

COMPREHENSIVE PERMIT SITE APPROVAL APPLICATION/ RENTAL

Submitted to:

MASSHOUSING

For:

BIRCH STREET PLACE
Birch Street
Milford, MA

Submitted by:

88 CORP.

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MILFORD, MA**

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**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund ("NEF") Rental Projects**

Please be sure to answer ALL questions. Indicate "N/A", "None" or "Same" when necessary.

Section 1: GENERAL INFORMATION (also see Required Attachments listed at end of Section 1)

Name of Proposed Project: Birch Street Place

Municipality: Milford, MA 01757

Address of Site: Birch Street

Cross Street (if applicable): Between Stallbrook Road and Industrial Road

Zip Code: _____

Tax Parcel I.D. Number(s) (Map/Block/Lot): Map 46, Block 0, parcel 6A (40B lot to be created through subdivision of this lot)

Name of Proposed Development Entity (typically a single purpose entity): 88 CORP.

Entity Type: Limited Dividend Organization ☒ Non-Profit* _____ Government Agency _____

** If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.*

Has this entity already been formed? Yes ☒ No _____

Name of Applicant (typically the Proposed Development Entity or its controlling entity or individual): 88 CORP.

Applicant's Web Address, if any: N/A

Does the Applicant have an identity of interest with any other member of the development team or other party to the Proposed Project? Yes ☒ No _____ If yes, please explain: Land Owner, Developer, General Contractor, Property Manager

Primary Contact Information (required)

Name of Individual: Kevin Lobisser

Relationship to Applicant: President

Name of Company (if any): 88 CORP.

Street Address: 31 Whitewood Road

City/Town/Zip: Milford, MA 01757

Telephone (office and cell) and Email: 508 478 6235 (Office), 508 294 3177 (Cell), kevin@lobisserbuildingcorp.com

Secondary Contact Information (required)

Name of Individual: Edward Marchant

Relationship to Applicant: 40B Advisor

Name of Company (if any): EHM/Real Estate Advisor

Street Address: 9 Rawson Road

City/Town/Zip: Brookline, Ma 02445

Telephone (office and cell) and Email: 617 739 2543 (Office), 617 429 8242 (Cell), emarchant@msn.com

Additional Contact Information (optional)

Name of Individual: _____

Relationship to Applicant: _____

Name of Company (if any): _____

Street Address: _____

City/Town/Zip: _____

Telephone (office and cell) and Email: _____

Anticipated Construction Financing: MassHousing _____ NEF Bank ☒If NEF Bank, Name of Bank: Fidelity Bank**Anticipated Permanent Financing:** MassHousing _____ NEF Bank ☒If NEF Bank, Name of Bank: Fidelity BankTotal Number of Units 162 # Affordable Units 41 # Market Rate Units 121Age Restricted? Yes/No No If Yes, 55+ or 62+? _____**Brief Project Description (150 words or less):**

Birch Street Place (the "Project") is a proposed 162-unit, mixed-income, multifamily development in Milford, MA. The Project will be located on a 20.95 acre site which will be created through the subdivision of a larger land parcel. There will be four Residential Buildings, a single story Clubhouse/Pool Building, a single story Maintenance/Bike Storage Building, and four detached 8-Bay Parking Garages. Three of the residential buildings (Buildings 1, 2, and 3) will be 3 stories and one of the residential buildings (Building 4) will be a 3/4 split story building with a 6-unit Walkout Level. Each residential building will have an elevator. The unit mix will include 64-1BR/1BA units, 78-2BR/2BA units, and 20-3BR/2BA units. There will be a total of 324 parking spaces, including the 32 garage spaces. 25% of the units (41 units) will be affordable to households at 80% of Median Family Income, adjusted for household size.

Required Attachments Relating to Section 1**1.1 Location Map**

Provide a USGS or other form of map clearly marked to show the site's location, and an approximate property boundary.

1.2 Tax Map

Provide a copy of municipal tax map (assessor's plan) with subject parcels and parcel ID #'s clearly identified.

1.3 Directions

Provide detailed written directions to the site, noting the entrance to the site, relevant boundaries and any prominent landmarks that can be used for identification purposes.

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 2: EXISTING CONDITIONS / SITE INFORMATION (also see Required Attachments listed at end of Section 2)

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.

Name of Proposed Project: Birch Street Place

| Buildable Area Calculations | Sq. Feet/Acres (enter “0” if applicable—do not leave blank) |
|---|---|
| Total Site Area | 20.95 |
| Wetland Area (per MA DEP) | 4.11 |
| Flood/Hazard Area (per FEMA) | 0.00 |
| Endangered Species Habitat (per MESA) | 0.00 |
| Conservation/Article 97 Land | 0.00 |
| Protected Agricultural Land (i.e. EO 193) | 0.00 |
| Other Non-Buildable (Describe) | 0.00 |
| Total Non-Buildable Area | 4.11 |
| Total Buildable Site Area | 16.84 |

Current use of the site and prior use if known: The property is vacant. There has not been any prior use of the land.

Is the site located entirely within one municipality? Yes ☒ No ☐

If not, in what other municipality is the site located? _____

How much land is in each municipality? (the Existing Conditions Plan must show the municipal boundary lines) _____

Current zoning classification and principal permitted uses: Highway Industrial (IB). Principal permitted uses include Institutional, Business, Commercial and Industrial uses. A Table of Use Regulations is included in Tab 2.5.

Previous Development Efforts

Please list (on the following page) any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant's role, if any, in the previous applications. Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? No

| Existing Utilities and Infrastructure | Yes/No | Description |
|--|--------|---|
| Wastewater- private wastewater treatment | No | |
| Wastewater - public sewer | Yes | 8 inch public gravity sewer line in Birch Street at subject site |
| Storm Sewer | No | Storm Drainage will be provided on site |
| Water-public water | Yes | 8 inch public water main in Birch Street at subject site |
| Water-private well | No | |
| Natural Gas | Yes | 6 inch high pressure gas main in Birch Street at subject site |
| Electricity | Yes | Utility poles with overhead electric service along Birch Street |
| Roadway Access to Site | Yes | 240 feet of frontage along Birch Street |
| Sidewalk Access to Site | No | There will be internal side walks and a Bus Shelter at the foot of Birch Street |
| Other | | Verizon telephone and cable service through overhead lines along Birch Street |

Describe surrounding land use(s): Residential uses to the north and west. Industrial and commercial uses to the south and east. Additional information on surrounding land uses is provided at Tab 2.1 and Tab 3.3.

| Surrounding Land Use/Amenities | Distance from Site | Available by Public Transportation? |
|--------------------------------|---|-------------------------------------|
| Shopping Facilities | 0.6 miles (including Super Stop & Shop) | Walkable |
| Schools | 1.5-2.0 miles | No |
| Government Offices | 1.0 miles | No |
| Multi-Family Housing | Adjacent | Walkable |
| Public Safety Facilities | Adjacent (Fire Station) -2.0 miles | Walkable/No |
| Office/Industrial Uses | Adjacent | Walkable |
| Conservation Land | Adjacent | Walkable |
| Recreational Facilities | 0.3 miles | Walkable |
| Houses of Worship | 1.0 miles | No |
| Other | 0.5 miles (Restaurants) | Walkable |

List any public transportation near the Site, including type of transportation and distance from the site:

The MBTA corridor is the Franklin Line providing daily commuter service between Forge Park in Franklin and South Station in Boston. The nearest MBTA stop is in Franklin at the Forge Park station. This stop is approximately five miles from the proposed entrance to Birch Street Place.

Site Characteristics and Development Constraints

Please answer "Yes", "No" or "Unknown" to the following questions. If the answer is "Yes" please identify on Existing Conditions Plan as required for Attachment 2.1 and provide additional information and documentation as an attachment as instructed for Attachment 2.4, "Documentation Regarding Site Characteristics/Constraints."

- Are there any easements, rights of way or other restrictions of record affecting the development of the site? No
- Is there any evidence of hazardous, flammable or explosive material on the site? No
- Is the site, or any portion thereof, located within a designated flood hazard area? No
- Does the site include areas designated by Natural Heritage as endangered species habitat? No
- Are there documented state-designated wetlands on the site? Yes (ORAD has been issued by Conservation Commission)
- Are there documented vernal pools on the site? No
- Is the site within a local or state Historic District or listed on the National Register or Historic Places? No
- Has the site or any building(s) on the site been designated as a local, state or national landmark? No
- Are there existing buildings and structures on site? No
- Does the site include documented archeological resources? No
- Does the site include any known significant areas of ledge or steep slopes? Yes (as shown on Existing Conditions Plan)

Required Attachments Relating to Section 2

2.1 Existing Conditions Plan

Please provide a detailed Existing Conditions Plan showing the entire site, prepared, signed and stamped by a Registered Engineer or Land Surveyor. Plans should be prepared at a scale of 1"=100' or 1"=200' and should include the following information:

- a. Reduced scale locus map
- b. Surveyed property boundaries
- c. Topography
- d. Wetland boundaries (if applicable)
- e. Existing utilities (subsurface and above ground)
- f. Natural features including bodies of water, rock outcroppings
- g. Existing easements and/or rights of way on the property
- h. Existing buildings and structures, including walls, fences, wells
- i. Existing vegetated areas
- j. Existing Site entries and egresses

Please provide one (1) set of full size (30"x40") plans along with one (1) set of 11x17 reproductions and one (1) electronic set of plans. Please note that MassHousing cannot accept USB flash drives.

2.2 Aerial Photographs

Please provide one or more aerial photograph(s) of the site (such as those available online) showing the immediate surrounding area if available. Site boundaries and existing site entrance and access points must be clearly marked.

2.3 Site/Context Photographs

Please provide photographs of the site and surrounding physical and neighborhood context, including nearby buildings, significant natural features and land uses. Please identify the subject and location of all photographs.

2.4 Documentation Regarding Site Characteristics/Constraints

Please provide documentation of site characteristics and constraints as directed including available narratives, summaries and relevant documentation including:

- Flood Insurance Rate Map (FIRM) showing site boundaries
- Wetlands delineation
- Historic District Nomination(s)

2.5 By-Right Site Plan (if available)

MassHousing will commission, at your expense, an "as-is" appraisal of the site in accordance with the Guidelines, Section B (1). Therefore, if there is a conceptual development plan which would be permitted under current zoning and which you would like the appraiser to take into consideration, or if permits have been issued for alternative development proposals for the site, please provide two (2) copies of a "by-right" site plan showing the highest and best use of the site under current zoning, and copies of any existing permits. These will assist the appraiser in determining the "as is" value of the site without any consideration being given to its potential for development under Chapter 40B.

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund ("NEF") Rental Projects

Section 3: PROJECT INFORMATION (also see Required Attachments listed at end of Section 3)

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

Name of Proposed Project: Birch Street Place

Project Type (mark both if applicable): New Construction ☒ Rehabilitation ☐ Both ☐

Total Number of Dwelling Units: 162

Total Number of Affordable Units: 41

Number of 50% AMI Affordable Units:

Number of 80% AMI Affordable Units: 41

Number of Market Rate Units: 121

Unit Mix: Affordable Units

| Unit Type | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|---------------------|--------|-----------|-----------|-----------|-----------|
| Number of Units | | 16 | 20 | 5 | |
| Number of Bathrooms | | 1 | 2 | 2 | |
| Square Feet/Unit | | 712 | 972 | 1265 | |

Unit Mix: Market Rate

| Unit Type | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|---------------------|--------|-----------|-----------|-----------|-----------|
| Number of Units | | 48 | 58 | 15 | |
| Number of Bathrooms | | 1 | 2 | 2 | |
| Square Feet/Unit | | 712 | 972,1151 | 1265 | |

Percentage of Units with 3 or More Bedrooms*: 12.3%

** Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the Project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.*

Number of Handicapped Accessible Units: Market Rate: Affordable:

Gross Density (units per acre): 7.73

Net Density (units per buildable acre): 9.62

Residential Building Information

| Building Type and Style <i>(single family detached, townhouse, multi-family)</i> | Construction or Rehabilitation | Number of Stories | Height | GFA | Number Bldgs. of this type |
|---|--------------------------------|-------------------|------------|--------|----------------------------|
| Building 1 and 3 (Multifamily) | Construction | 3 | 47 feet | 54,846 | 2 |
| Building 2 (Multifamily) | Construction | 3 | 47 feet | 38,971 | 1 |
| Building 4 (Multifamily) | Construction | 3/4 | 47/59 feet | 51,998 | 1 |
| | | | | | |

Non-Residential Building Information

| Building Type and Style | Construction or Rehabilitation | Number of Stories | Height | GFA | Number Bldgs. of this type |
|-----------------------------------|--------------------------------|-------------------|---------|-------|----------------------------|
| Clubhouse/Pool Building | Construction | 1 | 30 feet | 3,874 | 1 |
| Maintenance/Bike Storage Building | Construction | 1 | 17 feet | 2,520 | 1 |
| 8-Bay Garage Building | Construction | 1 | 20 feet | 8,400 | 4 |
| | | | | | |

Will all features and amenities available to market unit residents also be available to affordable unit residents?

If not, explain the differences.

All apartment finishes and equipment and all amenities available to market unit residents will be available to affordable unit residents. Garage parking and storage areas will be available to all residents for an additional fee. Surface parking (not including the 32-garage spaces) is being provided at a ratio of 1.80 spaces per residential unit.

Parking

Total Parking Spaces Provided: 324

Ratio of Parking Spaces to Housing Units: 2.00

Lot Coverage *(Estimate the percentage of the site used for the following)*

Buildings: 8.41

Parking and Paved Areas: 19.15

Usable Open Space: 52.82

Unusable Open Space: 19.62

Lot Coverage: 27.57

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))? Yes/No No

Required Attachments Relating to Section 3

3.1 Preliminary Site Layout Plan(s)

Please provide preliminary site layout plans of the entire Site prepared, signed and stamped by a registered architect or engineer. Plans should be prepared at a scale of 1"=100' or 1"=200', and should show

- Proposed site grading
- Existing lot lines
- Easements (existing and proposed)
- Access to a public way must be identified
- Required setbacks
- Proposed site circulation (entrances/egresses, roadways, driveways, parking areas, walk ways, paths, trails)
- Building and structure footprints (label)
- Utilities (existing and proposed)
- Open space areas
- Schematic landscaping and screening
- Wetland and other restricted area boundaries and buffer zones

Please provide one (1) set of full size (30"x40") plans along with one (1) set of 11"x17" reproductions and one (1) electronic set of plans. Please note that MassHousing cannot accept USB flash drives.

3.2 Graphic Representations of Project/Preliminary Architectural Plans

- Typical floor plans
- Unit plans showing dimensions, bedrooms, bathrooms and overall unit layout
- Exterior elevations, sections, perspectives and illustrative rendering.

3.3 Narrative Description of Design Approach

Provide a narrative description of the approach to building massing, style, and exterior materials; site layout, and the relationship of the project to adjacent properties, rights of way and existing development patterns. The handbook called [Approach to Chapter 40B Design Reviews](#) prepared by the Cecil Group in January 2011 may be helpful in demonstrating the nature of the discussion that MassHousing seeks in this narrative.

3.4 Tabular Zoning Analysis

Zoning analysis in tabular form comparing existing zoning requirements to the waivers that you will request from the Zoning Board of Appeals for the proposed project, showing required and proposed dimensional requirements including lot area, frontage, front, side and rear setbacks, maximum building coverage, maximum lot coverage, height, number of stories, maximum gross floor area ratio, units per acre, units per buildable acre; number of parking spaces per unit/square foot and total number of parking spaces (proposed and required).

3.5 Completed Sustainable Development Principles Evaluation Assessment Form *(see attached form)*

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund ("NEF") Rental Projects**

Section 4: SITE CONTROL (also see Required Attachments listed at end of Section 4)

In order to issue Site Approval, MassHousing must find (as required by 760 CRM 56.04 (4)) that the Applicant controls the site.

Name of Proposed Project: Birch Street Place

Describe current ownership status of the entire site as shown on the site layout plans (attach additional sheets as necessary if the site is comprised of multiple parcels governed by multiple deeds or agreements):

Owned (or ground leased) by Development Entity or Applicant _____

Under Purchase and Sale Agreement ☒ _____

Under Option Agreement _____

Note: The Grantee/Buyer on each document must be either the Applicant or the Proposed Development Entity, or you must attach an explanation showing direct control of the Grantee/Buyer by the Applicant or the Proposed Development Entity.

Grantor/Seller: Corner Brook LLC

Grantee/Buyer: 88 CORP.

Grantee/Buyer is (check one):

Applicant ☒ Development Entity _____ Managing General Partner of Development Entity _____

General Partner of Development Entity _____ Other (explain) _____

Are the Parties Related? Yes

For Deeds or Ground Leases

Date(s) of Deed(s) or Ground Lease(s): _____

Purchase Price: _____

For Purchase and Sale Agreements or Option Agreements

Date of Agreement: December 1, 2017

Expiration Date: August 3, 2018

If an extension has been granted, date of extension: _____

If an extension has been granted, new expiration date: _____

Purchase Price: \$250,000

Will any easements or rights of way over other properties be required in order to develop the site as proposed?

Yes _____ No ☒ _____

If Yes, please describe current status of easement:

Owned (or ground leased) by Development Entity or Applicant _____

Under Purchase and Sale Agreement _____

Under Option Agreement _____

Note: The Grantee/Buyer on each document must be either the Applicant or the Proposed Development Entity, or you must attach an explanation showing direct control of the Grantee/Buyer by the Applicant or the Proposed Development Entity.

Grantor/Seller: _____

Grantee/Buyer: _____

Are the Parties Related? _____

For Easements

Date(s) of Easement(s): _____

Purchase Price: _____

For Easement Purchase and Sale Agreements or Easement Option Agreements

Date of Agreement: _____

Expiration Date: _____

If an extension has been granted, date of extension: _____

If an extension has been granted, new expiration date: _____

Purchase Price: _____

Required Attachments Relating to Section 4

4.1 Evidence of Site Control *(required)*

Copies of all applicable, fully executed documents (deed, ground lease, purchase and sale agreement, option agreement, land disposition agreement, agreements to purchase easements) showing evidence of site control, including any required easements, along with copies of all amendments and extensions. Copies of all plans referenced in documents must be included.

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund ("NEF") Rental Projects

Section 5: FINANCIAL INFORMATION – Site Approval Application Rental 40B

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Name of Proposed Project: Birch Street Place

Initial Capital Budget (please enter "0" when no such source or use is anticipated)

Sources

| Description | Source | Budgeted |
|-------------------------------------|---|-------------------------|
| Private Equity | Owner's Cash Equity | 6,983,352.00 |
| Private Equity | Tax Credit Equity | 0.00 |
| Private Equity | Developer Fee Contributed or Loaned | 280,000.00 |
| Private Equity | Developer Overhead Contributed or Loaned | 3,436,093.00 |
| Other Private Equity | | 0.00 |
| Public/Soft Debt | | 0.00 |
| Subordinate Debt | | 0.00 |
| Permanent Debt | | 25,899,573.00 |
| Permanent Debt | | 0.00 |
| Construction Debt | <i>For informational purposes only, not to be included in Sources total</i> | 25,899,573.00 |
| Additional Source (please identify) | | 0.00 |
| Additional Source (please identify) | | 0.00 |
| Total Sources | | \$ 36,599,018.00 |

Pre-Permit Land Value, Reasonable Carrying Costs

| Item | Budgeted |
|--|----------|
| Site Acquisition: pre-permit land value (to be determined by MassHousing commissioned appraisal) plus reasonable carrying costs. | |

Uses (Costs)

| Item | Budgeted |
|---|---------------|
| Acquisition Cost (Actual) | |
| Actual Acquisition Cost: Land | 280,000.00 |
| Actual Acquisition Cost: Buildings | 0.00 |
| Subtotal Acquisition Costs | 280,000.00 |
| Construction Costs-Building Structural Costs (Hard Costs) | |
| Building Structure Costs | 20,881,150.00 |
| Hard Cost Contingency | 1,044,058.00 |
| Subtotal – Building Structural Costs (Hard Costs) | 21,925,208.00 |
| Construction Costs-Site Work (Hard Costs) | |
| Earth Work | 1,800,000.00 |
| Utilities: On Site | 400,000.00 |
| Utilities: Off-Site | 150,000.00 |
| Roads and Walks | 400,000.00 |
| Site Improvement | 75,000.00 |
| Lawns and Planting | 220,000.00 |
| Geotechnical Condition | 0.00 |
| Environmental Remediation | 0.00 |
| Demolition | 158,250.00 |
| Unusual Site Conditions/Other Site Work | 120,000.00 |
| Subtotal –Site Work (Hard Costs) | 3,323,250.00 |
| Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs) | |
| General Conditions | 1,514,907.00 |
| Builder's Overhead | 504,969.00 |
| Builder's Profit | 1,514,907.00 |
| Subtotal – General Conditions Builders Overhead and Profit (Hard Costs) | 3,534,783.00 |
| General Development Costs (Soft Costs) | |
| Appraisal and Marketing Study <i>(not 40B "as is" appraisal)</i> | 23,000.00 |
| Marketing and Initial Rent Up <i>(include model units, if any)</i> | 162,000.00 |
| Real Estate Taxes <i>(during construction)</i> | 60,000.00 |
| Utility Usage <i>(during construction)</i> | 16,000.00 |
| Insurance <i>(during construction)</i> | 110,000.00 |
| Security <i>(during construction)</i> | 2,000.00 |
| Inspecting Engineer | 10,000.00 |

Budgeted

General Development Costs (Soft Costs) – Continued

| | |
|---|---------------------|
| Fees to Others | 20,000.00 |
| Construction Loan Interest | 1,294,979.00 |
| Fees to Construction Lender | 129,498.00 |
| Fees to Permanent Lender | 64,749.00 |
| Architecture/Engineering | 610,000.00 |
| Survey, Permits, etc. | 850,000.00 |
| Clerk of the Works | 0.00 |
| Construction Manager | 0.00 |
| Bond Premiums (Payment/Performance/Lien Bond) | 0.00 |
| Environmental Engineer | 14,000.00 |
| Legal | 30,000.00 |
| Title (including title insurance) and Recording | 38,849.00 |
| Accounting and Cost Certification (incl. 40B) | 35,000.00 |
| Relocation | 0.00 |
| 40B Site Approval Processing Fee | 2,500.00 |
| 40B Technical Assistance/Mediation Fund Fee | 10,600.00 |
| 40B Land Appraisal Cost (as-is value) | 4,000.00 |
| 40B Final Approval Processing Fee | 2,500.00 |
| 40B Subsidizing Agency Cost Certification Examination Fee | 5,000.00 |
| 40B Monitoring Agent Fees | 7,500.00 |
| MIP | 0.00 |
| Credit Enhancement | 0.00 |
| Letter of Credit Fees | 3,000.00 |
| Other Financing Fees: Tax Credit Allocation Fee | 0.00 |
| Other Financing Fees | |
| Development Consultant | 50,000.00 |
| Other Consultants (describe) F, F & E | 165,000.00 |
| Other Consultants (describe) Lottery Agent | 30,000.00 |
| Syndication Costs | 0.00 |
| Soft Cost Contingency | 187,509.00 |
| Other Development (Soft) Costs | 0.00 |
| Subtotal – General Development Costs (Soft Costs) | 3,937,684.00 |

Developer Fee and Overhead

| | |
|--|---------------------|
| Developer Fee | 1,718,046.00 |
| Developer Overhead | 1,718,047.00 |
| Subtotal – Developer Fee and Overhead | 3,436,093.00 |

Capitalized Reserves

| | |
|--|-------------------|
| Development Reserves | |
| Initial Rent-Up Reserves | 162,000.00 |
| Operating Reserves | |
| Net Worth Account | |
| Other Capitalized Reserves | |
| Subtotal – Capitalized Reserves | 162,000.00 |

Summary of Subtotals

| Item | Budgeted |
|---|---------------|
| Acquisition: Land | 280,000.00 |
| Acquisition: Building | 0.00 |
| Building Structural Costs (Hard Costs) | 21,925,208.00 |
| Site Work (Hard Costs) | 3,323,250.00 |
| General Conditions, Builder's Overhead, Profit (Hard Costs) | 3,534,783.00 |
| Developer Fee and Overhead | 3,436,093.00 |
| General Development Costs (Soft Costs) | 3,937,684.00 |
| Capitalized Reserves | 162,000.00 |
| Total Development Costs (TDC) | 36,599,018.00 |
| Summary | |
| Total Sources | 36,599,018.00 |
| Total Uses (TDC) | 36,599,018.00 |

Projected Developer Fee and Overhead*: \$3,436,093

Maximum Allowable Developer Fee and Overhead**: \$3,436,093

Projected Developer Fee and Overhead equals 100% of Maximum Allowable Fee and Overhead

** Note in particular the provisions of Section IV.B.5.a of the Guidelines, which detail the tasks (i) for which a developer may or may not receive compensation beyond the Maximum Allowable Developer Fee and Overhead and (ii) the costs of which must, if the tasks were performed by third parties, be included within the Maximum Allowable Developer Fee and Overhead.*

*** Please consult the most recent DHCD Qualified Allocation Plan (QAP) to determine how to calculate the Maximum Allowable Developer Fee and Overhead. If you have questions regarding this calculation, please contact MassHousing.*

Initial Unit/Rent Schedule

| Affordable Units @ 80% AMI | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------------------|---------------|-----------|-----------|-----------|-----------|
| Number of Units | | 16 | 20 | 5 | |
| Number Square Feet | | 712 | 972 | 1265 | |
| Monthly Rent | | \$1146 | \$1364 | \$1572 | |
| Utility Allowance | See Exhibit A | \$129 | \$166 | \$196 | |

| Affordable Units @ 50% AMI | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------------------|--------|-----------|-----------|-----------|-----------|
| Number of Units | | | | | |
| Number Square Feet | | | | | |
| Monthly Rent | | | | | |
| Utility Allowance | | | | | |

Describe utility allowance assumptions (*utilities to be paid by tenants*):

| Market Rate Units | Studio | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|--------------------|--------|-----------|---------------|-----------|-----------|
| Number of Units | | 48 | 28/30 | 15 | |
| Number Square Feet | | 712 | 972/1151 | 1265 | |
| Monthly Rent | | \$1625 | \$1900/\$2225 | \$2375 | |

Exhibit A

**RATIONALE FOR CALCULATION OF AFFORDABLE RENTS
MILFORD MA**

| <i>Unit Type</i> | <i>Household (HH) Size Based Upon MassHousing or New England Fund Guidelines (1.5 persons per BR)</i> | <i>80% Median Family Income for the Eastern Worcester County, MA HMFA (HUD FY 2017 Income Limits, Adjusted for HH Size)</i> | <i>Maximum Allowable 40B Rent Including All Utilities (Rounded Down to Nearest Dollar)</i> | <i>Utility Allowance*</i> | <i>Maximum Allowable 40B Rent after Deducting Utility Allowance</i> |
|------------------|---|---|--|---------------------------|---|
| 1BR | 1.5 | \$51,000 | \$1,275 | \$129 | \$1,146 |
| 2BR | 3.0 | \$61,200 | \$1,530 | \$166 | \$1,364 |
| 3BR | 4.5 | \$70,725 | \$1,768 | \$196 | \$1,572 |

| <i>Utilities to be Paid by Tenant</i> | <i>1BR Utility Allowance</i> | <i>2BR Utility Allowance</i> | <i>3BR Utility Allowance</i> |
|---------------------------------------|------------------------------|------------------------------|------------------------------|
| Heat (Natural Gas)** | \$63 | \$81 | \$98 |
| Hot Water (Natural Gas) | \$27 | \$31 | \$35 |
| Cooking (Electric) | \$6 | \$7 | \$11 |
| Electricity | \$33 | \$47 | \$52 |
| Total Utility Allowance Deduction | \$129 | \$166 | \$196 |

*Utility Allowance Assumptions have been based upon Milford Housing Authority Utility Allowance Schedule effective 5/1/17.

