible to connect to the main with a gravity sewer. There is an 8 inch PVC sewer main located on Fisher Street constructed in 1987 that serves the Ninety Nine Restaurant and Comfort Inn. The line runs from Fisher Street to the south cross- country to Forbes Boulevard where it connects to an 8” main that runs southwest through the Forbes Business Park. The 8” line on Fisher Street has an invert of about 196’ (NGVD 1929), and a stub invert of about 203’ (NGVD 1929). The stub elevation will accommodate the new sewer extension from the Project site (Sheet C6.0).

With aspect to the ability to connect the new community to the public sewer please see attached letter from Town Counsel to the Foxborough Board of Water and Sewer Commissioners dated January 30, 2015.

Gas/Electric: The site is served by a 4” natural gas line located with the right of way of Fisher Street at either end of the property near South High Street and the Comfort Inn. Columbia Gas is the local utility. The Applicant has contacted Columbia Gas which has provided a will-serve letter that states that the capacity is sufficient for the project and that they will provide service. The site is also served by underground power conduits located within the right of way of Fisher Street near the southeast corner of the lot where there is a transformer. There is also above ground electric and cable on the poles on the

DOMAIN FOXBOROUGH

Foxborough, Massachusetts

south side of Fisher Street. The local power company is National Grid. They have also provided a will-serve letter to confirm that they will provide power to the facility.

Storm Water Management: There are no storm water structures on the property and the vast majority of the existing runoff flows untreated into an isolated land subject to flooding (ILSF) that abuts Route 140 and the property line adjacent to the Comfort Inn. A small portion flows onto the land of the Comfort Inn. The MA DEP Storm water Standards were used to prepare the preliminary storm water design for the site, a copy of which is attached. An analysis of the existing conditions for the 2 year, 10 year, and 100 year storm events was prepared to provide a baseline for the design. An analysis of the developed conditions, with and without mitigation, was then conducted in order to ensure that the design meets the relevant criteria.

The site slopes fairly steeply down into the ILSF and the Applicant wishes to retain as much tree cover as possible between the development and the neighbors and highways. Therefore, an above ground detention basin is the primary drainage feature for the project. The basin will be located along the north and west sides of the ILSF and, instead of clearing and shaping the land, we will create the basin by building a berm at the bottom of the slope. The berm will be located 10-25' from the ILSF and will be 5-6' high, with the top being at elevation 220.5' and the bottom between elevation 214' and 215'. The face of the berm will consist of boulders and rocks mined from the site and will be designed by a structural engineer. An outflow structure will be used to control the rate of runoff. The structure will consist of a riser structure that will have vertical orifices to control the rate of runoff at the different storm events. Recharge will also take place within the storm water basin.

Traffic: The Applicant has engaged Vanasse and Associates, Inc. (VAI) to study the traffic impacts associated with the proposed development and to suggest appropriate mitigation measures. A copy of the Executive Summary of VAI's Traffic Impact assessment is attached.

UNIT DESIGN AND FINISHES

Residential units feature a luxury finish package including 9' ceilings and accent color walls. Kitchens have granite countertops, frameless cabinets, porcelain tile flooring, stainless steel appliances, and under-mount sinks. The unit bathrooms include porcelain tile flooring, frameless cabinets, framed mirrors, over-mount sinks, and soaking tubs, with select units featuring a separate shower. The living areas incorporate carpeted flooring and expansive windows, while the bedrooms have ceiling fans, large walk-in closets, and carpeted flooring. The quality of the finish package matches the best finishes currently available in the market. Each unit will contain a washer and a dryer. Both market rate units and affordable units will have identical interior finishes.

DOMAIN FOXBOROUGH

Foxborough, Massachusetts

DEVELOPER TRACK RECORD

Hanover has a proven record of national development success since its inception in 1982. Hanover is a fully integrated real estate organization with expertise in development, complex construction, property management, asset operations, capital markets, and other key disciplines. The company has strong internal capacity and exceptional external equity partners, as well as debt financing relationships. Hanover has completed seven garden developments over the past eight years in the Boston metropolitan area (including Lodge at Foxborough which is near the Site) and continues to be one of the most successful multifamily developers in the market. The developer's web site can be viewed at www.hanoverco.com



DOMAIN FOXBOROUGH
Foxborough, Massachusetts

