

October 3, 2007

Nancy Anderson  
Manager, Rental Programs and Development  
Massachusetts Housing Financing Agency  
One Beacon St.  
Boston, Ma. 02108

Re: Avalon Southborough MH # SA-07-006

Dear Ms. Anderson

The Southborough Board of Selectmen have reviewed the proposed 40B comprehensive permit for the above noted project and would like to offer the following comments for your consideration.

- This site is currently zoned Industrial Park as it abuts Route 9 and is close proximity to Route 495. There is concern that converting this parcel to residential continues to undermine the Town's plan for industrial growth in such an appropriate area.
- The proposed site is surrounded by commercial and industrial businesses and is isolated from other residential neighborhoods. The project developer should establish a means to connect this development to other residential neighborhoods.
- This is the second 200 rental unit 40B proposal before the town (the other is Alexan Bay/Trammell Crow Development). It is unclear whether there is a real need for an additional 400 rental units in the Town of Southborough.
- The Town has received a copy of a proposed purchase and sale agreement (dated June 13, 2007) between the Flatley Company and Moss Development, Inc. We do not believe that this agreement was submitted to Mass Housing as part of the original application. It is our understanding that in order for an application to proceed, the developer must prove site control, and the current owner of the property is the Flatley Company.
- The secondary access for this site will be Crystal Pond Road, a private road. EMC currently has a large project before the Town and has proposed an access driveway referred to as a "jughandle" which will impact the AvalonBay site. The driveway for AvalonBay project must be coordinated with the proposed "jughandle" as well as coordinated with MassHighway.

- A complete traffic study should be compiled, not only addressing the implications for Route 9 (at the intersections of Crystal Pond Rd, Flagg Rd, Parkerville Rd and Middle Rd.) but also the surrounding neighborhood roads, i.e., Parkerville Rd. at Southville Rd. and at Main Street; Middle Rd. at Parkerville and at Main St. Residents of this complex many not only use residential roads to access the commuter rail , but as cut through to other communities. In addition, traffic implications from this site must be looked at in conjunction with the other nearby development on Route 9 (EMC , Alexan Park, Verizon site currently up for sale ) as well as development occurring in Westborough. There is also a proposal for 80,000 square foot east of Crystal Pond Road. All these developments will affect the viability of the interchange of Route 9 and 495.
- The applicant needs to address the concerns of the Fire Chief regarding response route problems for emergency response, as well as how to mitigate the potential danger of pedestrians trying to cross Route 9 as delineated in the attached letter.
- Storm water management issues need to be addressed, especially as this project is located on a hillside.

Rather than reiterating comments from other town boards (Fire Chief, Southborough Housing Opportunity Partnership, Town Planner, Open Space Preservation Committee) we have included their comments with this letter for your consideration.

We believe there is a need for rental and affordable units in Southborough, but would like to make sure that traffic and safety issues are addressed. We appreciate the opportunity to provide comments.

Sincerely

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William J. Boland

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Salvatore M. Giorlandino

Southborough Board of Selectmen

Cc: Planning Board, ZBA