**Assumes "High Rise" Building Category. No schedule was provided for 3BR units. The estimate for 3BR units was based on 120% of the 2BR allowance.

Note: Several of these assumed Utility Allowances seem high based upon the actual systems and level of insulation that are planned for this project. The Utility Allowances will be reviewed as part of the Final Approval Application. There may also be individual metering for Water and Sewer. If so, the Utility Allowances will be adjusted accordingly.

December 11, 2017

Initial Rental Operating Pro-Forma (for year one of operations)

| Item | Notes | Amount |
|---|-------------------|--------------|
| Permanent Debt Assumptions | | |
| Loan Amount | Lender: | \$25,899,573 |
| Annual Rate | 4.75% | |
| Term | 10 | |
| Amortization | 25 | |
| Lender Required Debt Service Coverage Ratio | 1.25 | |
| Gross Rental Income | | \$3,444,612 |
| Other Income (utilities, parking) | | \$133,188 |
| Less Vacancy (Market Units) | 5% (vacancy rate) | \$140,145 |
| Less Vacancy (Affordable Units) | 5% (vacancy rate) | \$32,086 |
| Gross Effective Income | | \$3,405,569 |
| Less Operating Expenses | Per Unit: \$7,350 | \$1,190,700 |
| Net Operating Income | | \$2,214,869 |
| Less Permanent Loan Debt Service | | \$1,771,896 |
| Cash Flow | | \$442,973 |
| Debt Service Coverage | | 1.25 |

Describe "other income": Garage Spaces (\$32,640) / Pet Fees (\$33,048) / Storage Fees (\$67,500)

Rental Operating Expense Assumption

| Item | Notes | Amount |
|---|---|-------------------------|
| Assumed Maximum Operating Expenses | Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above. | \$1,190,700 |
| Assumed Maximum Operating Expense/Unit* | Number of Units: | 162 Units /\$7,350/Unit |

* MassHousing may request further detail regarding projected operating expenses if such expenses appear higher or lower than market comparables.

Required Attachments Relating to Section 5

5.1 New England Fund Lender Letter of Interest

Please attach a Letter of Interest from a current Federal Home Loan Bank of Boston (FHLBB) member bank regarding financing for the proposed development.

NOTE: Binding Construction and Permanent Financing Commitments (or evidence of closed loans) will be required at the time you apply for Final Approval from MassHousing.

5.2 Market Rental Comparables *(required)*

Please provide a listing of market rents being achieved in properties comparable to the proposed project.

5.3 Market Study *(if requested)*

MassHousing may require a market study for projects located in areas where the need or demand for the type of housing being proposed cannot be clearly demonstrated.

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

Name of Proposed Project: Birch Street Place

Development Team

Developer/Applicant: 88 CORP.

Development Consultant (if any): Edward Marchant/EHM Real Estate Advisor

Attorney: John Smolak / Smolak & Vaughn LLP

Architect: F. Paul Frederick AIA / HPA Design, Inc.

Contractor: Lobisser Building Corp. (or related entity)

Lottery Agent: Maureen O'Hagan / MCO Housing Services

Management Agent: Applicant (or related entity)

Other (specify): Civil Engineer: Mark Allen, P.E. / Allen Engineering, LLC; Traffic Engineer: Ronald Muller, P.E. / Ron Muller & Associates

Other (specify): Landscape Architect: Matthew Mrva, RLA / Bohler Engineering

Role of Applicant in Current Proposal

| Development Task | Developer/Applicant | Development Consultant (identify) |
|------------------------------|---|---|
| Architecture and Engineering | HPA Design/Allen Engineering/Bohler Engineering | |
| Local Permitting | Developer | EHM/Real Estate Advisor / Smolak & Vaughn LLP |
| Financing Package | Developer | EHM/Real Estate Advisor |
| Construction Management | Developer | |
| Other | | |

Applicant's Ownership Entity Information

Please identify for each of (i) the Applicant and, if different (ii), the Proposed Development Entity, the following (collectively with the Applicant and the Proposed Development Entity, the "Applicant Entities"): the Managing Entities, Principals, Controlling Entities and Affiliates of each.

Note: For the purposes hereof, "Managing Entities" shall include all persons and entities (e.g. natural persons, corporations, partnerships, limited liability companies, etc., including beneficiaries of nominee trusts) who are managers of limited liability companies, general partners of limited partnerships, managing general partners of limited liability partnerships, directors and officers of corporations, trustees of trusts, and other similar persons and entities which have the power to manage and control the activities of the Applicant and/or Proposed Development Entity.

"Principal or Controlling Entities" shall include all persons and entities (e.g. natural persons, corporations, partnerships, limited liability companies, etc., including beneficiaries of nominee trusts) that shall have the right to:

- (i) approve the terms and conditions of any proposed purchase, sale or mortgage;*
- (ii) approve the appointment of a property manager; and/or*
- (iii) approve managerial decisions other than a decision to liquidate, file for bankruptcy, or incur additional indebtedness.*

Such rights may be exercisable either (i) directly as a result of such person's or entity's role within the Applicant or the Proposed Development Entity or the Managing Entities of either or (ii) indirectly through other entities that are included within the organizational structure of the Applicant and/or Proposed Development Entity and the Managing Entities of either.

In considering an application, MassHousing will presume that there is at least one Principal or Controlling Entity of the Applicant and of the Proposed Development Entity. Any person or persons who have purchased an interest for fair market value in the Applicant and/or Proposed Development Entity solely for investment purposes shall not be deemed a Principal or Controlling Entity.

"Affiliates" shall include all entities that are related to the subject organization by reason of common control, financial interdependence or other means.

1. Applicant

Name of Applicant: 88 CORP.

Entity Type (limited liability company, limited partnership, limited liability partnership, corporation, trust, etc.):
Corporation

State in which registered/formed: MA

List all Managing Entities of Applicant (*you must list at least one*):

Kevin Lobisser, President and Director

David Pyne, Vice President and Director

List all Principals and Controlling Entities of Applicant and (*unless the Managing Entity is an individual*) its Managing Entities (*use additional pages as necessary*):

List all Affiliates of Applicant and its Managing Entities (*use additional pages as necessary*):

2. Proposed Development Entity

Name of Proposed Development Entity: 88 CORP.

Entity Type (*limited liability company, limited partnership, limited liability partnership, corporation, trust, etc.*):
Corporation

State in which registered/formed: MA

List all Managing Entities of Proposed Development Entity (*you must list at least one*):

Kevin Lobisser, President and Director
David Pyne, Vice President and Director

List all Principals and Controlling Entities of Proposed Development Entity and (*unless the Managing Entity is an individual*)
its Managing Entities (*use additional pages as necessary*):

List all Affiliates of Proposed Development Entity and its Managing Entities (*use additional pages as necessary*):

Certification and Acknowledgment

I hereby certify on behalf of the Applicant, *under pains and penalties of perjury*, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)

Is there pending litigation with respect to any of the Applicant Entities? Yes ___ No ☒

Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities? Yes ___ No ☒

Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes, reporting of employees and contractors, or withholding of child support? Yes ___ No ☒

Have any of the Applicant Entities ever been the subject of a felony indictment or conviction? Yes ___ No ☒

During the last 10 years, have any of the Applicant Entities ever been a defendant in a lawsuit involving fraud, gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy? Yes ___ No ☒

Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions? Yes ___ No ☒

Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements? Yes ___ No ☒

Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts, and any agency, authority or instrument thereof? Yes ___ No ☒

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

I further certify that we have met with a representative of the 40B Department at MassHousing and understand the requirements for a) completing this application and b) the procedures if and when Site Approval is granted, including the requirement for (i) the use of the standard MassHousing Regulatory Agreement, (ii) submission to MassHousing, of a cost certification examined in accordance with AICPA attestation standards by ninety days of project completion (and prior to permanent loan closing if MassHousing is the permanent lender), of an audited cost certification by an approved certified public accountant and (iii) the posting of surety for completion of the cost certification as a condition of Final Approval by MassHousing under Chapter 40B.

Signature: _____

Name: Kevin W. Lobisser

Title: President, 88 CORP.

Date: 12/11/2017

Required Attachments Relating to Section 6

6.1 Development Team Qualifications

Please attach resumes for principal team members and list of all relevant project experience for 1) the team as a whole and 2) individual team members. Particular attention should be given to demonstrating experience with (i) projects of a similar scale and complexity of site conditions, (ii) permitting an affordable housing development, (iii) design, and (iv) financing. The development team should demonstrate the ability to perform as proposed and to complete the Project in a competent and timely manner, including the ability to pursue and carry out permitting, financing, marketing, design and construction.

6.2 Applicant Entity 40B Experience

Please identify every Chapter 40B project in which the Applicant or a member of the project team has or had an interest. For each such project, state whether the construction has been completed and whether cost examination has been submitted.

6.3 Applicant's Certification

Please attach any additional sheets and any written explanations for questions answered with "yes" as required for Certification.

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund ("NEF") Rental Projects

Section 7: NOTIFICATIONS AND FEES

Name of Proposed Project: Birch Street Place

Notice

Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing:

See Letter of Support from BOS in Tab 7

Date copy of complete application sent to chief elected office of municipality:

12/13/17

Date notice of application sent to DHCD:

12/13/17

Fees *(all fees should be submitted to MassHousing)*

MassHousing Application Processing Fee (\$2500) Payable to MassHousing:

\$2,500

Chapter 40B Technical Assistance/Mediation Fee Payable to Massachusetts Housing Partnership: _____

a. Base Fee:

(Limited Dividend Sponsor \$2500, Non-Profit or Public Agency Sponsor \$1,000)

\$2,500

b. Unit Fee *(all projects)* \$50 per Unit:

\$8,100

Total TA/Mediation Fee *(Base Fee plus Unit Fee)*:

\$10,600

Land Appraisal Cost

You will be required to pay for an "as-is" market value appraisal of the Site to be commissioned by MassHousing. MassHousing will contact you once a quote has been received for the cost of the appraisal.

Required Attachments Relating to Section 7

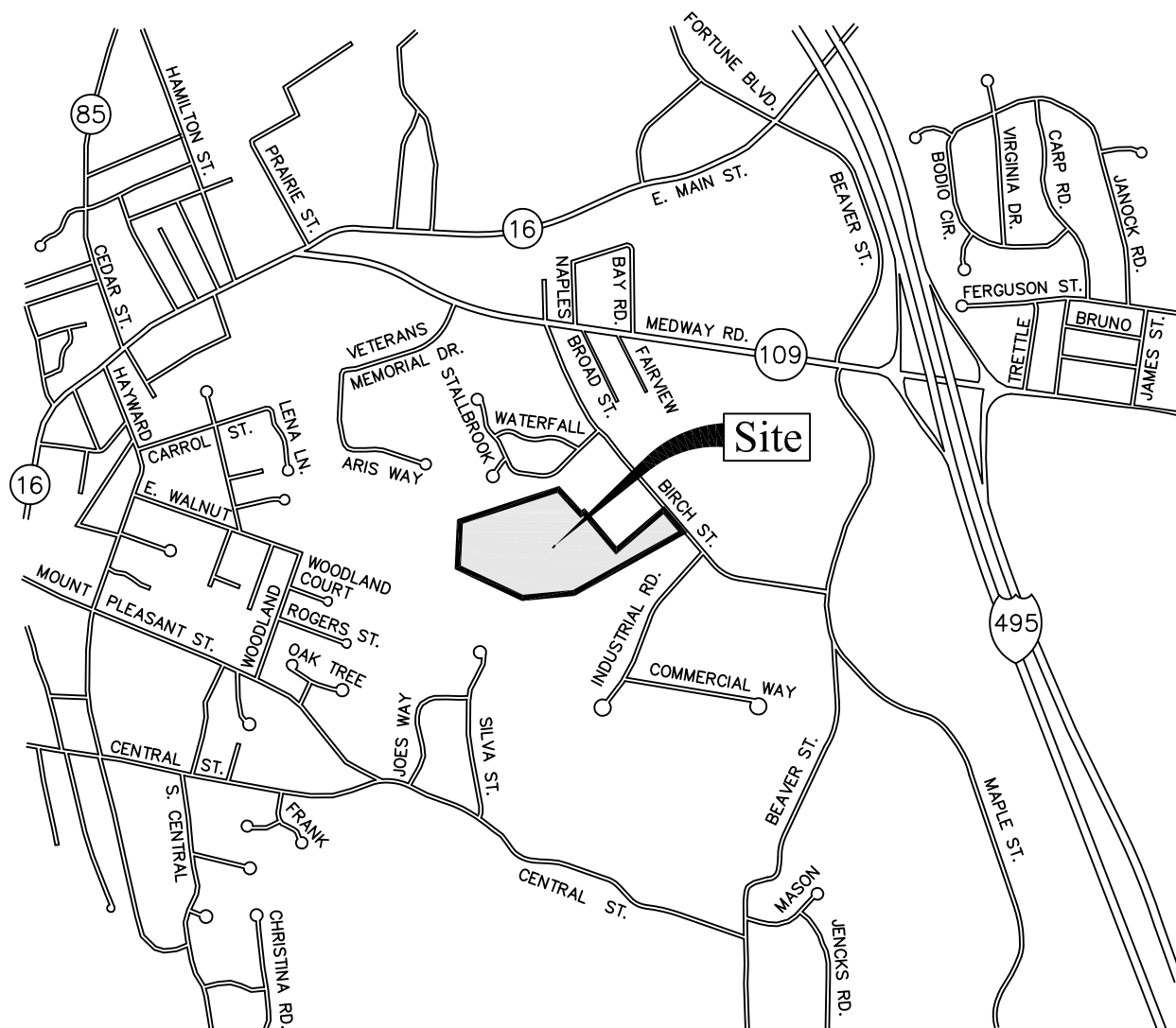
- 7.1** Narrative describing any prior correspondence and/or meetings with municipal officials
- 7.2** Evidence (such as a certified mail receipt) that a copy of the complete application package was sent to the chief elected official of municipality (may be submitted after the application is submitted to MassHousing)
- 7.3** Copy of notice of application sent to DHCD
- 7.4** Check made out to MassHousing for Processing Fee (\$2500)
- 7.5** Check made payable to Massachusetts Housing Partnership for Technical Assistance/Mediation Fee
- 7.6** W-9 (Taxpayer Identification Number)

Application Checklist

The documentation listed below must, where applicable, accompany each application. For detailed descriptions of these required documents, please see the relevant sections of the application form.

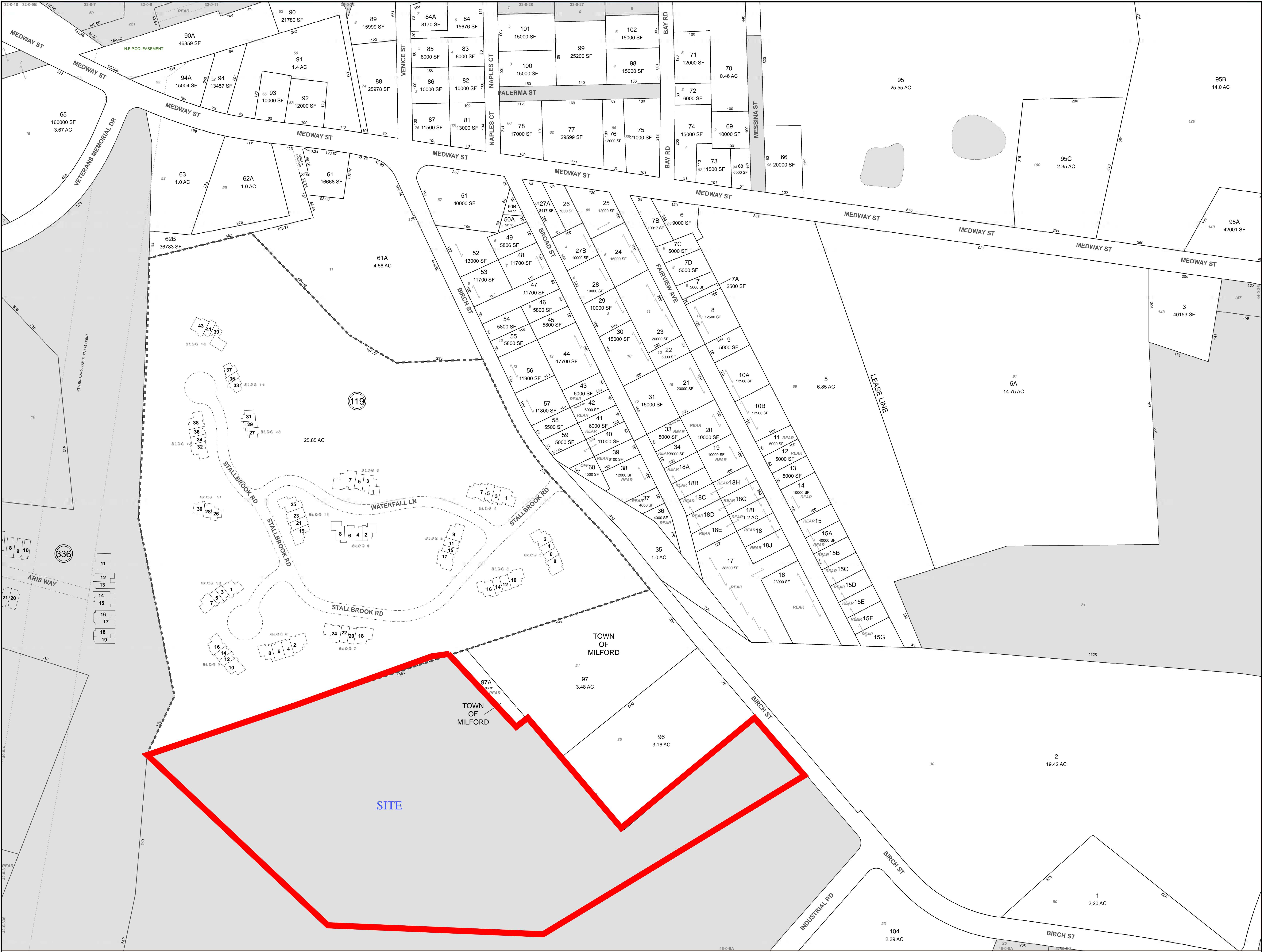
* Applications missing any of the documents indicated by an asterisk will not be processed by MassHousing until MassHousing receives the missing item(s).

- ☐ * Completed application form, and certification under pains and penalties of perjury (one (1) signed original) accompanied by one (1) electronic copy of the complete application package
- ☐ * Location Map
- ☐ Tax Map
- ☐ * Directions to the Proposed Site
- ☐ * Existing Conditions Plan
- ☐ Aerial Photographs
- ☐ Site/Context Photographs
- ☐ * Documentation Regarding Site Characteristics/Constraints
- ☐ * By Right Site Plan, if applicable
- ☐ * Preliminary Site Layout Plan(s)
- ☐ * Graphic Representations of Project/Preliminary Architectural Plans
- ☐ * Narrative Description of Design Approach
- ☐ * Tabular Zoning Analysis
- ☐ Sustainable Development Principles Evaluation Assessment Form
- ☐ * Evidence of site control (*documents and any plans referenced therein*)
- ☐ Land Disposition Agreement, if applicable
- ☐ * NEF Lender Letter of Interest
- ☐ Market Rental Comparables
- ☐ Market Study, if required by MassHousing
- ☐ * Development Team Qualifications
- ☐ Applicant's Certification (*any required additional sheets*)
- ☐ Narrative describing prior contact (*if any*) with municipal officials
- ☐ * Evidence that a copy of the application package has been received by the chief elected official in the municipality (*may follow after initial submission of application package, but site visit will not be scheduled nor request for municipal comments made until such evidence is received by MassHousing*)
- ☐ Copy of notification letter to DHCD
- ☐ * Fees payable to MassHousing and Massachusetts Housing Partnership (*once an appraiser has been selected by MassHousing and an appraisal fee quoted, an additional non-refundable appraisal fee will be required*).



