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T-REX TAKES HER SHOT



Framingham High School sophomore Sarah Levey, in a dinosaur costume, takes a shot during the final practice (twin day) of the season for the field hockey team on Oct. 23. The Flyers, all of whom were in costume on Thursday, won three games and tied one this fall after not winning at all last year. ART ILLMAN/DAILY NEWS AND WICKED LOCAL

Three local communities’ home prices outpace state

Caroline Bunnell
The MetroWest Daily News | USA TODAY NETWORK

After several years of low inventory and high demand, MetroWest’s real estate market is beginning to show more balance. But some communities continue to experience significant increases in home sale prices, outpacing the state as a whole.

According to the most recent report from The Warren Group, a Peabody-based provider of real estate and data analytics, three MetroWest communities in particular stand out with their home sale price increases through the first nine months of this year.

Pamela Bathen, a Realtor and broker associate at Oak Realty in Ashland, said MetroWest’s housing market has “shifted” in the last several years. Communities that were once considered more affordable have gotten increasingly pricey, something she attributes to the region’s accessibility to Boston.

“I think people are discovering that driving west from Greater Boston is a lot more appealing than driving north or south,” Bathen said. “Once they get here and understand how beautiful it is, comparatively to many places you can live in Greater Boston, it has really solidified its place in the last few years.”

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Developer proposing 388-unit Westborough apartment complex

Caroline Bunnell
The MetroWest Daily News | USA TODAY NETWORK

A Connecticut-based developer is proposing to build two five-story apartment buildings, containing a total of 388 housing units, along Route 9 in Westborough, according to plans recently filed with the town.

The development, proposed by Post Road Realty, LLC, would be built on two separate parcels — one on each side of Route 9 — and be constructed over the next three to four years.

“The project will increase housing diversity, create more affordable housing for the community, and is designed to incorporate sustainable design measures,” Post Road Realty LLC wrote in its application materials. “The project will honor Westborough’s historic architectural past, while offering new housing that is responsive to consumption preferences of today.”

The developer is expected to formally present its plans to the town during a public hearing on Tuesday,

Dec. 2, Westborough Director of Planning Jenny Gingras told the Daily News.

Post Road Realty, LLC, is an affiliate of Post Road Residential, which has developed more than 3,500 multi-family units throughout Connecticut and Greater Boston.

Project to built on parcels on opposite sides of Route 9

Split into north and south parcels, the development is expected to total 388 new residential units, including those deemed to be affordable.

The north parcel would consist of three properties at 171 Milk St., 221 Turnpike Road and 223 Turnpike Road, totaling 5.735 acres, according to the filing. Plans include construction of a five-story building with 206 apartment units, with an average of 932 square feet per unit. The site would also include 292 parking spaces. About 60% of the units will be studios or one-bedroom units, with

the remainder being two- and three-bedroom units.

The south parcel, at 222 Turnpike Road, encompasses 4.4 acres along Route 9. The developer plans another five-story building, this one containing 182 apartment units averaging 927 square feet. Fifty-seven percent of the units will either be studios or one-bedroom units, with the rest being a mix of two- and three-bedroom units, according to the filings.

If approved, construction on the northside parcel would start during the fall of 2026, with an estimated completion date of summer 2028. Construction on the south parcel would begin construction in the spring of 2028 and finish in the fall of 2029.

Once completed, Post Road Realty estimates the development would generate 23 times more tax revenue than the site’s current use, which is a detached garage and office building. Those existing structures would be demolished, as the parcels are not deemed historically significant by the town, according to Post Road Realty LLC’s development impact statement.

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