



FERRIS DEVELOPMENT GROUP

120 & 250 Turnpike Road Chapter 40B Planning and Information
6/05/2023

What is Chapter 40?

A comprehensive permit

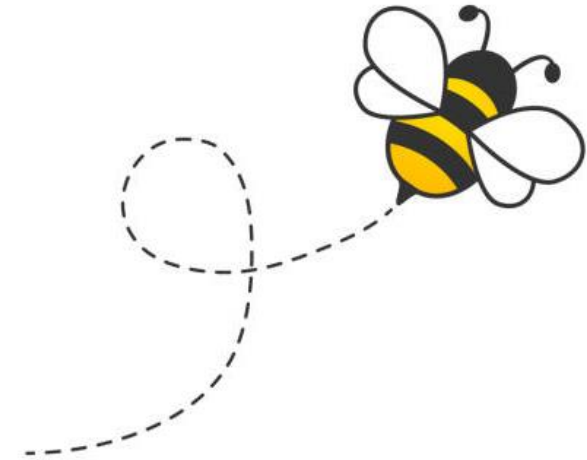
Enables local Zoning Boards of Appeals to approve affordable housing

At least 20-25% of the units have long-term affordability restrictions

Guidance on calculating 40B affordable sale prices and rents.

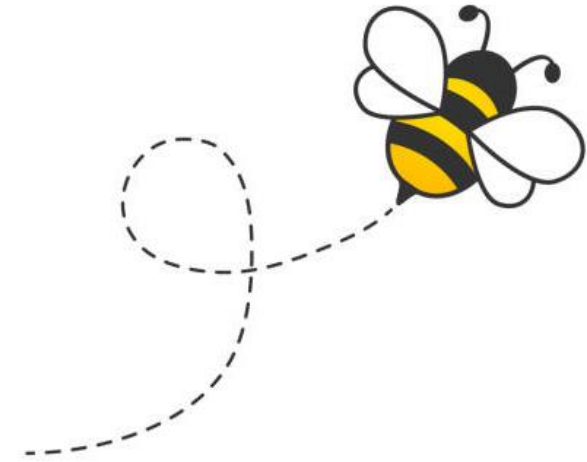
Cost Certification Guidance

Resolve conflicts arising from the siting of new affordable housing.



Who is Ferris Development?

Ferris Development Group specializes in the acquisition and management of commercial and residential real estate properties.



Executive Summary

120 Turnpike Road – Proposed 56 Unit Apartment Building

250 Turnpike Road – Proposed 60 Unit Apartment Building

Benefits include controlled municipality growth in affordable housing with scaled downsized site development

Benefits include direct access via Route 9 corridor for both proposed sites

Minimal abutter impacts to traffic and stormwater management



SITE ELIGIBILITY
PROCESS / STATUS
MASS HOUSING 40B
APPLICATIONS
120 TURNPIKE &
250 TURNPIKE ROAD

1. Pre-application meeting with Mass Housing
February 13, 2023

2. Meeting with Municipal Officials June 06, 2023

3. Submit MassHousing Site Approval Application

- 120 Turnpike Rd. early June, 2023
- 250 Turnpike Rd. end of June, 2023

4. Site visit with MassHousing and Municipality

- 120 Turnpike Rd. end of June, 2023
- 250 Turnpike Rd. mid July, 2023

5. Project Eligibility Letter issued by MassHousing

- 120 Turnpike Rd. September – October, 2023
- 250 Turnpike Rd. October – November, 2023

6. File ZBA Comprehensive Permit Application

- 120 Turnpike Rd. November – December, 2023
- 250 Turnpike Rd. December, 2023 – January, 2024