LOCUS MAP

1" = 1,000± Feet

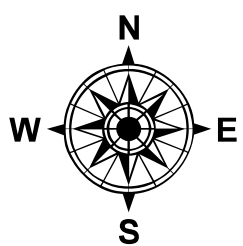
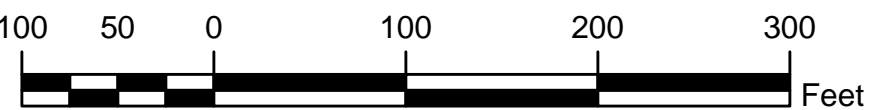


Legend

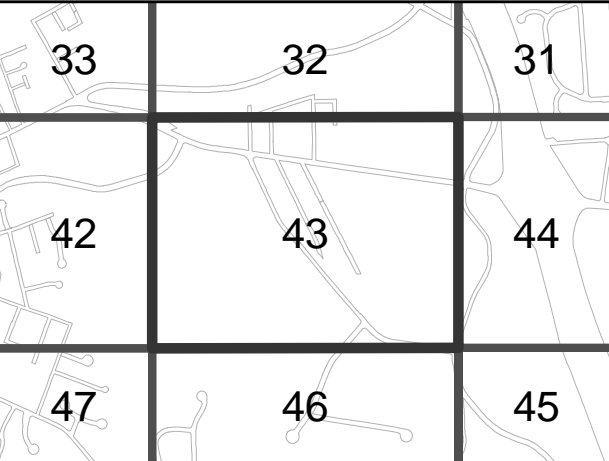
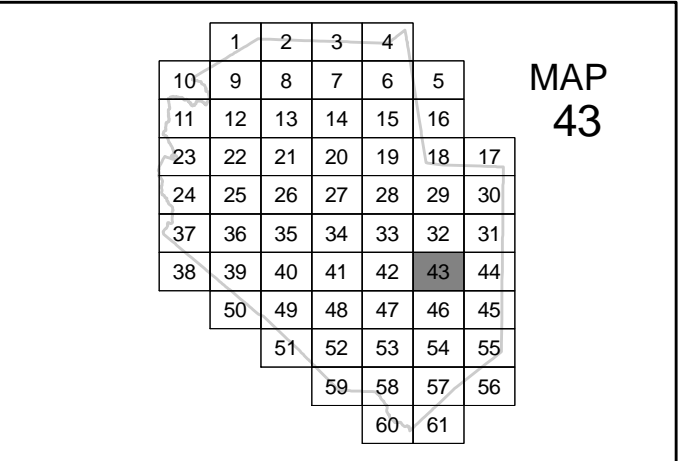
- Parcel boundary
- Parcel on adjacent map
- Easement
- Former lot line
- Stream
- Water body
- Block
- Block number
- Unit number

TOWN OF MILFORD
Massachusetts

ASSESSORS ATLAS
MAP NUMBER: 43



PLANS SHOWN HEREIN
ARE COMPILED FROM
AERIAL PHOTOGRAPHS,
DEEDS, AND PLANS OF
RECORD AND ARE NOT
TO BE CONSTRUED
AS HAVING SUFFICIENT
ACCURACY FOR
CONVEYANCES.



DIRECTIONS TO SITE

The subject site is located off of Birch Street (between Stallbrook Road and Industrial Road) in Milford, MA. As shown on the Preliminary Engineering plans, a new road located immediately south of Birchler's Automotive will provide access to the development.

The best place to meet for the MassHousing site inspection would be at the corner of Birch Street and Industrial Road.

Directions to the site are attached.

EXISTING SITE CONDITIONS

Existing Conditions Plan

An Existing Conditions Plan has been included as Sheet 2 in Tab 3.1, Preliminary Site Layout Plans.

Location and Boundaries

The “Birch Street Place” apartment project site will be located on a proposed 20.95± acre parcel of land, as shown on the attached Preliminary Land Plan, on the west side of Birch Street in Milford, MA. The future lot will be roughly bounded by Birch Street to the east; a condominium development to the north; vacant industrial land to the south; and residential homes to the west. The site has approximately 240 linear feet of frontage along Birch Street.

Existing Road Network and Access

Birch Street is a town-owned roadway providing one lane of travel in each direction. The 30 foot wide paved travel way is striped at its center with a double yellow line. The roadway is curbed with sloped asphalt berms. The road is posted for 30 mph and serves approximately 6,380 vehicles per day. The primary site access for “Birch Street Place” is proposed to align perpendicularly with Birch Street just south of the abutting Birchler’s Automotive access point. Sight lines along Birch Street at the driveway curb cut are clear and extend more than 500’ in each direction of travel. There is an existing traffic light on Birch Street at the intersection of Medway Road (Route 109) approximately 2,000 feet from the proposed entrance to “Birch Street Place”.

Existing Transportation Resources

The MBTA corridor is the Franklin Line providing daily commuter service between Forge Park in Franklin and South Station, Boston. The nearest MBTA stop is in Franklin at the Forge Park station. This stop is approximately five miles from the proposed entrance to “Birch Street Place.”

Existing Zoning and Adjacent Land Uses

The site is currently zoned for Highway Industrial uses (IB). Use and Intensity Regulations have been included at Tab 2.5. A Single Family Residential (RB) zone is to the north of the property while a Rural Residential (RC) zone abuts the property to the west.

The closest residential homes (the condominium development known as Birch Hill Condominiums) are located along Stallbrook Road. These homes, on average, are approximately 250-300 feet away from the closest proposed apartment building (Building 3). There is a natural wooded buffer between these homes and the proposed project. The developer intends to maintain as much of this buffer as possible and also supplement the existing buffer with new evergreen trees in areas with less existing screening. This wooded area is also a raised natural berm between the existing condominiums and the proposed development.

Physical Site Characteristics: Topography and Resource Areas

The future project site parcel is an approximately 20.95± acre tract of land characterized by moderately dense woods, undulating moderate slopes and several depressions which are flagged as wetland areas. Elevations across the site vary from elevation 256 at the existing curb cut on Birch Street to elevation 320 nearest the northerly property line. The buildings are situated at higher elevations of the site and should offer attractive views for the residents. There are several areas of bordering vegetated wetlands within the parcel boundary; however, no area on the site is within a 100-year flood boundary or floodway as presently mapped by FEMA. An ORAD has been issued by the Milford Conservation Commission.

Availability of Existing Utilities

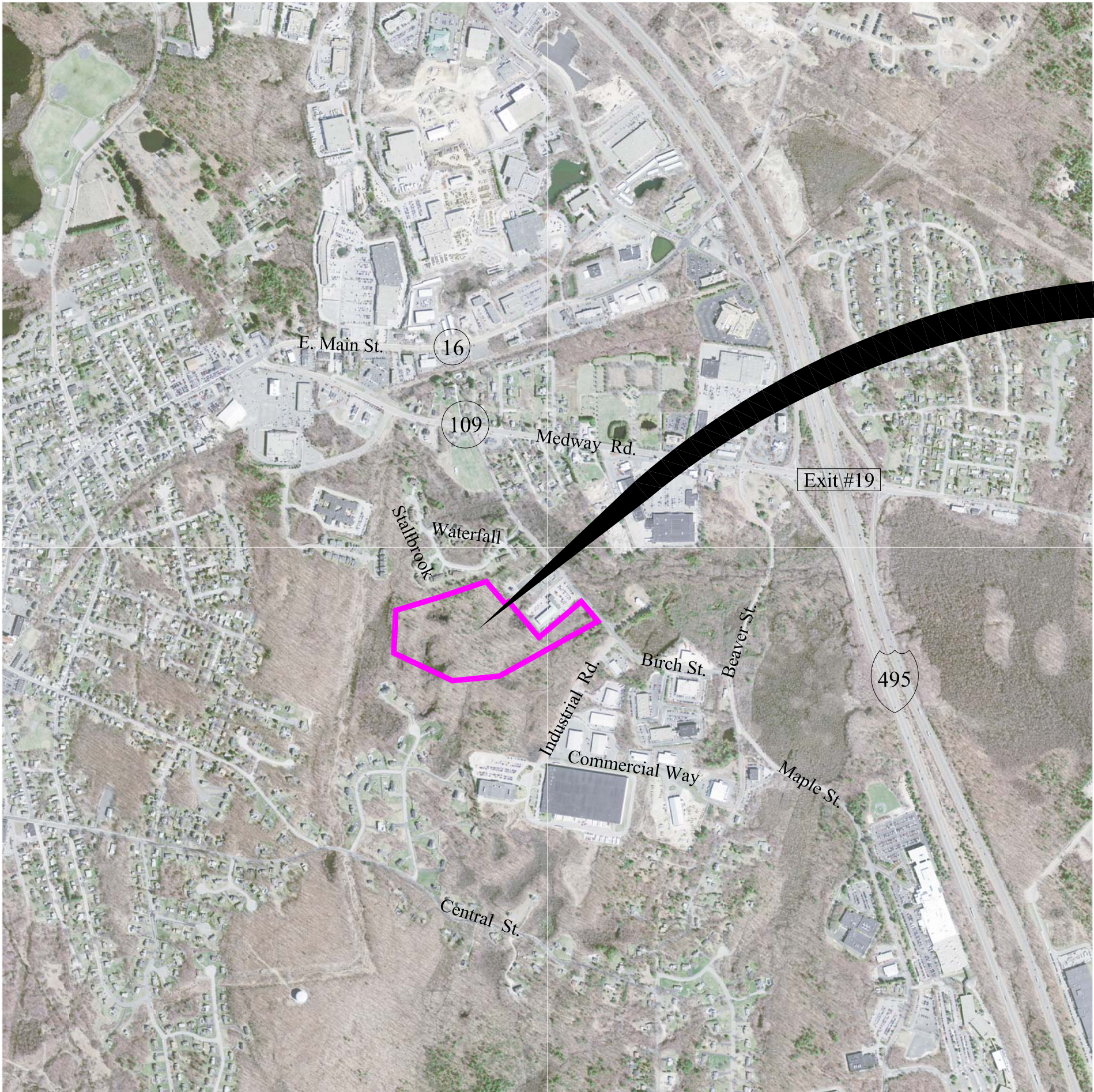
Water – An 8” water main extends up Birch Street at the subject site.

Sewer – There is an 8” municipal gravity sewer within Birch Street. Milford has a waste water treatment plant on Maple Street which is approximately 4 miles from the site.

Natural Gas – There is a 6” high pressure gas main in Birch Street.


Electric – Utility poles with overhead wires provide electric service along Birch Street.

Telephone and Cable – Verizon provides service through overhead wires along Birch Street.



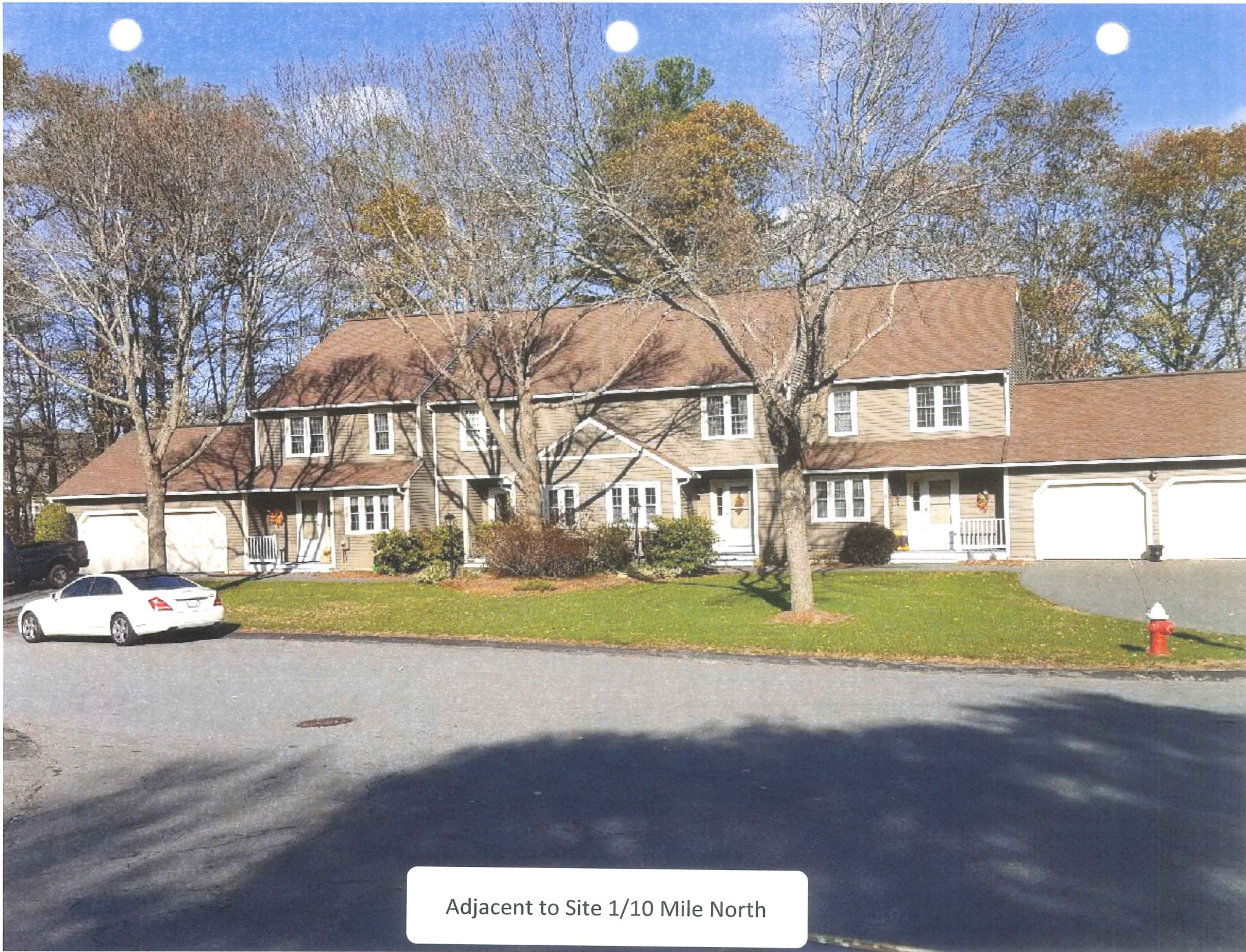
SITE



| | | | |
|---|------|---------------|------|
| OWNER & APPLICANT: | | | |
| 88 CORP. 31 Whitewood Road Milford, MA 01757 | | | |
| TITLE: | | | |
| LOCUS PLAN For Birch Street Place In Milford, Massachusetts 01757 | | | |
| ENGINEER: | | | |
|  Allen Engineering, LLC Civil Engineers and Land Development Consultants 2 Willowbrook Lane - Mendon, MA 01756 (508) 381-3212 Phone (508) 381-3213 Fax allenengineeringllc.com | | | |
| SCALE: 1" = 1,000 FEET | | | |
|  | | | |
| DATE: DECEMBER 6, 2017 | | | |
| REVISIONS | | | |
| # | DATE | DESCRIPTION | INIT |
| | | | |
| JOB NO: 0510 | | SHEET: 1 OF 1 | |



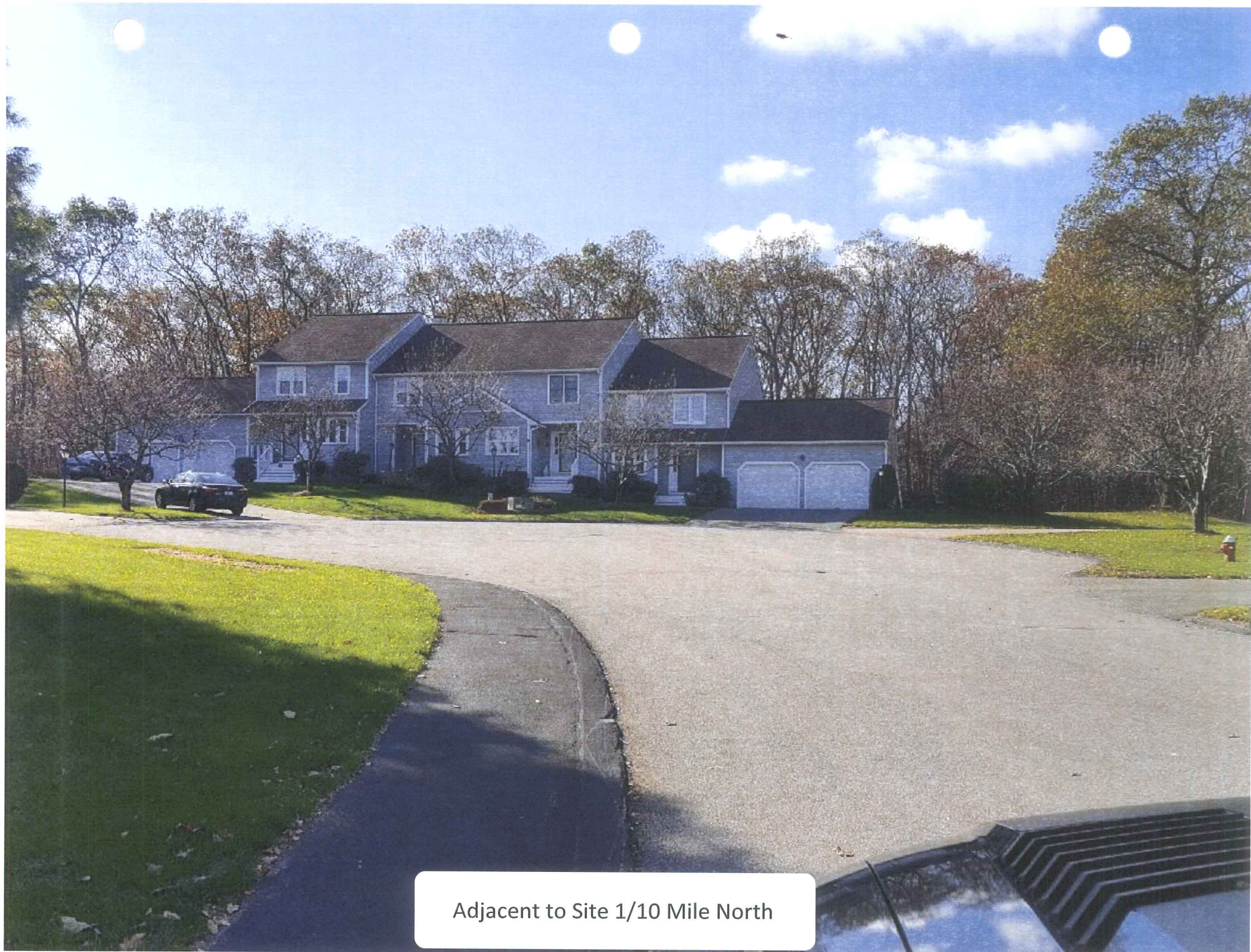
3/10 Mile to the North



Adjacent to Site 1/10 Mile North



Adjacent to Site 1/10 Mile North



Adjacent to Site 1/10 Mile North



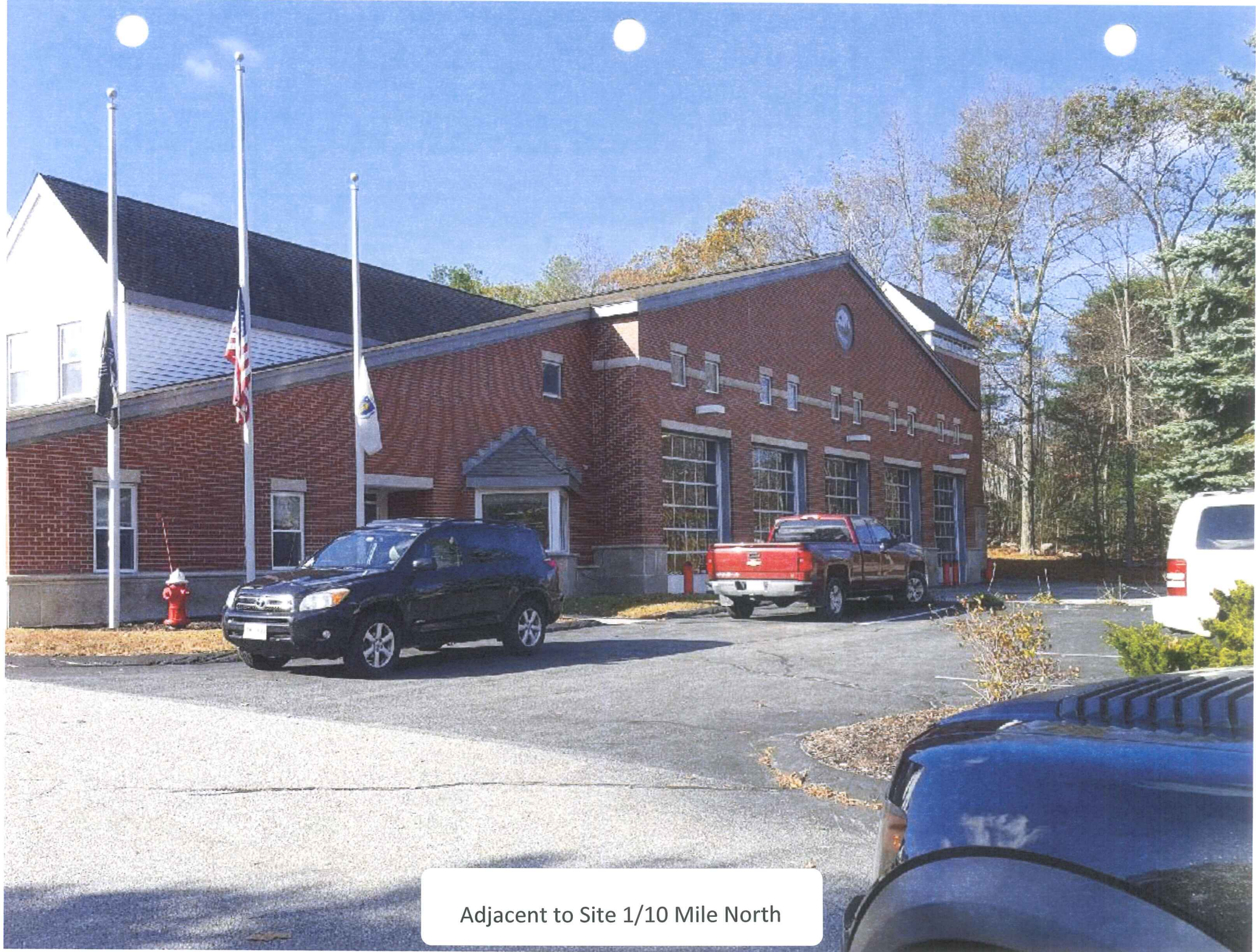
6/10 Mile to North East



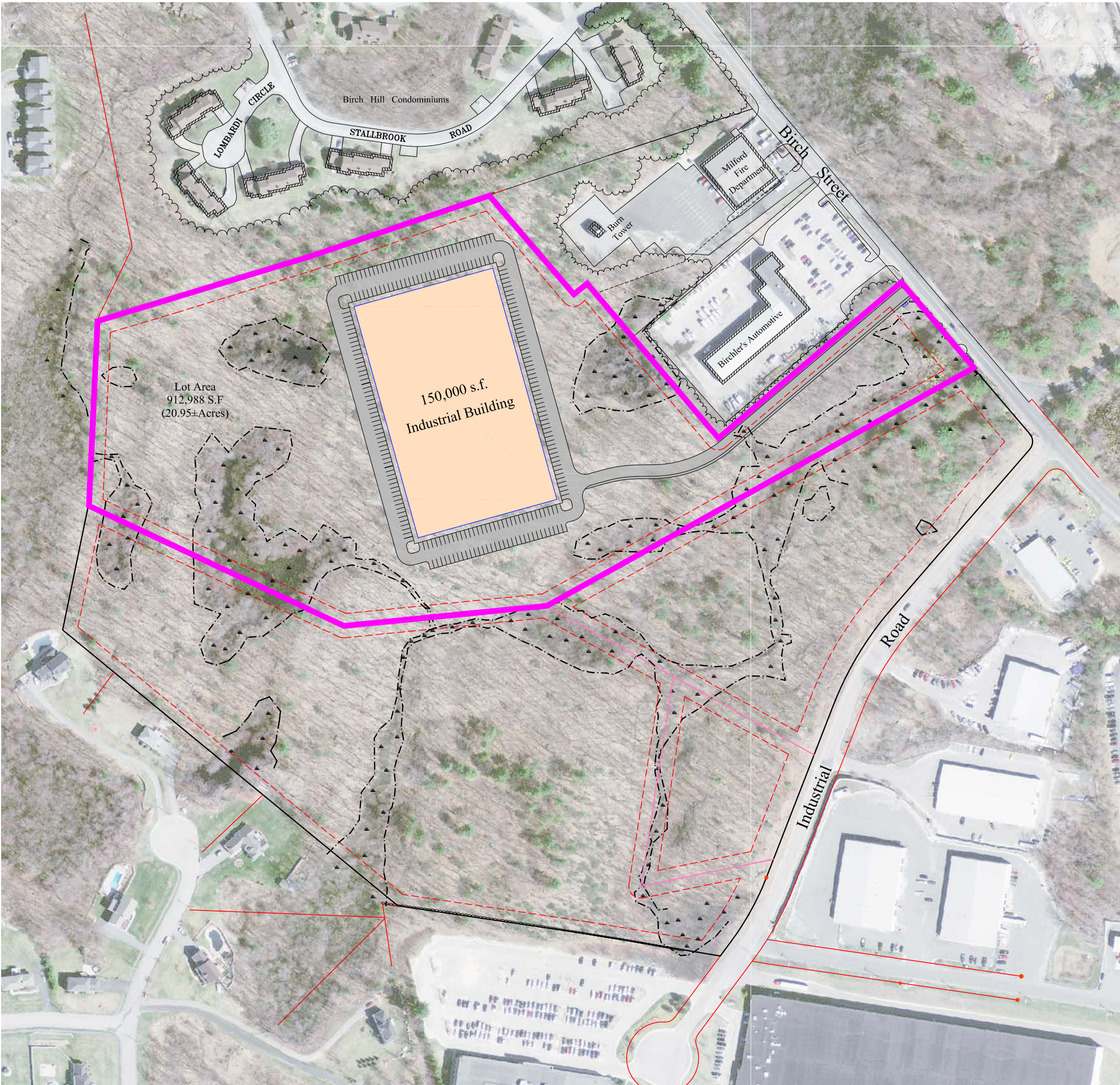
5/10 Mile to North East



5/10 Mile to North East



Adjacent to Site 1/10 Mile North



252 PARKING SPACES
- 1.2 Spots Per Employee -
= 210 Employees


OWNER & APPLICANT:

88 CORP.
31 Whitewood Road
Milford, MA 01757

TITLE:

"By Right Use Presentation Plan"
For
Industrial Building
On
Birch St.
In
Milford, Massachusetts 01757

ENGINEER:

 **Allen Engineering, LLC**
Civil Engineers and
Land Development Consultants
2 Willowbrook Lane - Mendon, MA 01756
(508) 381-3212 Phone (508) 381-3213 Fax
allenengineeringllc.com

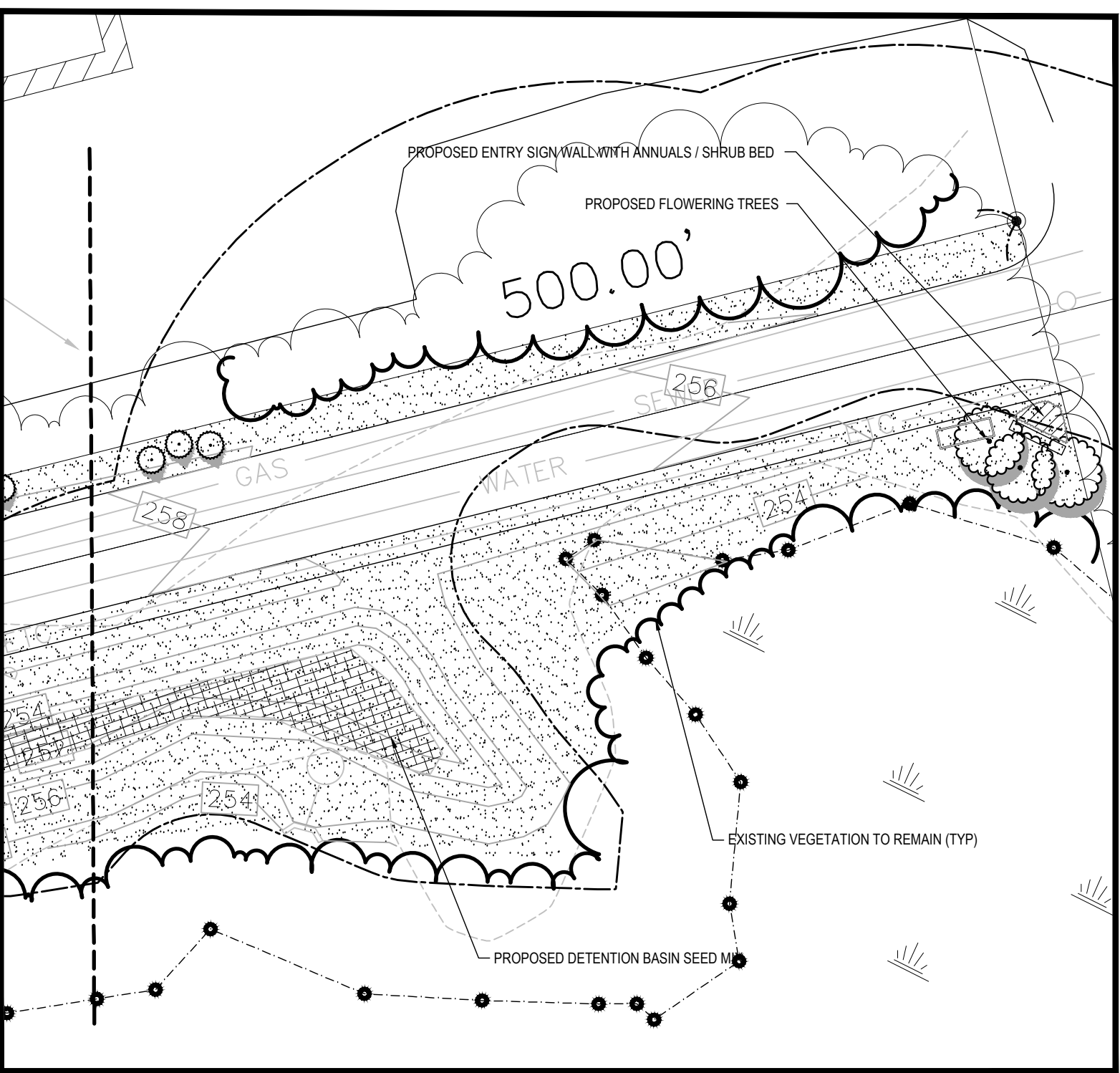
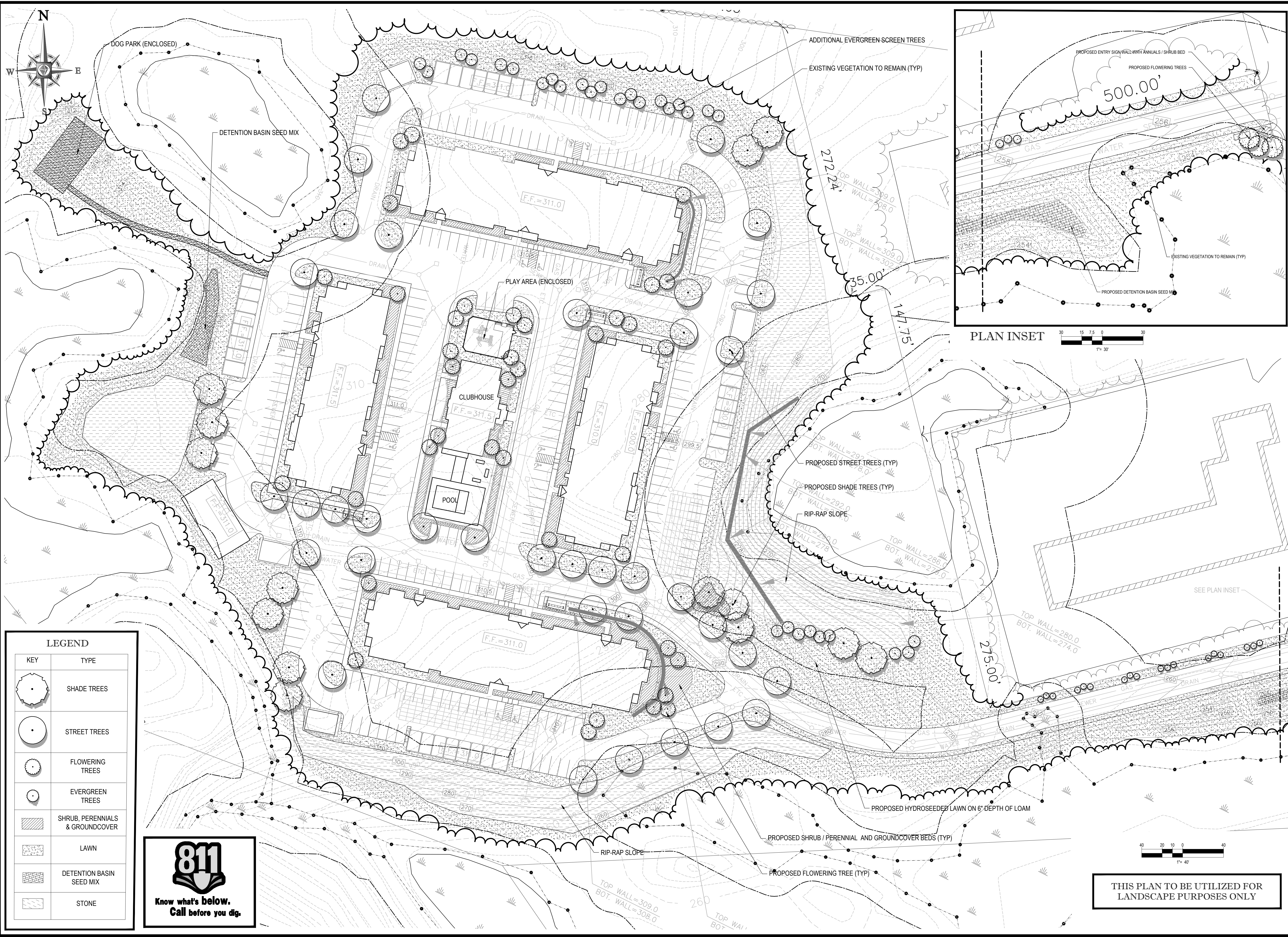
SCALE: 1"=80 FEET

DATE: DECEMBER 6, 2017

REVISIONS

| # | DATE | DESCRIPTION | INIT |
|---|------|-------------|------|
| | | | |
| | | | |

JOB NO: 0510 SHEET: 1 OF 1



| LEGEND | |
|--------|---------------------------------|
| KEY | TYPE |
| | SHADE TREES |
| | STREET TREES |
| | FLOWERING TREES |
| | EVERGREEN TREES |
| | SHRUB, PERENNIALS & GROUNDCOVER |
| | LAWN |
| | DETENTION BASIN SEED MIX |
| | STONE |



BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING AND DESIGN
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES
ARCHITECTURE
BALTIMORE, MD
BOSTON, MA
CHARLOTTE, NC
CHICAGO, IL
CINCINNATI, OH
COLUMBIA, SC
DENVER, CO
FORT LAUDERDALE, FL
HOUSTON, TX
INDIANAPOLIS, IN
JACKSONVILLE, FL
KANSAS CITY, MO
LAS VEGAS, NV
LONG BEACH, CA
LOS ANGELES, CA
LYNN, MA
MEMPHIS, TN
MIAMI, FL
MINNEAPOLIS, MN
NEW YORK, NY
PHILADELPHIA, PA
PORTLAND, ME
RICHMOND, VA
SAN ANTONIO, TX
SAN JOSE, CA
SEATTLE, WA
SPRINGFIELD, IL
TAMPA, FL
WASHINGTON, DC
WICHITA, KS
WILMINGTON, DE

| REVISIONS | | | |
|-----------|------|---------|----|
| REV | DATE | COMMENT | BY |
| 1 | | | |
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| 15 | | | |

PERMIT SET
PROJECT No.: W171217
DRAWN BY: CFD/CMC
CHECKED BY: MJD/JAK
DATE: 11/08/2017
SCALE: AS NOTED
CAD I.D.: XREF: TBLOCK: W171217

SITE DEVELOPMENT PLANS FOR
Birch Street Place
Milford, Massachusetts 01757

BOHLER ENGINEERING
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-9080
www.BohlerEngineering.com

M.J. MRVA
REGISTERED LANDSCAPE ARCHITECT
MASSACHUSETTS No. 1217
RHODE ISLAND No. 419
NEW YORK No. 002359
NEW HAMPSHIRE No. 109
CONNECTICUT No. 1359

LANDSCAPE PLAN
SHEET NUMBER: **1**
OF 1
REV 0 - 11/08/2017

PRELIMINARY SITE DESIGN PLAN

For

"Birch Street Place"

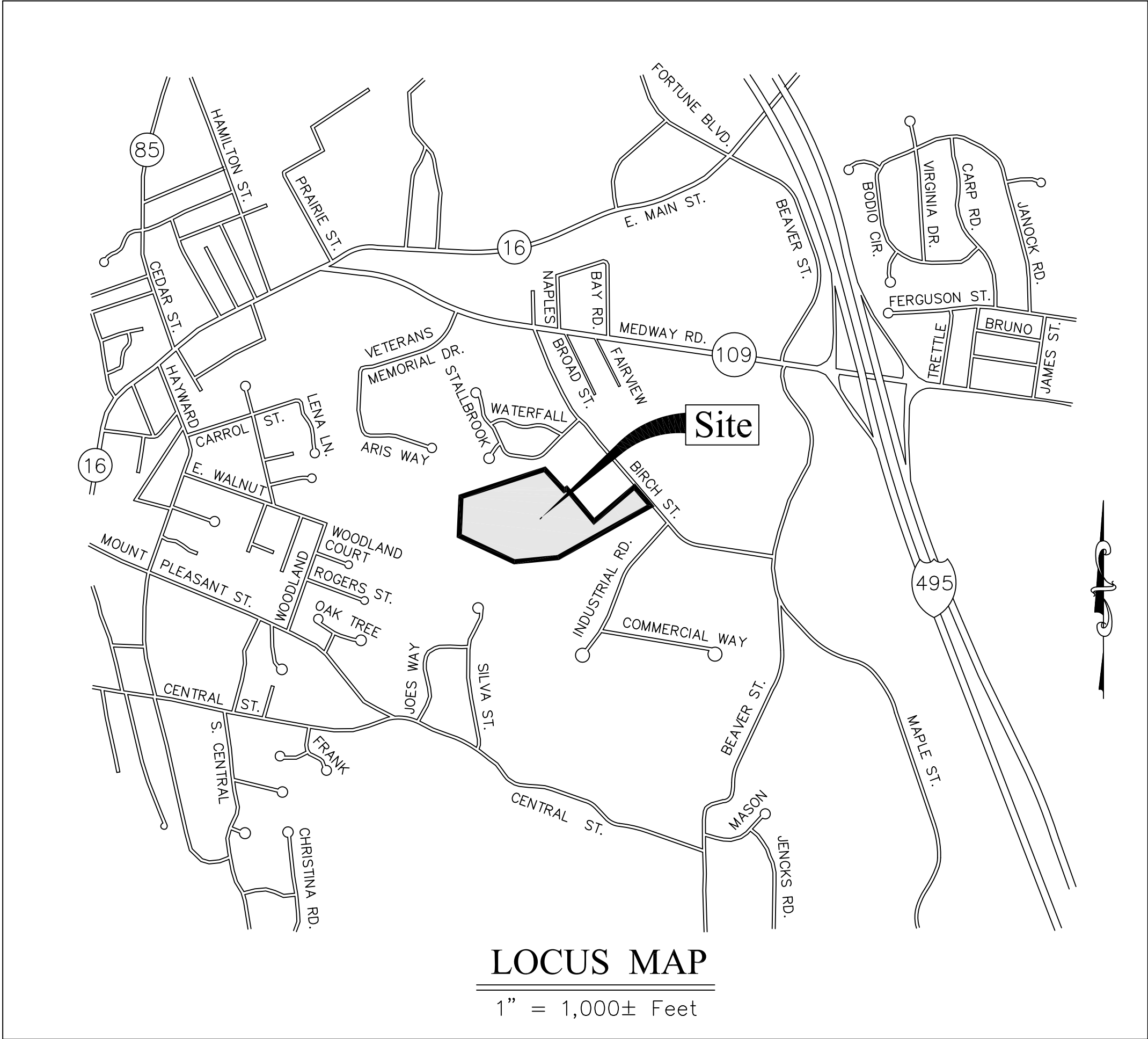
In

Milford, Massachusetts



DATE: December 6, 2017

| TITLE | SHEET |
|---------------------------|-------|
| Cover Sheet | 1 |
| Existing Conditions Plan | 2 |
| Parking & Layout Plan | 3 |
| Grading & Drainage Plan | 4 |
| Utility Plan | 5 |
| Construction Details Plan | 6 |



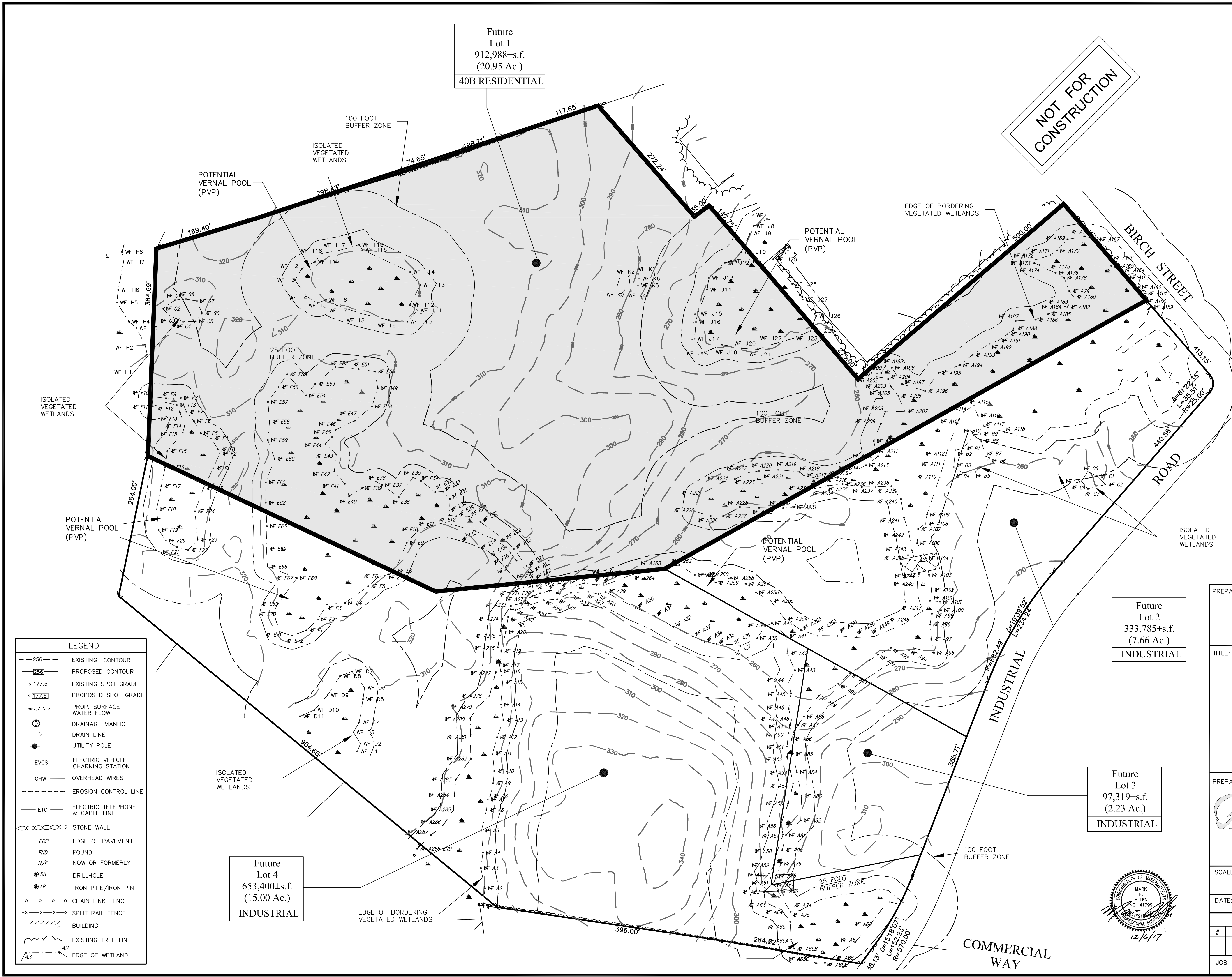
APPLICANT
88 CORP.
31 Whitewood Road
Milford, MA 01757

ARCHITECT
HPA Design, Inc.
200 Stonewall Blvd., Suite 5
Wrentham, MA 02093

CIVIL ENGINEER
Allen Engineering, LLC
2 Willowbrook Lane
Mendon, MA 01756

LANDSCAPE ARCHITECT
Bohler Engineering
352 Turnpike Road
Southborough, MA 01772

LAND SURVEYOR
Heritage Design Group, LLC
One Main Street
Whitinsville, MA 01588



- NOTES
- MILFORD ASSESSORS MAP NO. 46, BLOCK O, PARCEL 6A.
 - DEED REFERENCE: WORCESTER COUNTY REGISTRY; LAND COURT CERTIFICATE: 110366; LAND COURT PLAN: 32710-F, FILED WITH CERTIFICATE 9860.
 - ELEVATIONS REFER TO NAD 88 DATUM.
 - THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY ODOE SURVEY & MAPPING DURING APRIL AND MAY 2017 AND SUPPLEMENTED BY AERIAL MAPPING OBTAINED FROM GUERRIERE AND HALNON, INC.
 - SITE CONTAINS APPROXIMATELY 45.0 ACRES OF LAND.
 - THIS SUBJECT PARCEL RESIDES IN A DISTRICT ZONED HIGHWAY INDUSTRIAL 1 (IB).
LOT SIZE: 80,000 S.F.
FRONTAGE: 230 FEET
SETBACKS:
FRONT: 50 FEET
SIDE: 25 FEET
REAR: 30 FEET
HEIGHT: 60 FEET OR 5 STORIES
 - THE SITE FALLS WITHIN A FLOOD ZONE X (AREA OF MINIMAL FLOODING) ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 25027C0888E.
 - THIS SITE DOES NOT CONTAIN RARE WILDLIFE CERTIFIED VERNAL POOLS OR HABITATS OF RARE SPECIES ACCORDING TO THE LATEST MASS GIS LAYER DATA.
 - ALLEN ENGINEERING, LLC IS NOT RESPONSIBLE FOR ANY EXISTING ON OR OFF SITE CONDITIONS THAT MAY EXIST OR THAT MAY RESULT FROM THE FUTURE DEVELOPMENT OF THIS PARCEL.
 - WETLAND RESOURCE AREAS WERE FLAGGED BY GODDARD CONSULTING, LLC IN APRIL 2017. FLAGS WERE LOCATED BY AN ON-THE-GROUND SURVEY BY ODOE SURVEY & MAPPING, LLC. THE TOWN OF MILFORD'S CONSERVATION COMMISSION HAS ISSUED THE PROPERTY AN ORDER OF CONDITIONS IN AUGUST 2017.