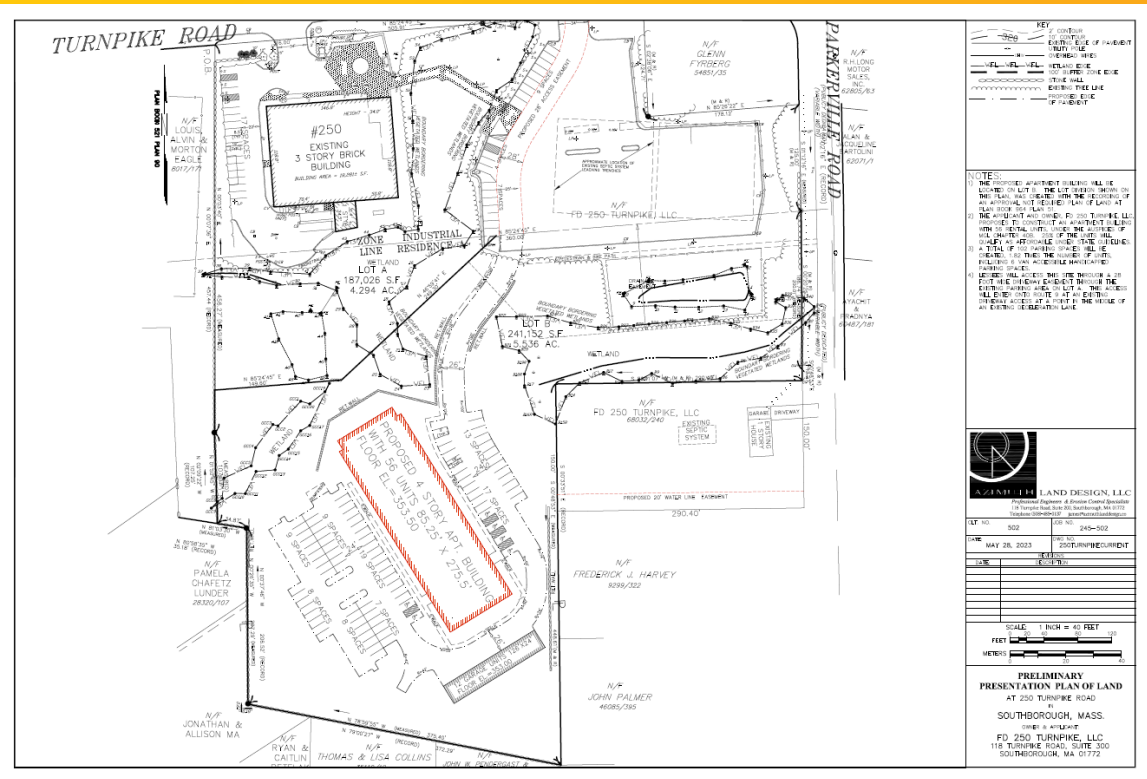


Site Plan 120 Turnpike



- Proposed 4 story apartment building containing 56 units on 8-acre portion of site at south end of property 800 feet from Route 9
- 1,200 feet from Route 9 to proposed building
- All in Residence A zoned land
- Looking from Rt. 9, new building will be to the left of Veristat building (at #134) with front of new building as far back as rear of Veristat building
- 114 parking spaces (1.90 per unit)
- Mix of 1, 2 and 3 BR units (37 w. 1BR, 17 w. 2BR and 6 w. 3BR)
- Nearest home will be 820 feet from proposed building! (38 Breakneck Rd) with the Veristat building in between!

Site Plan 250 Turnpike



- Proposed 4 story apartment building containing 56 units on 5.5 -acre portion of site at 520 feet from Route 9 to proposed building
- All in Residence A zoned land
- Looking from Rt. 9, new building will be behind and slightly to the left of the existing building at #250 being converted to a self-storage use
- 102 parking spaces (1.82 per unit)
- Mix of 1, 2 and 3 BR units (36 w. 1BR, 14 w. 2BR and 6 w. 3BR)
- Access only from Route 9 via the existing 28' wide driveway off the existing deceleration lane. An easement will be created allowing this lot to have access



Southborough, MA

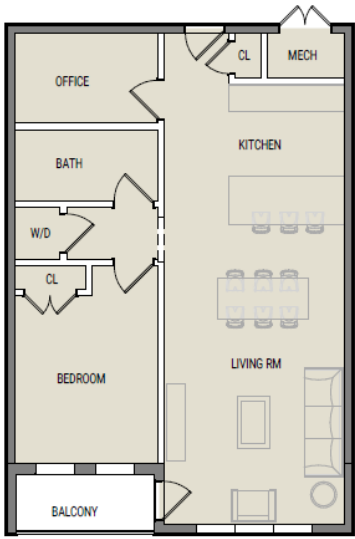
120 Turnpike Rd. – Exterior Design

05.22.2023 | Scale: N/A

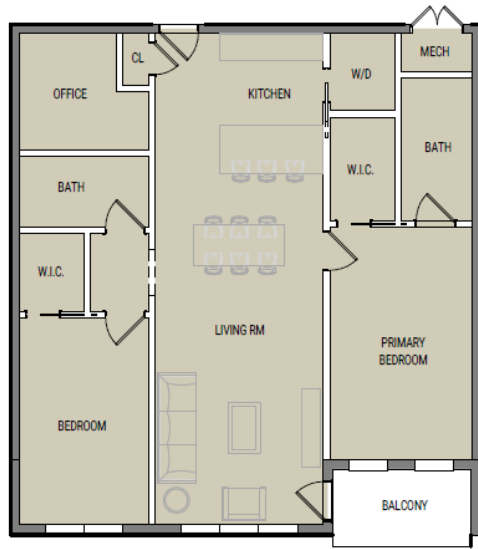
MONTE FRENCH
DESIGN STUDIO
ARCHITECTURE + PLANNING

Architectural Renderings:

- Monte French Design Studios has put together a thoughtful design that maximizes tenant space
- Please refer to the provided PDF downloads for the entire proposed layout and elevation views.



1 TYPICAL 1 BED / 1 BATH
SCALE: 1/8" = 1'-0"



2 TYPICAL 2 BED / 2 BATH
SCALE: 1/8" = 1'-0"



3 TYPICAL 3 BED / 2 BATH
SCALE: 1/8" = 1'-0"

Typical Floor Plan Layouts:

- Monte French Design Studios has put together a thoughtful design that maximizes tenant space
- Please refer to the provided PDF downloads for the entire proposed layout and elevation views.





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