PREPARED FOR: **88 CORP.**
31 Whitewood Road
Milford, MA 01757

TITLE: **Preliminary
EXISTING CONDITIONS PLAN**
For
"Birch Street Place"
In
Milford, Massachusetts 01757

PREPARED BY: **Allen Engineering, LLC**
Civil Engineers and
Land Development Consultants
2 Willowbrook Lane - Mendon, MA 01756
(508) 381-3212 Phone (508) 381-3213 Fax
allenengineeringllc.com

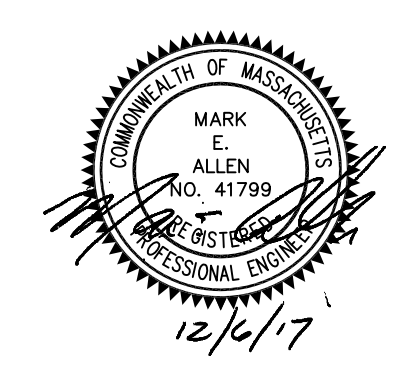
SCALE: 1"=80 FEET
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DATE: **December 6, 2017**

| REVISIONS | | | |
|-----------|------|-------------|------|
| # | DATE | DESCRIPTION | INIT |
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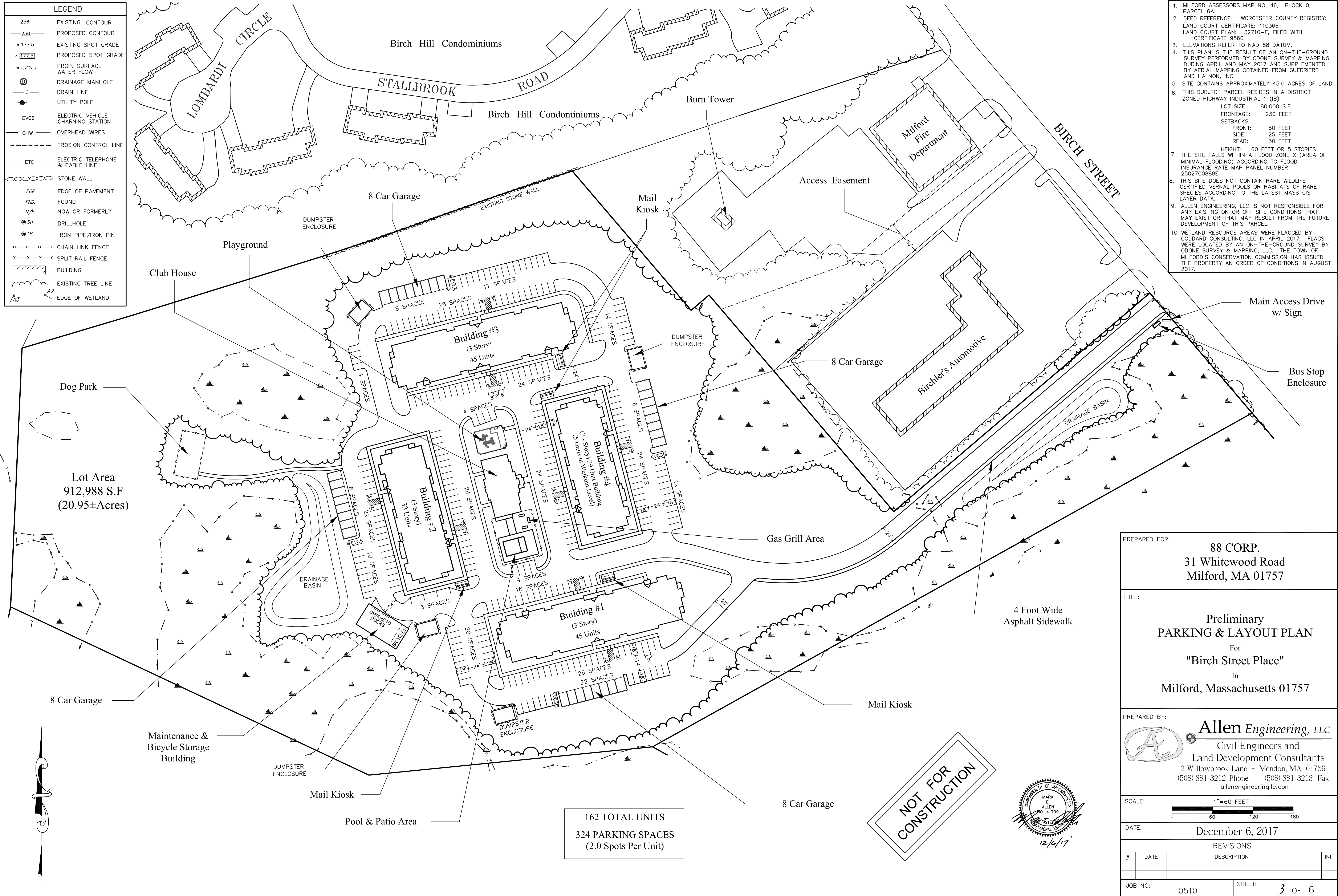
JOB NO: 0510 SHEET: 2 OF 6

| LEGEND | |
|-----------|-----------------------------------|
| ---256--- | EXISTING CONTOUR |
| ---256--- | PROPOSED CONTOUR |
| x 177.5 | EXISTING SPOT GRADE |
| x 177.5 | PROPOSED SPOT GRADE |
| ~ | PROP. SURFACE WATER FLOW |
| ⊙ | DRAINAGE MANHOLE |
| D | DRAIN LINE |
| ● | UTILITY POLE |
| EVCS | ELECTRIC VEHICLE CHARGING STATION |
| OHW | OVERHEAD WIRES |
| --- | EROSION CONTROL LINE |
| --- | ETC |
| --- | ELECTRIC TELEPHONE & CABLE LINE |
| --- | STONE WALL |
| EOP | EDGE OF PAVEMENT |
| FND | FOUND |
| N/F | NOW OR FORMERLY |
| ⊙ DH | DRILLHOLE |
| ⊙ I.P. | IRON PIPE/IRON PIN |
| --- | CHAIN LINK FENCE |
| -x-x-x- | SPLIT RAIL FENCE |
| --- | BUILDING |
| --- | EXISTING TREE LINE |
| A3 | EDGE OF WETLAND |



LEGEND

---256--- EXISTING CONTOUR
---256--- PROPOSED CONTOUR
x 177.5 EXISTING SPOT GRADE
x 177.5 PROPOSED SPOT GRADE
~ PROP. SURFACE WATER FLOW
⊙ DRAINAGE MANHOLE
---D--- DRAIN LINE
● UTILITY POLE
EVCS ELECTRIC VEHICLE CHARGING STATION
---OHW--- OVERHEAD WIRES
--- --- EROSION CONTROL LINE
---ETC--- ELECTRIC TELEPHONE & CABLE LINE
--- --- STONE WALL
EOP EDGE OF PAVEMENT
FND FOUND
N/F NOW OR FORMERLY
⊙ DH DRILLHOLE
⊙ IP IRON PIPE/IRON PIN
--- --- CHAIN LINK FENCE
---X---X---X SPLIT RAIL FENCE
--- BUILDING
--- --- EXISTING TREE LINE
A2 A3 --- --- EDGE OF WETLAND



- NOTES
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LOT SIZE: 80,000 S.F.
FRONTAGE: 230 FEET
SETBACKS:
FRONT: 50 FEET
SIDE: 25 FEET
REAR: 30 FEET
HEIGHT: 60 FEET OR 5 STORIES
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PREPARED FOR:

88 CORP.
31 Whitewood Road
Milford, MA 01757

TITLE:

**Preliminary
PARKING & LAYOUT PLAN**
For
"Birch Street Place"
In
Milford, Massachusetts 01757

PREPARED BY:

Allen Engineering, LLC
Civil Engineers and
Land Development Consultants
2 Willowbrook Lane - Mendon, MA 01756
(508) 381-3212 Phone (508) 381-3213 Fax
allenengineeringllc.com

SCALE:

1"=60 FEET

DATE:

December 6, 2017

REVISIONS

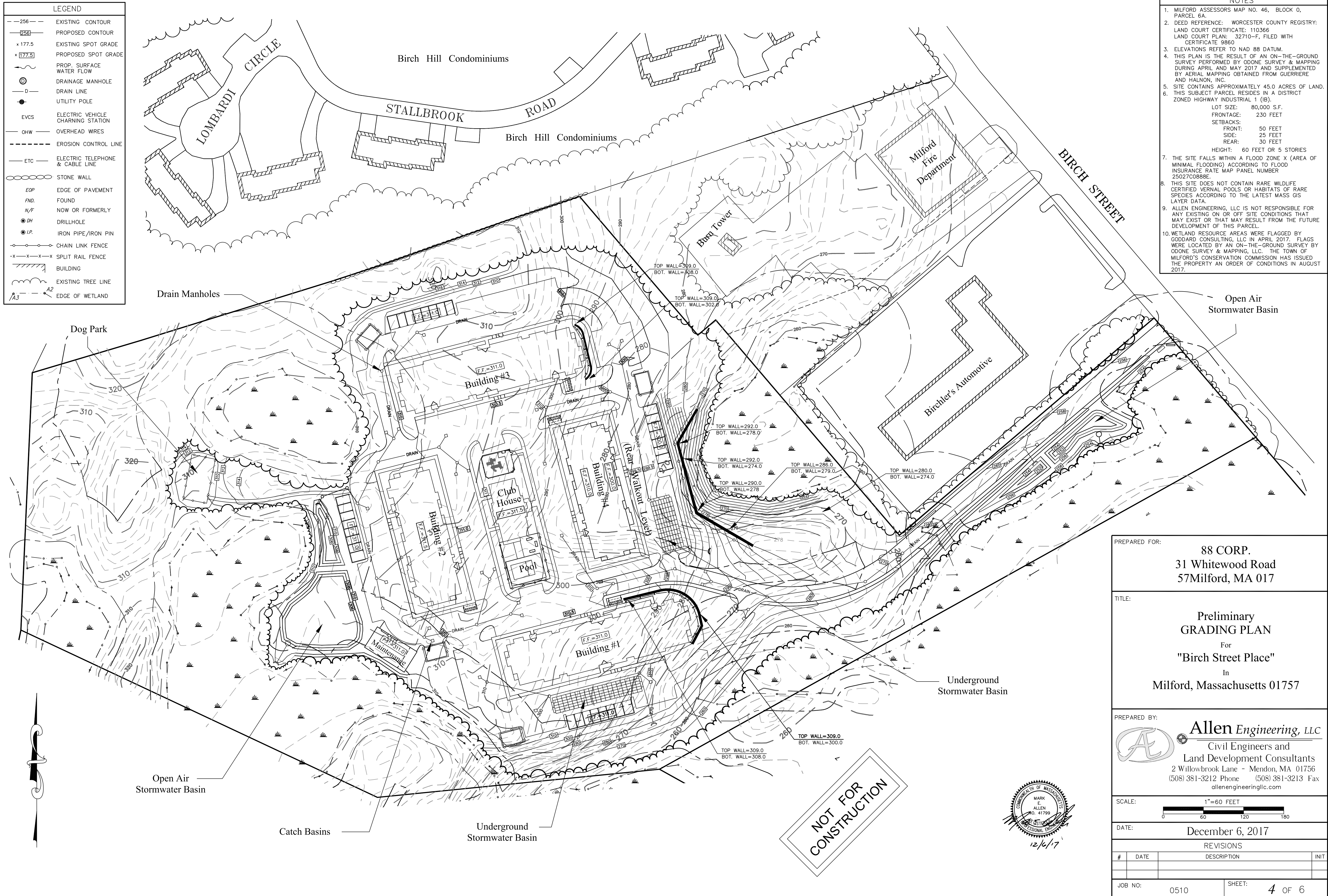
| # | DATE | DESCRIPTION | INIT |
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| | | | |
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JOB NO: 0510 SHEET: 3 OF 6

LEGEND

—256— EXISTING CONTOUR
—250— PROPOSED CONTOUR
x 177.5 EXISTING SPOT GRADE
x 177.5 PROPOSED SPOT GRADE
— PROP. SURFACE WATER FLOW
— DRAINAGE MANHOLE
— DRAIN LINE
— UTILITY POLE
— EVCS
— OHW — OVERHEAD WIRES
— EROSION CONTROL LINE
— ETC — ELECTRIC TELEPHONE & CABLE LINE
— STONE WALL
EOP EDGE OF PAVEMENT
FND. FOUND
N/F NOW OR FORMERLY
● OH DRILLHOLE
● I.P. IRON PIPE/IRON PIN
— CHAIN LINK FENCE
— X — X — X SPLIT RAIL FENCE
— BUILDING
— EXISTING TREE LINE
A2 A3 — EDGE OF WETLAND

- NOTES
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LAND COURT PLAN: 32710-F, FILED WITH CERTIFICATE 9860
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PREPARED FOR: 88 CORP.
31 Whitewood Road
57Milford, MA 017

TITLE: Preliminary GRADING PLAN
For "Birch Street Place"
In Milford, Massachusetts 01757

PREPARED BY: Allen Engineering, LLC
Civil Engineers and Land Development Consultants
2 Willowbrook Lane - Mendon, MA 01756
(508) 381-3212 Phone (508) 381-3213 Fax
allenengineeringllc.com

SCALE: 1"=60 FEET
0 60 120 180

DATE: December 6, 2017

REVISIONS

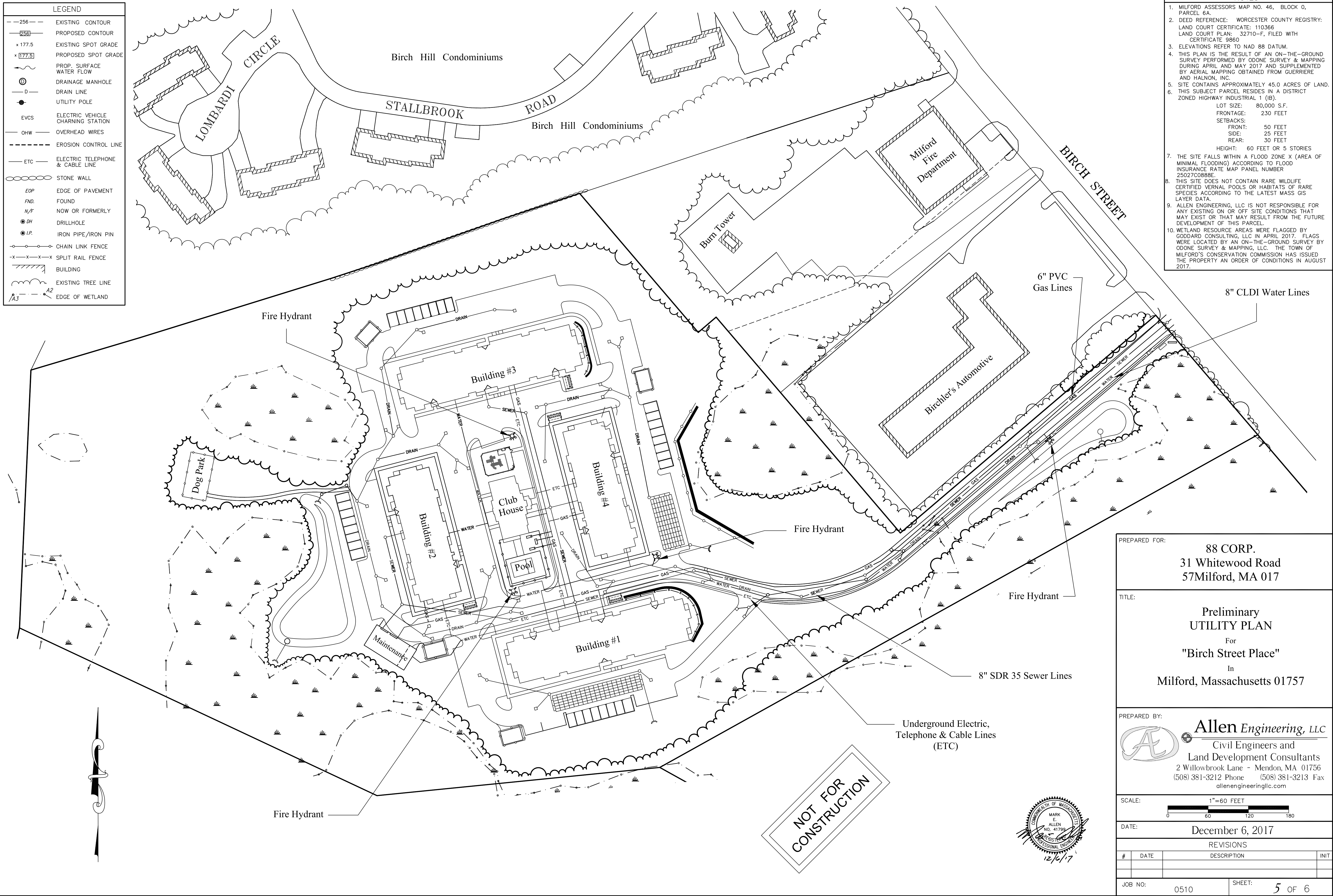
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JOB NO: 0510 SHEET: 4 OF 6

LEGEND

---256--- EXISTING CONTOUR
---256--- PROPOSED CONTOUR
x 177.5 EXISTING SPOT GRADE
x 177.5 PROPOSED SPOT GRADE
--- PROP. SURFACE WATER FLOW
--- DRAINAGE MANHOLE
--- DRAIN LINE
--- UTILITY POLE
EVCS ELECTRIC VEHICLE CHARGING STATION
--- OHW --- OVERHEAD WIRES
--- EROSION CONTROL LINE
--- ETC --- ELECTRIC TELEPHONE & CABLE LINE
--- STONE WALL
EOP EDGE OF PAVEMENT
FND FOUND
N/F NOW OR FORMERLY
DH DRILLHOLE
IP IRON PIPE/IRON PIN
--- CHAIN LINK FENCE
--- SPLIT RAIL FENCE
--- BUILDING
--- EXISTING TREE LINE
A2 A3 EDGE OF WETLAND

- NOTES
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FRONTAGE: 230 FEET
SETBACKS:
FRONT: 50 FEET
SIDE: 25 FEET
REAR: 30 FEET
HEIGHT: 60 FEET OR 5 STORIES
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PREPARED FOR:

88 CORP.
31 Whitewood Road
Milford, MA 017

TITLE:

Preliminary
UTILITY PLAN
For
"Birch Street Place"
In
Milford, Massachusetts 01757

PREPARED BY:

Allen Engineering, LLC
Civil Engineers and
Land Development Consultants
2 Willowbrook Lane - Mendon, MA 01756
(508) 381-3212 Phone (508) 381-3213 Fax
allenengineeringllc.com

SCALE:

1"=60 FEET
0 60 120 180

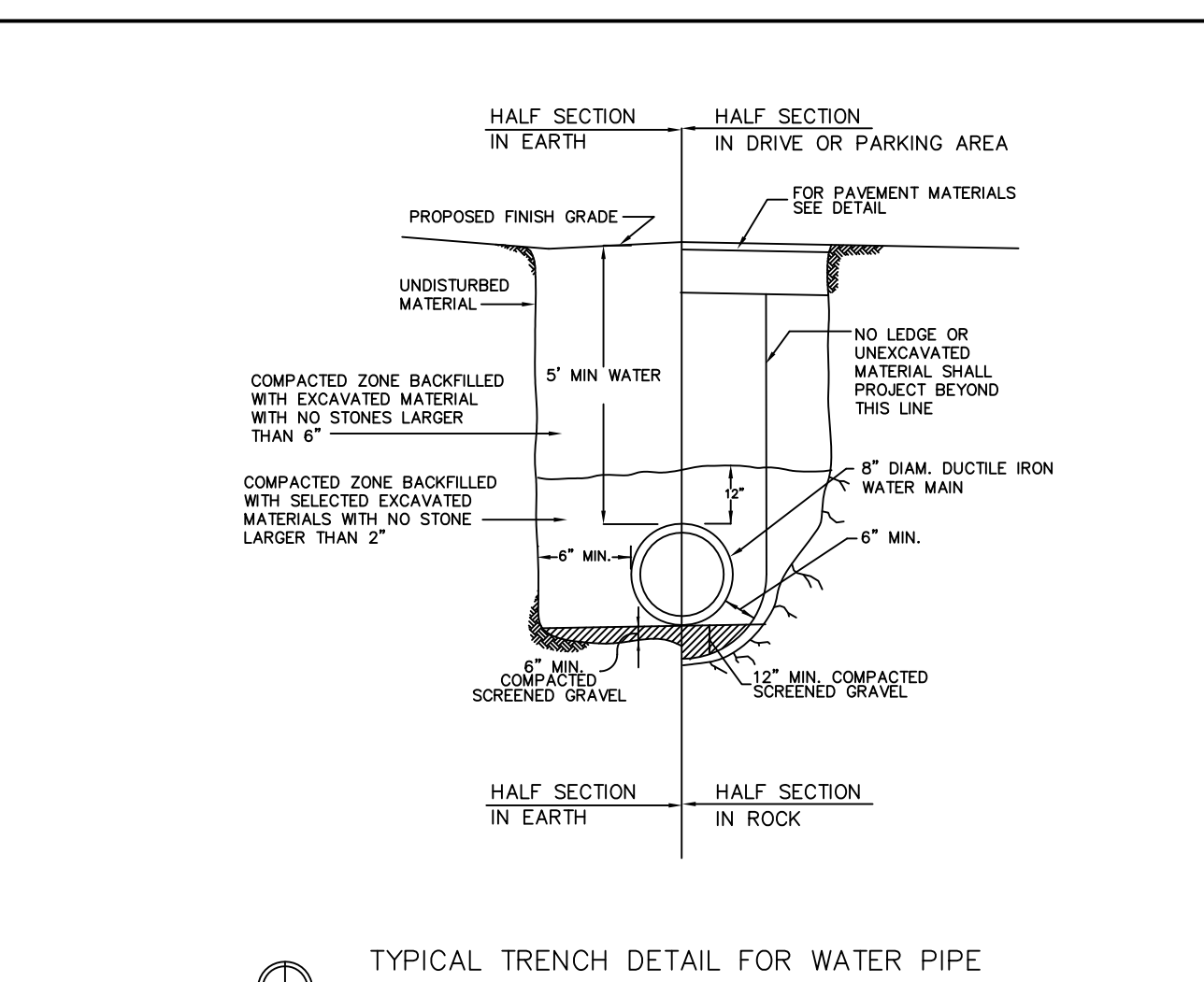
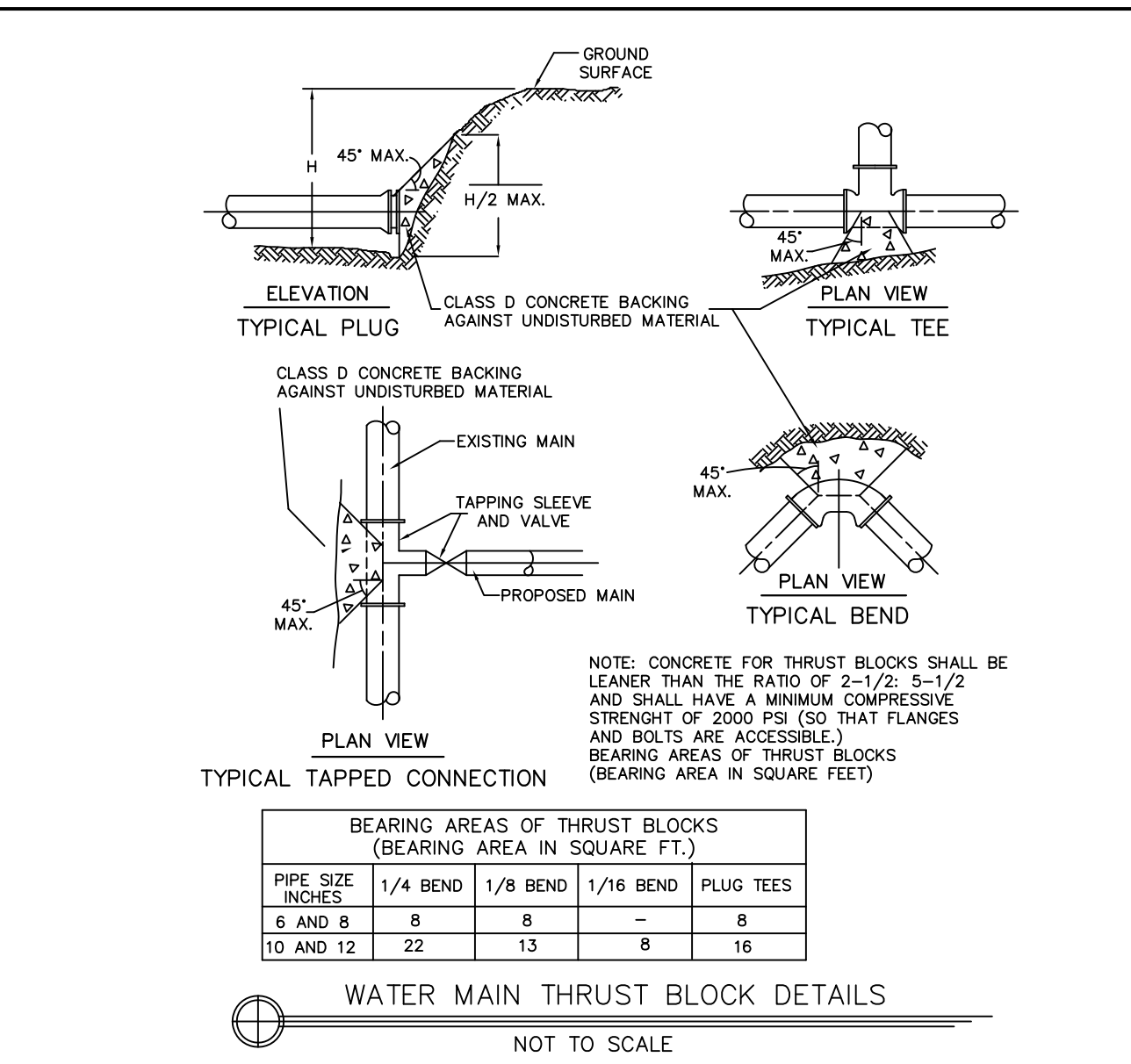
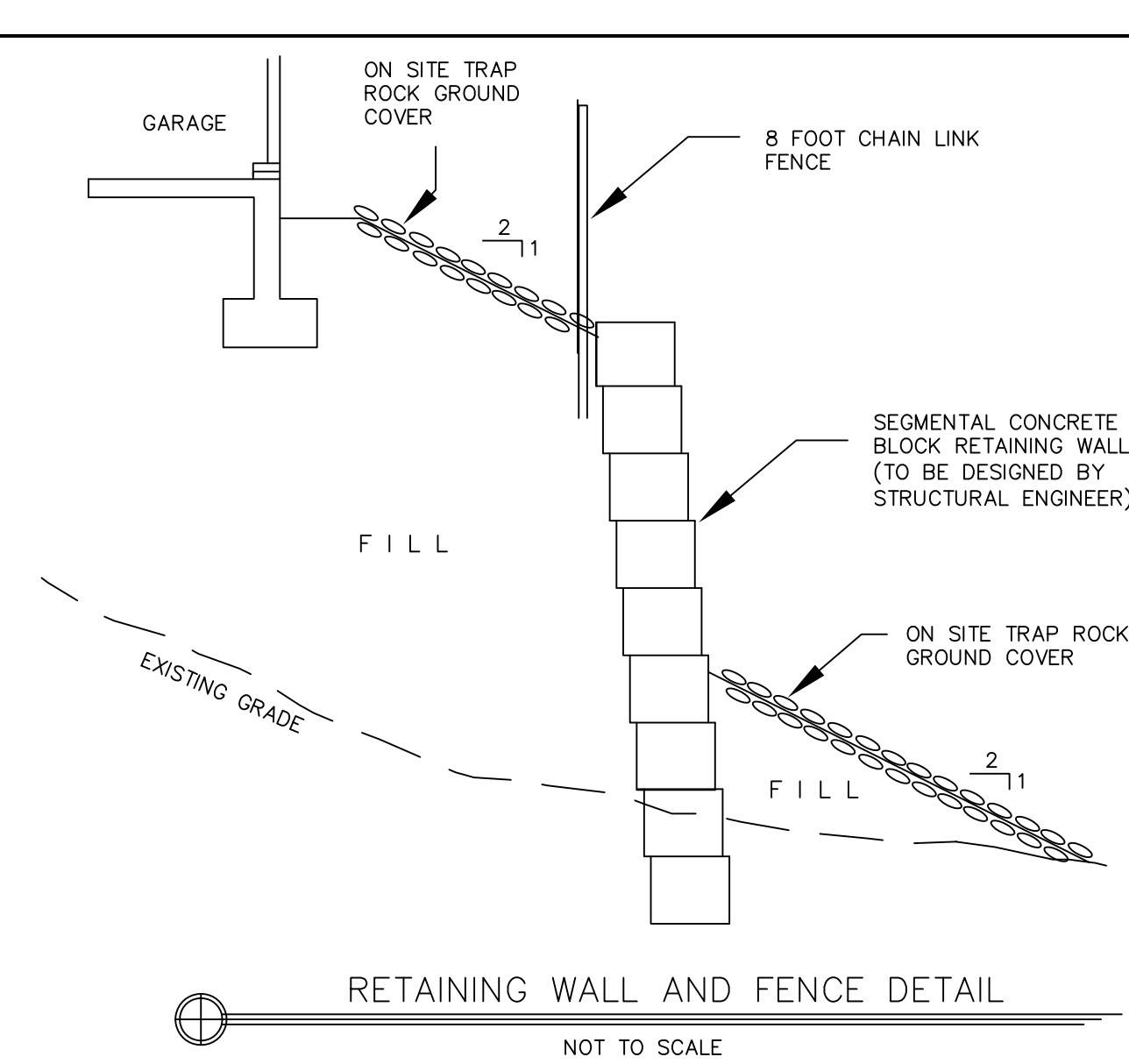
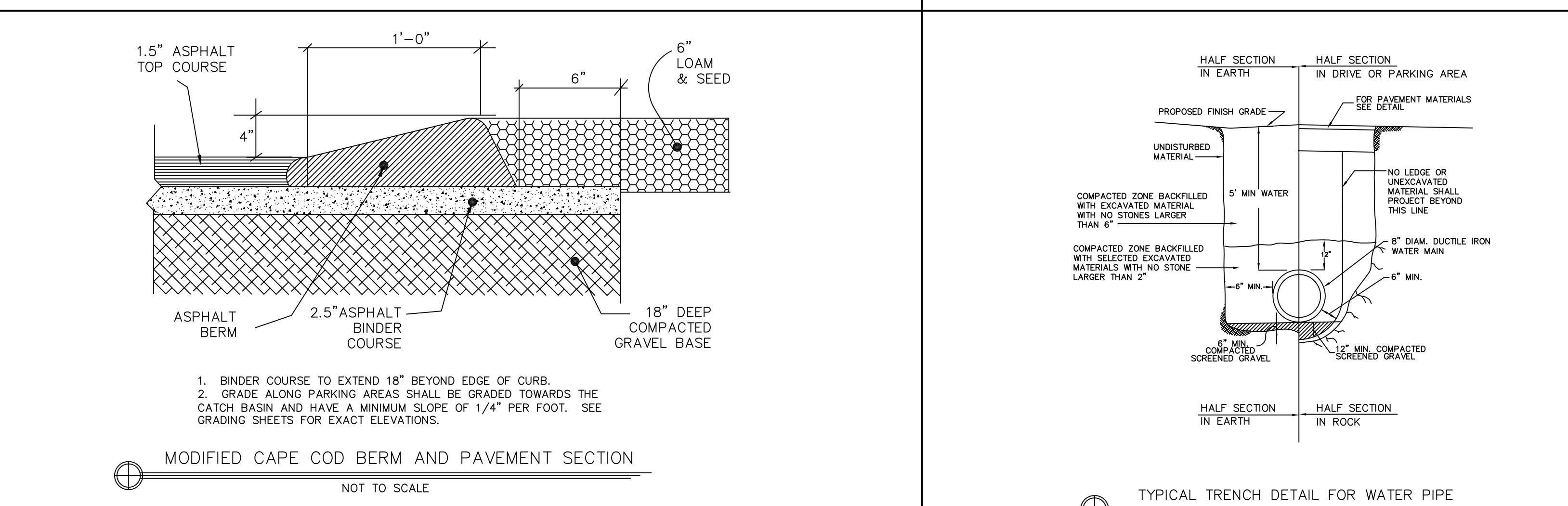
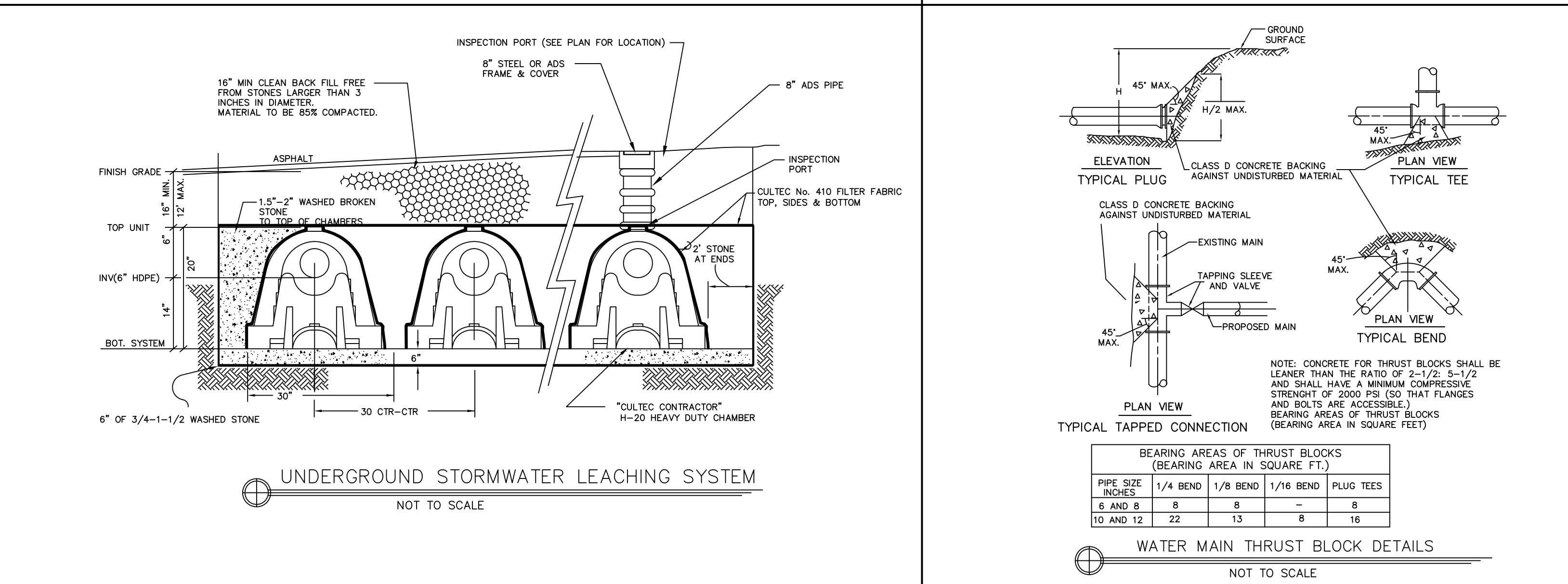
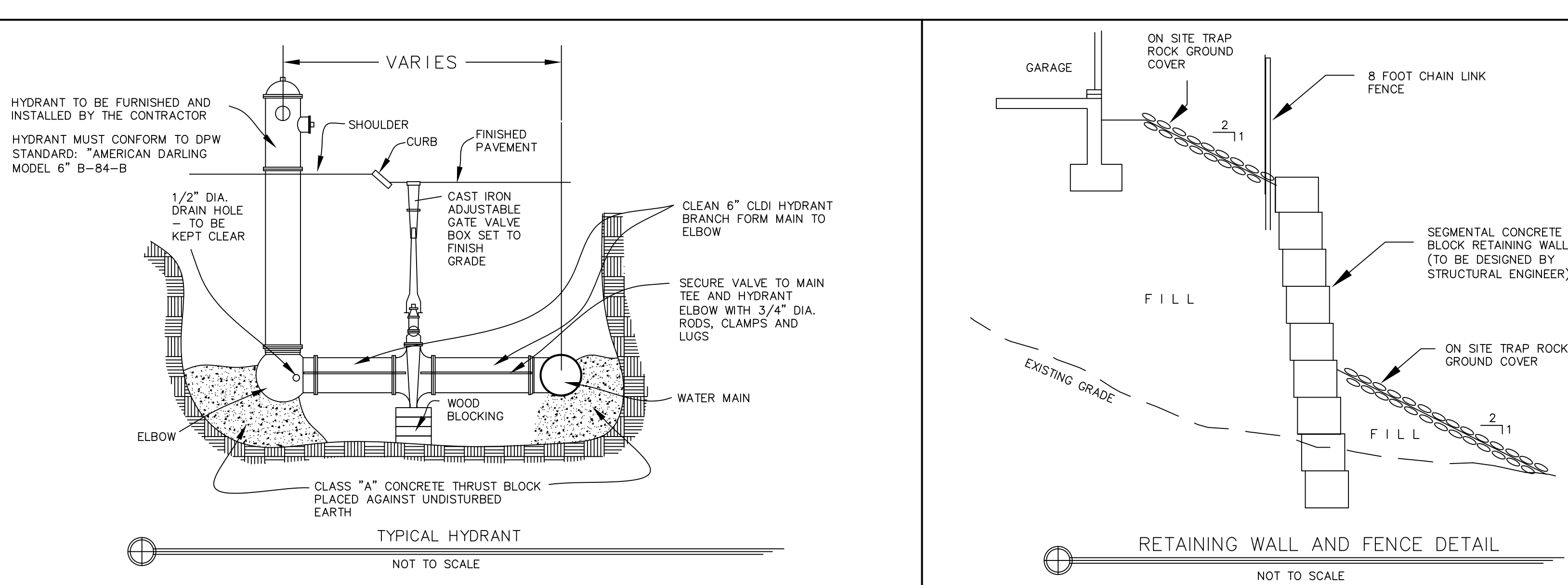
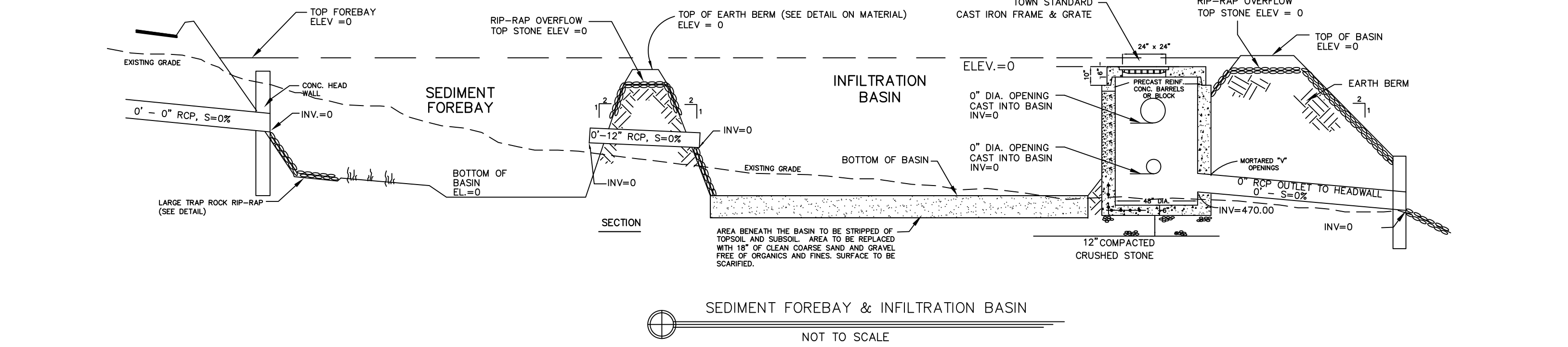
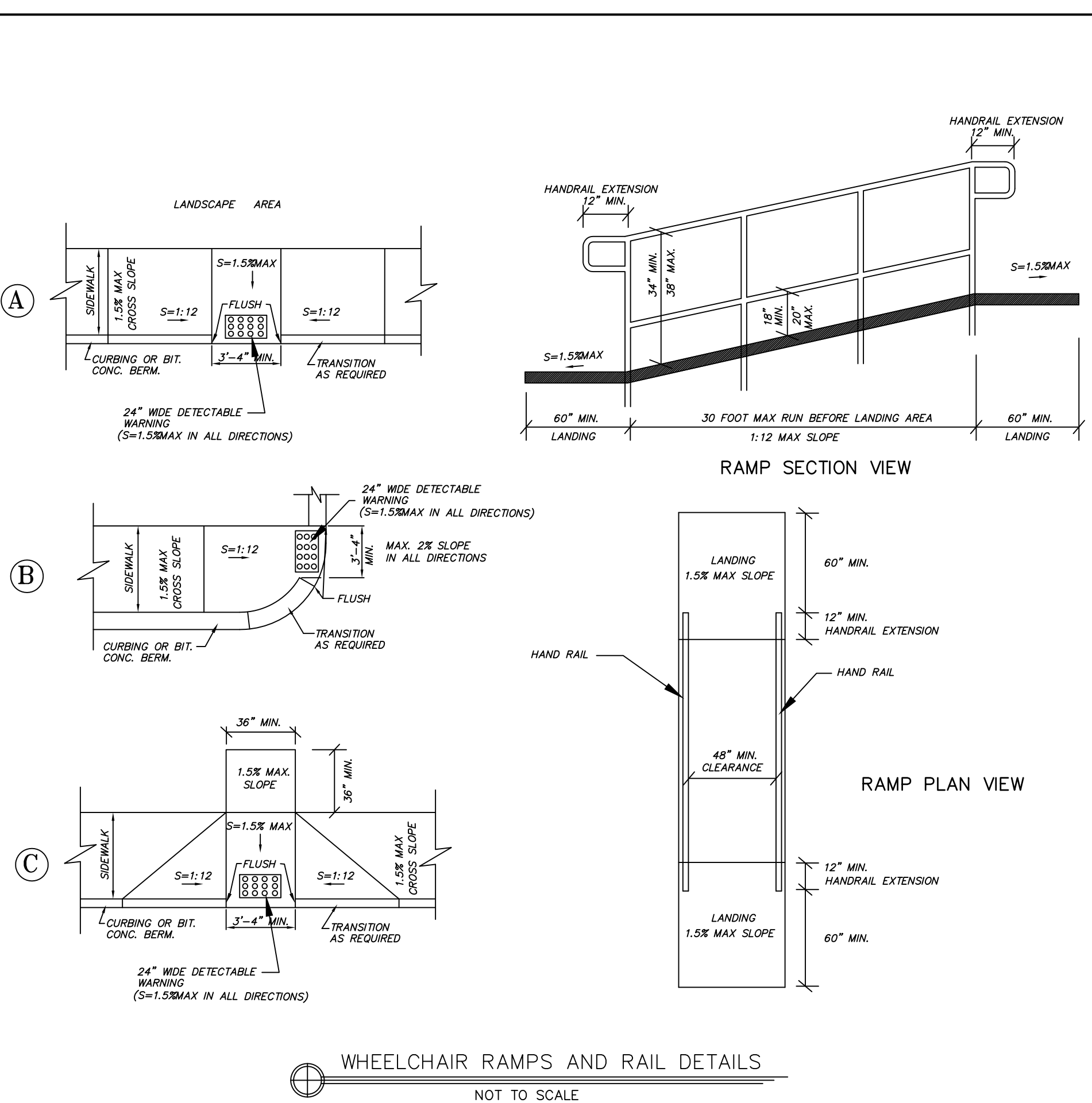
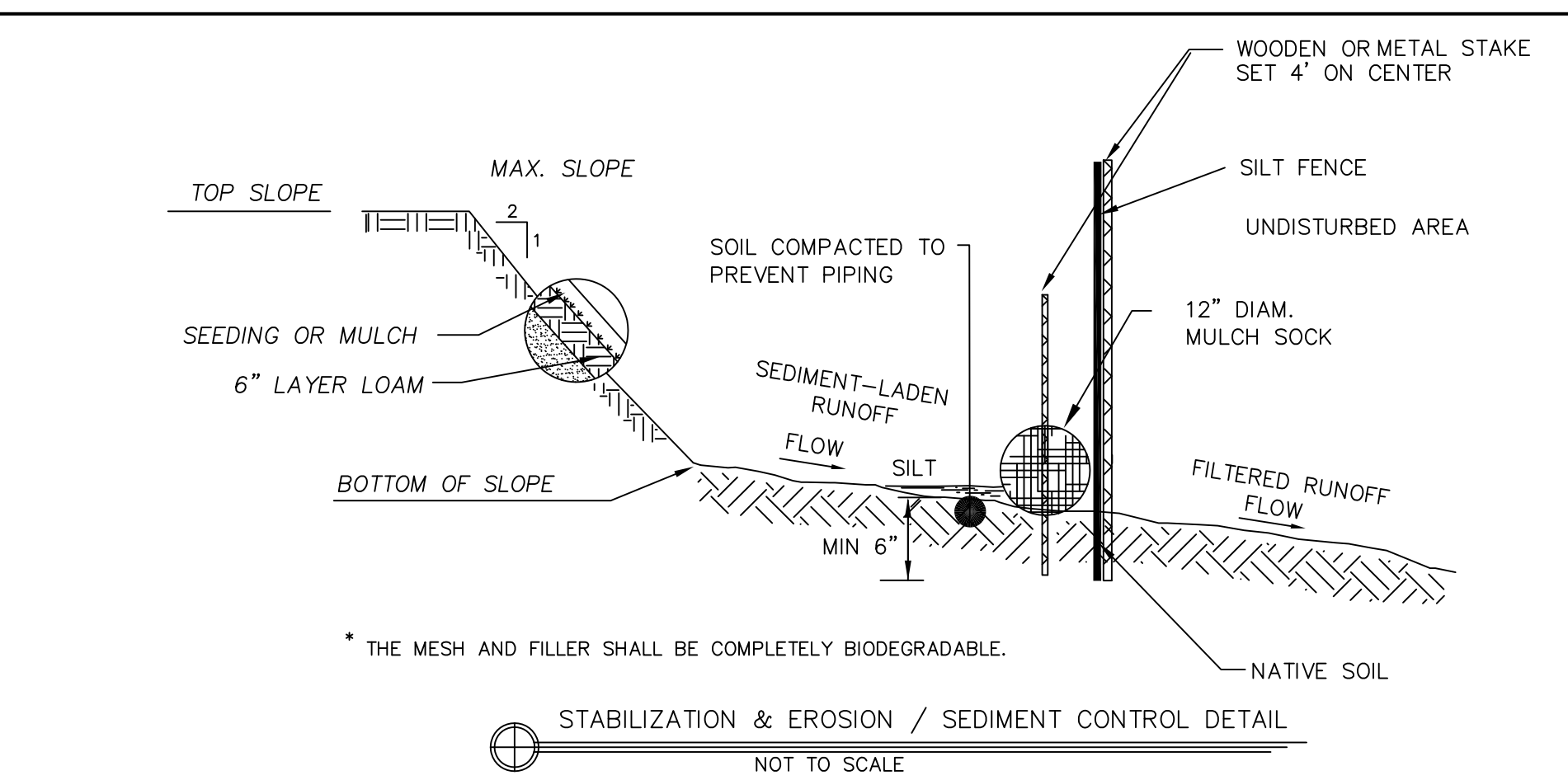
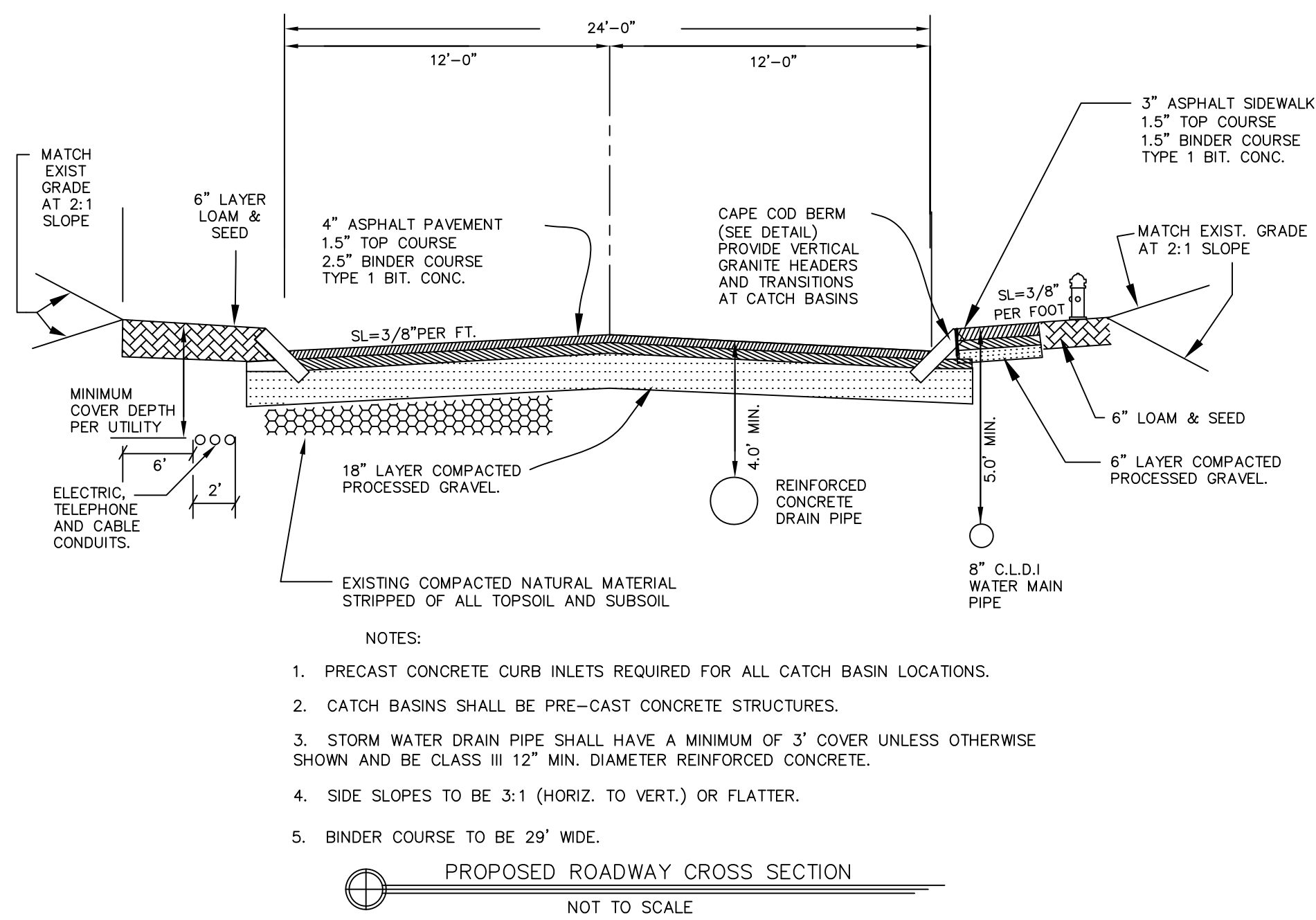
DATE:

December 6, 2017

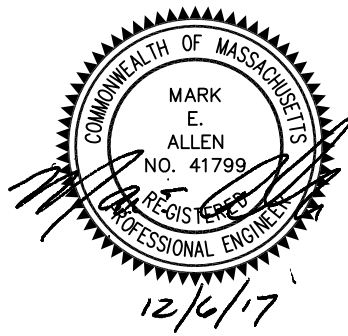
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JOB NO: 0510 SHEET: 5 OF 6



NOT FOR CONSTRUCTION



PREPARED FOR: 88 CORP.
31 Whitewood Road
57Milford, MA 017

TITLE: Preliminary
CONSTRUCTION DETAIL PLAN
For
"Birch Street Place"
In
Milford, Massachusetts 01757

PREPARED BY: Allen Engineering, LLC
Civil Engineers and
Land Development Consultants
2 Willowbrook Lane - Mendon, MA 01756
(508) 381-3212 Phone (508) 381-3213 Fax
allenengineeringllc.com

| | | | |
|-----------|------|------------------|---------------|
| SCALE: | | AS NOTED | |
| DATE: | | December 6, 2017 | |
| REVISIONS | | | |
| # | DATE | DESCRIPTION | INIT |
| | | | |
| JOB NO: | | 0510 | SHEET: 6 OF 6 |



SECOND FLOOR UNIT COUNT

2ND FLOOR 15 UNITS:

| | | |
|---------------|-----|----------|
| 1 BEDROOM | 6 @ | 712 SF |
| 2 BEDROOM | 5 @ | 972 SF |
| 2 BEDROOM-DEN | 2 @ | 1,140 SF |
| 3 BEDROOM | 2 @ | 1,265 SF |

SECOND FLOOR PLAN

3/32" = 1'



FIRST FLOOR UNIT COUNT

1ST FLOOR 15 UNITS:

| | | |
|-------------------|-----|----------|
| 1 BEDROOM | 5 @ | 712 SF |
| 1 BEDROOM GROUP 2 | 1 @ | 712 SF |
| 2 BEDROOM | 4 @ | 972 SF |
| 2 BEDROOM GROUP 2 | 1 @ | 972 SF |
| 2 BEDROOM-DEN | 2 @ | 1,140 SF |
| 3 BEDROOM | 2 @ | 1,265 SF |

NOTE: UNIT NUMBERS SHOWN ON THIS FLOOR PLAN REPRESENT THE UNIT NUMBER/LOCATION WITHIN THE BLD. EVERY UNIT NUMBER WILL ALSO HAVE A PREFIX NUMBER WHICH REPRESENTS THE BLD NUMBER IN WHICH IT IS LOCATED. I.E. UNIT 102 IN BLD #1 IS 1102 WHILE UNIT 102 IN BLD #3 IS 3102.

FIRST FLOOR PLAN

3/32" = 1'

BUILDING #1 SUMMARY

| BLD #1 45 Units | 1 Bedroom | 2 Bedroom | 3 Bedroom | Total |
|-----------------|-----------|-----------|-----------|-------|
| Walk out (NA) | 0 | 0 | 0 | 0 |
| 1st FL | 6 | 7 | 2 | 15 |
| 2nd FL | 6 | 7 | 2 | 15 |
| 3rd FL | 6 | 7 | 2 | 15 |
| Total | 18 | 21 | 6 | 45 |
| % of Total | 40.0% | 46.7% | 13.3% | 100% |

DATE: DATE

DRAWN BY: FPF
contact@hpadesign.com

CHECKED BY: FPF

PATH:
PATH
PATH

SCALE: SEE DRAWING

REVISIONS:

DATE DESC.

A 11-22-17 FEL Submission

HPA Design, Inc.
ARCHITECTS

- 200 Stonewall Blvd., Suite 5
- Wrentham, MA 02093
- 508.384.8838 (T)
- 508.384.0483 (F)
- contact@hpadesign.com
- www.HPAdesign.com

FIRST AND SECOND FLOOR PLANS

BLD #1

45 UNIT BUILDING

BIRCH STREET PLACE
BIRCH STREET, MILFORD, MA

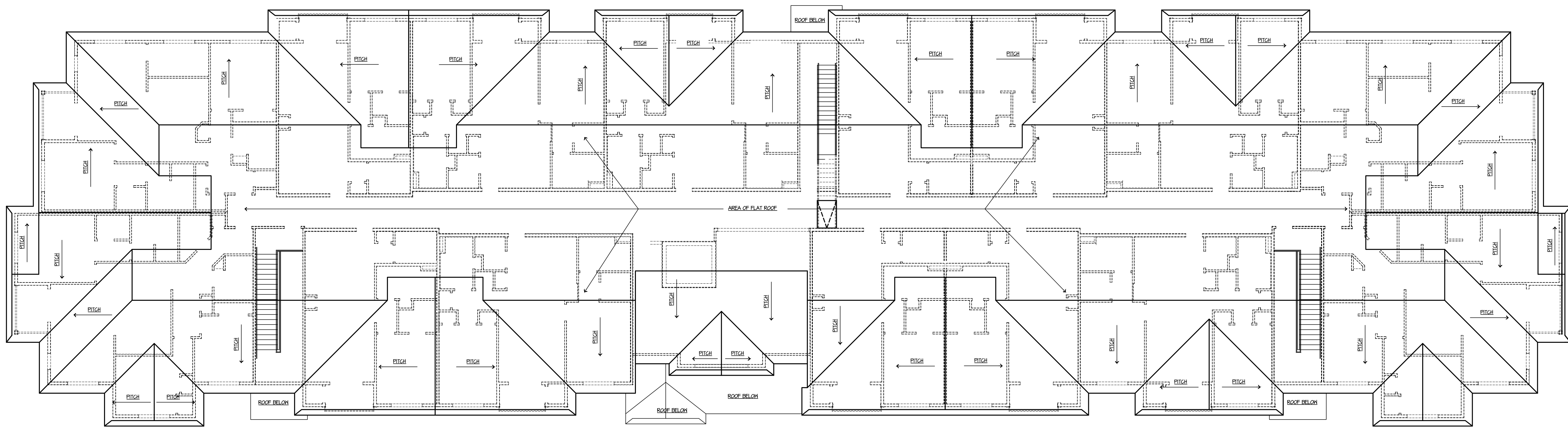
Applicant: 88 CORP.

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SHEET:

A#1.1

JOB NO. 20160007



B ROOF PLAN
3/32" = 1'



THIRD FLOOR UNIT COUNT

3RD FLOOR 15 UNITS:

| | |
|---------------|-------------|
| 1 BEDROOM | 6 @ 712 SF |
| 2 BEDROOM | 5 @ 972 SF |
| 2 BEDROOM-DEN | 2 @ 1140 SF |
| 3 BEDROOM | 2 @ 1265 SF |

A THIRD FLOOR PLAN
3/32" = 1'

DATE: DATE

DRAWN BY: FPF
contact@hpadesign.com

CHECKED BY: FPF

PATH:
PATH
PATH

SCALE: SEE DRAWING

REVISIONS:
DATE DESC.

| | | |
|---|----------|----------------|
| A | 11-22-17 | PEL Submission |
|---|----------|----------------|

HPA Design, Inc.
ARCHITECTS

- 200 Stonewall Blvd., Suite 5
- Wrentham, MA 02093
- 508.384.8838 (T)
- 508.384.0483 (F)
- contact@hpadesign.com
- www.HPAdesign.com

THIRD FLOOR & ROOF PLAN
BLD #1
45 UNIT BLD

BIRCH STREET PLACE
BIRCH STREET, MILFORD, MA

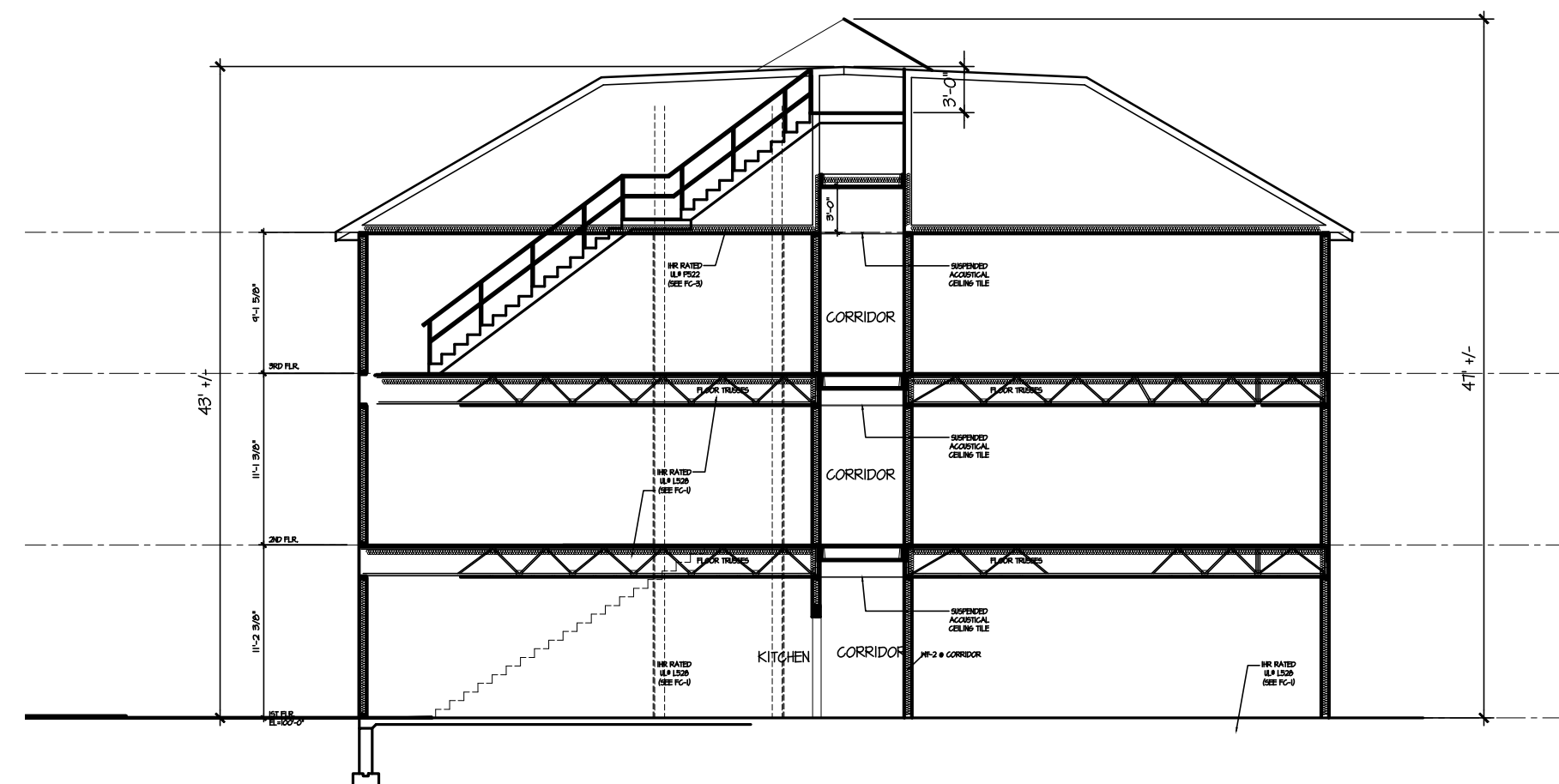
Applicant: 88 CORP.



FRONT ELEVATION
3/32" = 1'-0"



LEFT SIDE ELEVATION
3/32" = 1'-0"



GENERIC SECTION
3/32" = 1'-0"



RIGHT SIDE ELEVATION
3/32" = 1'-0"



REAR ELEVATION
3/32" = 1'-0"

DATE: DATE

DRAWN BY: FPF
contact@hpadesign.com

CHECKED BY: FPF

PATH:
PATH
PATH

SCALE: SEE DRAWING

REVISIONS:
DATE DESC.
A 11-22-17 PEL Submission

HPA Design, Inc.
ARCHITECTS

- 200 Stonewall Blvd., Suite 5
- Wrentham, MA 02093
- 508.384.8838 (T)
- 508.384.0483 (F)
- contact@hpadesign.com
- www.HPAdesign.com

BUILDING ELEVATIONS
BLD #1 45 UNIT BLD

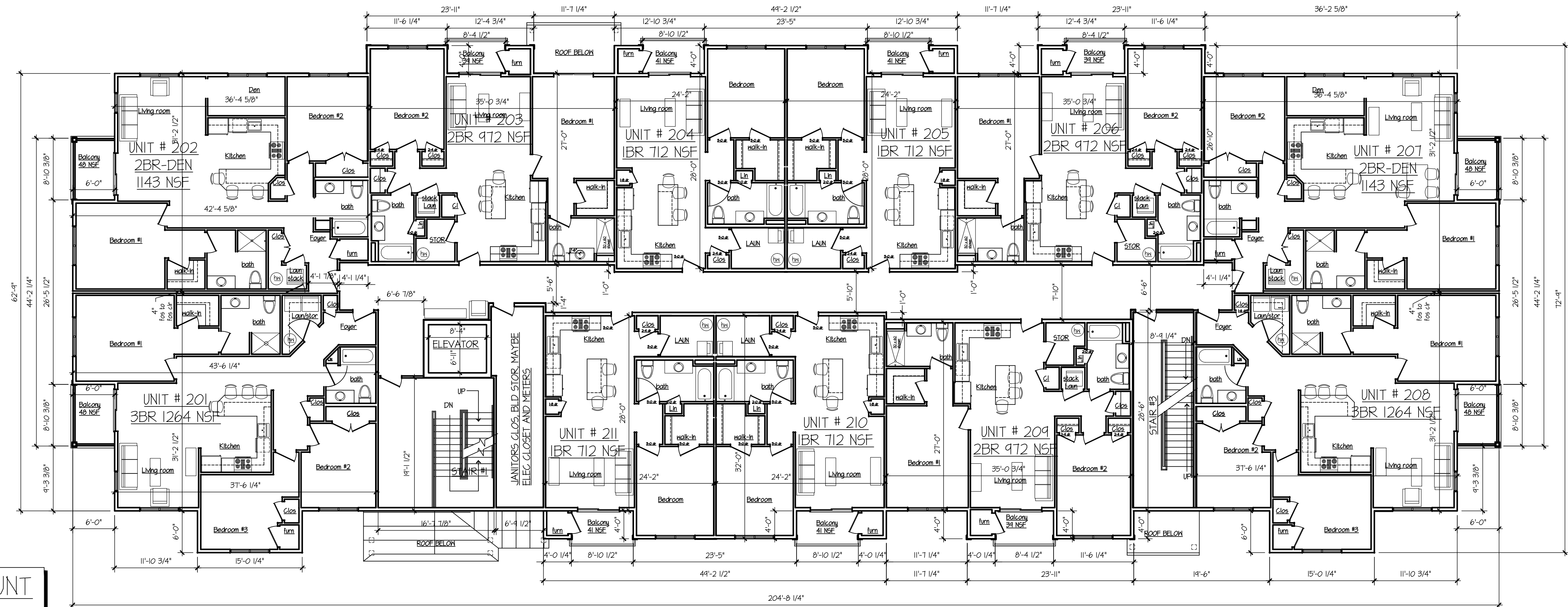
BIRCH STREET PLACE
BIRCH STREET, MILFORD, MA
Applicant: 88 CORP.

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SHEET:

A#1.3

JOB NO. 20170202



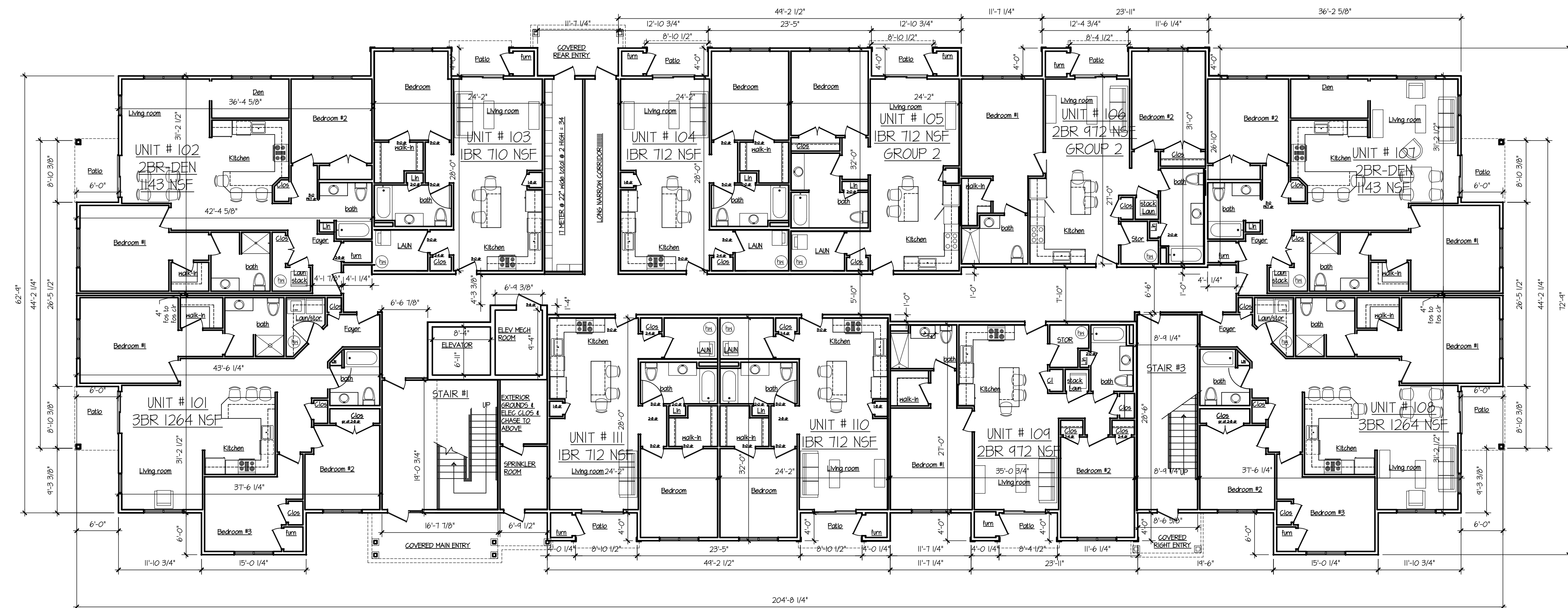
SECOND FLOOR UNIT COUNT

2ND FLOOR II UNITS:

| | | | |
|---------------|---|---|----------|
| 1 BEDROOM | 4 | @ | 712 SF |
| 2 BEDROOM | 3 | @ | 972 SF |
| 2 BEDROOM-DEN | 2 | @ | 1,143 SF |
| 3 BEDROOM | 2 | @ | 1,264 SF |

B SECOND FLOOR PLAN

3/32" = 1'



FIRST FLOOR UNIT COUNT

1ST FLOOR II UNITS:

| | | | |
|-------------------|---|---|----------|
| 1 BEDROOM | 4 | @ | 712 SF |
| 1 BEDROOM GROUP 2 | 1 | @ | 712 SF |
| 2 BEDROOM | 1 | @ | 972 SF |
| 2 BEDROOM GROUP 2 | 1 | @ | 972 SF |
| 2 BEDROOM-DEN | 2 | @ | 1,143 SF |
| 3 BEDROOM | 2 | @ | 1,264 SF |

NOTE: UNIT NUMBERS SHOWN ON THIS FLOOR PLAN REPRESENT THE UNIT NUMBER/LOCATION WITHIN THE BLD. EVERY UNIT NUMBER WILL ALSO HAVE A PREFIX NUMBER WHICH REPRESENTS THE BLD NUMBER IN WHICH IT IS LOCATED. I.E. UNIT 102 IN BLD #2 IS 2102 WHILE UNIT 102 IN BLD #4 IS 4102.

A FIRST FLOOR PLAN

3/32" = 1'

BUILDING #2 SUMMARY

| BLD #2 33 Units | 1 Bedroom | 2 Bedroom | 3 Bedroom | Total |
|-----------------|-----------|-----------|-----------|-------|
| Walk out (NA) | 0 | 0 | 0 | 0 |
| 1st FL | 5 | 4 | 2 | 11 |
| 2nd FL | 4 | 5 | 2 | 11 |
| 3rd FL | 4 | 7 | 0 | 11 |
| Total | 13 | 16 | 4 | 33 |
| % of Total | 39.4% | 48.5% | 12.1% | 100% |

| | | |
|-------------|------------------------------|----------------|
| DATE: | DATE | |
| DRAWN BY: | FPF contact@hpadesign.com | |
| CHECKED BY: | FPF | |
| PATH: | | |
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| SCALE: | SEE DRAWING | |
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HPA Design, Inc.
ARCHITECTS

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- Wrentham, MA 02093
- 508.384.8838 (T)
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FIRST AND SECOND FLOOR PLANS

BLD # 2

33 UNIT BUILDING

BIRCH STREET PLACE
BIRCH STREET, MILFORD, MA

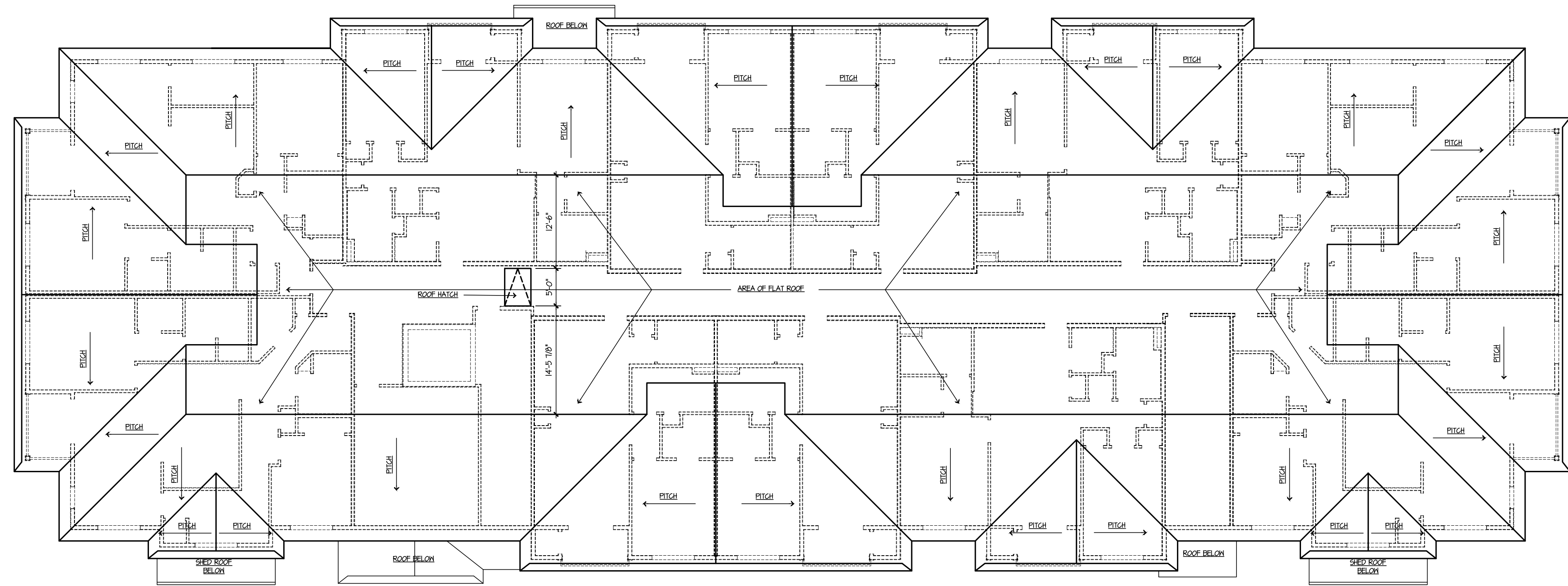
Applicant: 88 CORP.

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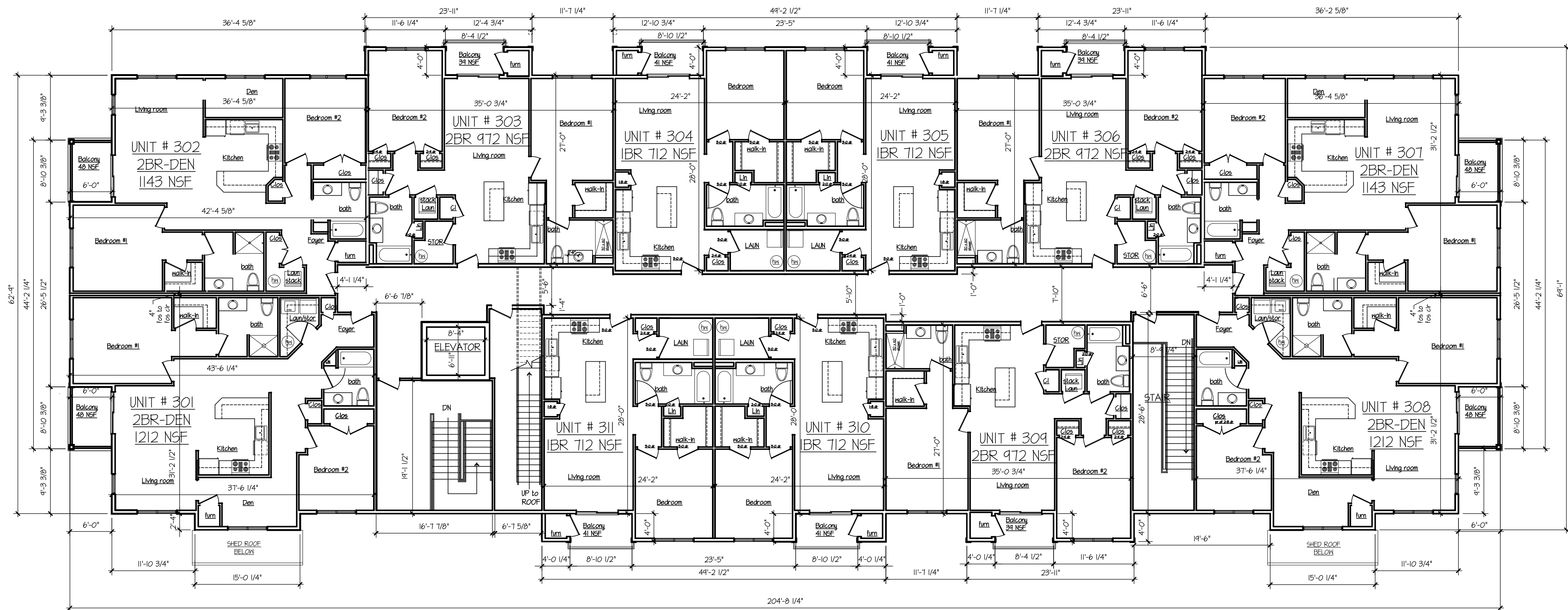
SHEET:

A#2.1

JOB NO. 20160007



B ROOF PLAN
3/32" = 1'



| THIRD FLOOR UNIT COUNT | | |
|------------------------|-----|---------|
| 3RD FLOOR 11 UNITS: | | |
| 1 BEDROOM | 4 @ | 712 SF |
| 2 BEDROOM | 3 @ | 912 SF |
| 2 BEDROOM-DEN | 2 @ | 1143 SF |
| 2 BEDROOM-DEN | 2 @ | 1212 SF |

NOTE: UNIT NUMBERS SHOWN ON THIS FLOOR PLAN REPRESENT THE UNIT NUMBER/LOCATION WITHIN THE BLD. EVERY UNIT NUMBER WILL ALSO HAVE A PREFIX NUMBER WHICH REPRESENTS THE BLD NUMBER WHERE IT IS LOCATED. I.E. UNIT 311 IN BLD #2 IS 2311 WHILE UNIT 311 IN BLD #4 IS 4311.

A THIRD FLOOR PLAN
3/32" = 1'

DATE: DATE

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contact@hpadesign.com

CHECKED BY: FPF

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THIRD FLOOR & ROOF PLAN
BLDS #2
33 UNIT BUILDING
BIRCH STREET PLACE
BIRCH STREET, MILFORD, MA
Applicant: 88 CORP.

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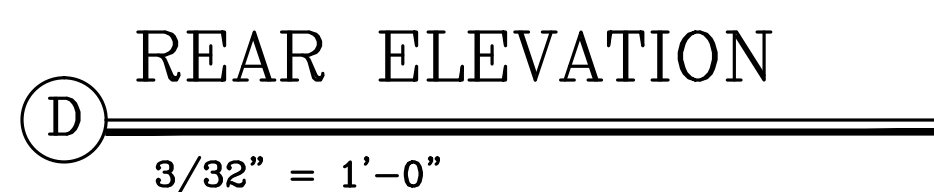
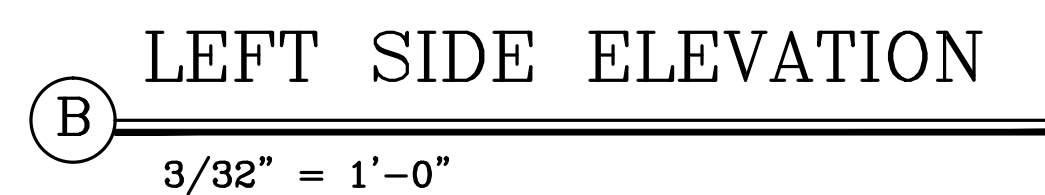
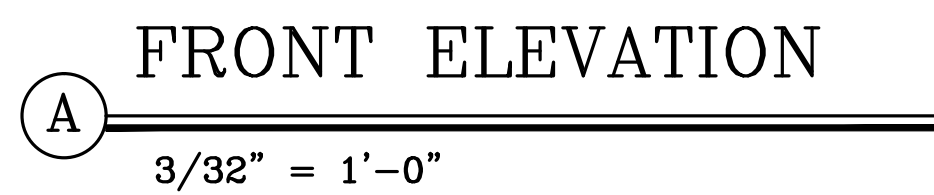
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The logo for HPA Design, Inc. features a vertical bar on the left with a grey grid pattern. To the right of the bar, the text "HPA Design, Inc." is written in a serif font. Below this, the word "ARCHITECTS" is written in a large, bold, sans-serif font, with each letter enclosed in a square frame. To the right of the vertical bar, there is a list of services, each preceded by a small square icon: "200 Stonewall Blvd., Suite 5", "Wrentham, MA 02093", "508.384.8838 (T)", "508.384.0483 (F)", "contact@hpadesign.com", and "www.HPAdesign.com".

| | |
|---|--|
| <p>BUILDING ELEVATIONS</p> <p>BLD # 2 33 UNIT BLD</p> | <p>BIRCH STREET PLACE</p> <p>BIRCH STREET, MILFORD, MA</p> <p><i>Applicant: 88 CORP.</i></p> |
|---|--|

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SECOND FLOOR UNIT COUNT

2ND FLOOR 15 UNITS:

| | | |
|---------------|-----|----------|
| 1 BEDROOM | 6 @ | 712 5F |
| 2 BEDROOM | 5 @ | 972 5F |
| 2 BEDROOM-DEN | 2 @ | 1,140 5F |
| 3 BEDROOM | 2 @ | 1,265 5F |

SECOND FLOOR PLAN

3/32" = 1'



FIRST FLOOR UNIT COUNT

1ST FLOOR 15 UNITS:

| | | |
|-------------------|-----|----------|
| 1 BEDROOM | 5 @ | 712 5F |
| 1 BEDROOM GROUP 2 | 1 @ | 712 5F |
| 2 BEDROOM | 4 @ | 972 5F |
| 2 BEDROOM GROUP 2 | 1 @ | 972 5F |
| 2 BEDROOM-DEN | 2 @ | 1,140 5F |
| 3 BEDROOM | 2 @ | 1,265 5F |

NOTE: UNIT NUMBERS SHOWN ON THIS FLOOR PLAN REPRESENT THE UNIT NUMBER/LOCATION WITHIN THE BLD. EVERY UNIT NUMBER WILL ALSO HAVE A PREFIX NUMBER WHICH REPRESENTS THE BLD NUMBER IN WHICH IT IS LOCATED. I.E. UNIT 102 IN BLD #1 IS 1102 WHILE UNIT 102 IN BLD #3 IS 3102.

FIRST FLOOR PLAN

3/32" = 1'

BUILDING #3 SUMMARY

| BLD #3 45 Units | 1 Bedroom | 2 Bedroom | 3 Bedroom | Total |
|-----------------|-----------|-----------|-----------|-------|
| Walk out (NA) | 0 | 0 | 0 | 0 |
| 1st FL | 6 | 7 | 2 | 15 |
| 2nd FL | 6 | 7 | 2 | 15 |
| 3rd FL | 6 | 7 | 2 | 15 |
| Total | 18 | 21 | 6 | 45 |
| % of Total | 40.0% | 46.7% | 13.3% | 100% |

DATE: DATE

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FIRST AND SECOND FLOOR PLANS

BLD #3.
45 UNIT BUILDING

BIRCH STREET PLACE
BIRCH STREET, MILFORD, MA

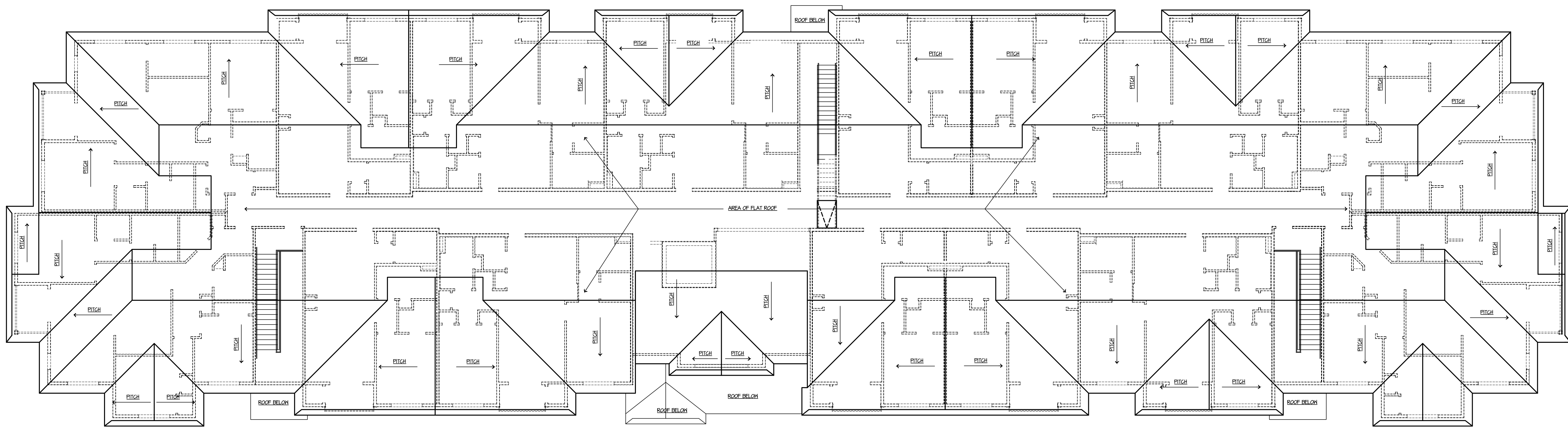
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JOB NO. 20160007



B ROOF PLAN
3/32" = 1'



| THIRD FLOOR UNIT COUNT | | |
|------------------------|-----|---------|
| 3RD FLOOR 15 UNITS: | | |
| 1 BEDROOM | 6 @ | 712 SF |
| 2 BEDROOM | 5 @ | 972 SF |
| 2 BEDROOM-DEN | 2 @ | 1140 SF |
| 3 BEDROOM | 2 @ | 1265 SF |

A THIRD FLOOR PLAN
3/32" = 1'

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THIRD FLOOR & ROOF PLAN
BLD #3
45 UNIT BLD

BIRCH STREET PLACE
BIRCH STREET, MILFORD, MA
Applicant: 88 CORP.

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JOB NO. 20160007

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Walk out floor plan
BLD #4
39 UNIT BUILDING

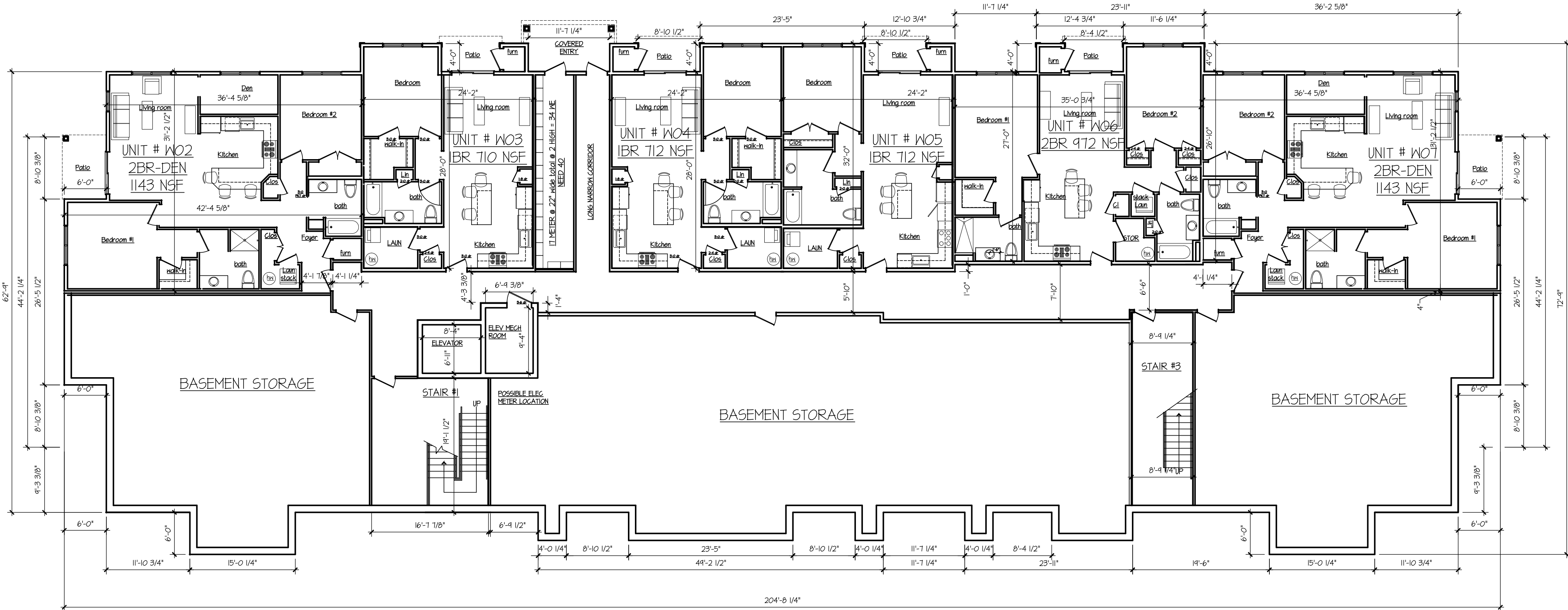
BIRCH STREET PLACE
BIRCH STREET, MILFORD, MA
Applicant: BB CORP.

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A #4.0

JOB NO. 20160007



WALK OUT FLOOR UNIT COUNT

WALK OUT 6 UNITS:

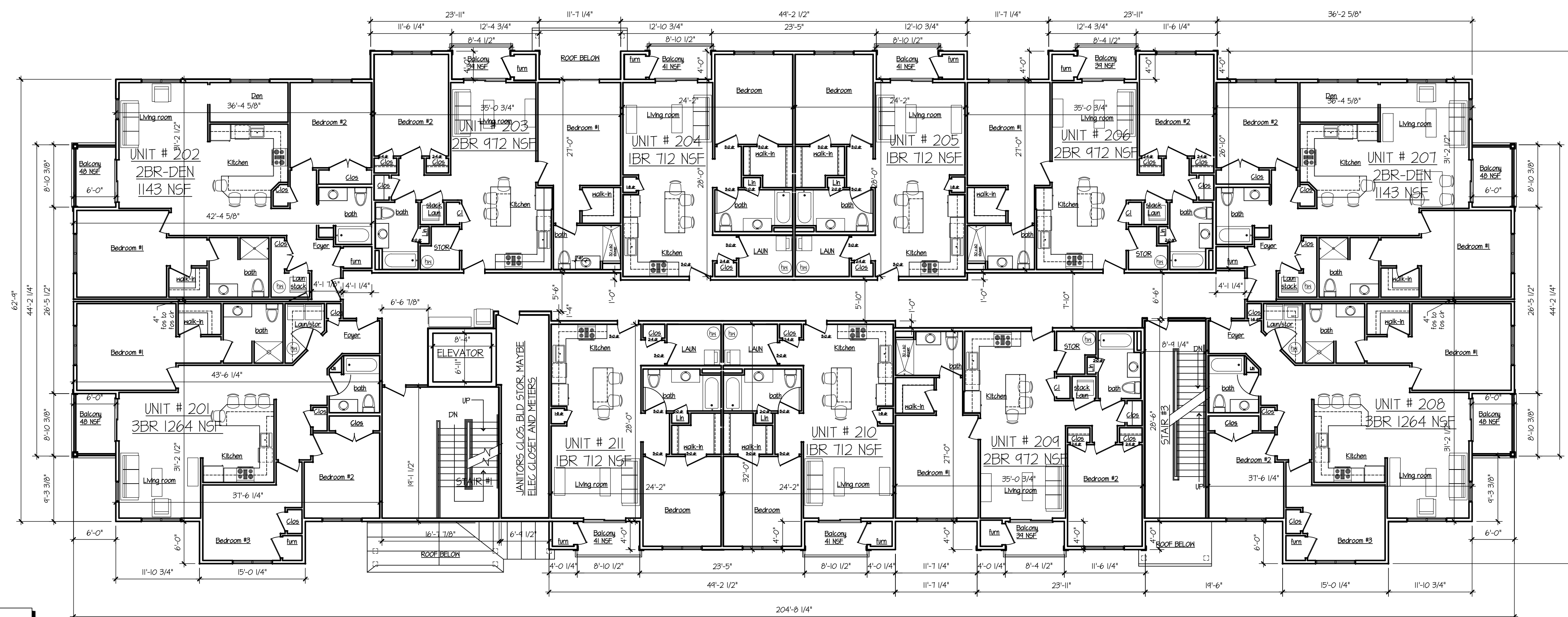
| | | |
|---------------|-----|----------|
| 1 BEDROOM | 3 @ | 712 SF |
| 2 BEDROOM | 1 @ | 912 SF |
| 2 BEDROOM-DEN | 2 @ | 1,143 SF |

WALKOUT FLOOR PLAN

3/32" = 1'

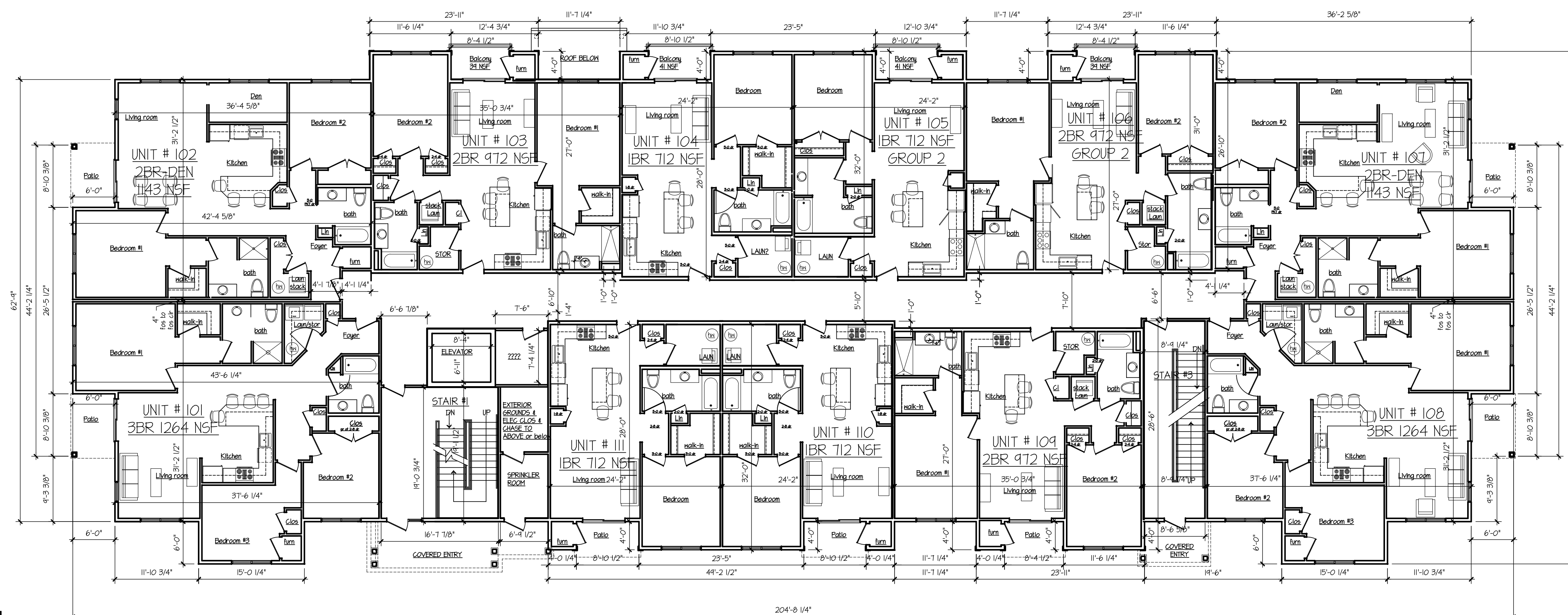
BUILDING #4 SUMMARY

| BLD #4 39 Units | 1 Bedroom | 2 Bedroom | 3 Bedroom | Total |
|-----------------|-----------|-----------|-----------|-------|
| Walk out | 3 | 3 | 0 | 6 |
| 1st FL | 4 | 5 | 2 | 11 |
| 2nd FL | 4 | 5 | 2 | 11 |
| 3rd FL | 4 | 7 | 0 | 11 |
| Total | 15 | 20 | 4 | 39 |
| % of Total | 38.5% | 51.3% | 10.3% | 100% |

SECOND FLOOR UNIT COUNT

2ND FLOOR II UNITS:

| | | |
|---------------|-----|----------|
| 1 BEDROOM | 4 @ | 712 SF |
| 2 BEDROOM | 3 @ | 972 SF |
| 2 BEDROOM-DEN | 2 @ | 1,143 SF |
| 3 BEDROOM | 2 @ | 1,264 SF |



FIRST FLOOR UNIT COUNT

1ST FLOOR II UNITS:

| | | | |
|-------------------|---|---|----------|
| 1 BEDROOM | 3 | @ | 712 SF |
| 1 BEDROOM GROUP 2 | 1 | @ | 712 SF |
| 2 BEDROOM | 2 | @ | 972 SF |
| 2 BEDROOM GROUP 2 | 1 | @ | 972 SF |
| 2 BEDROOM-DEN | 2 | @ | 1,143 SF |
| 3 BEDROOM | 2 | @ | 1,264 SF |

NOTE: UNIT NUMBERS SHOWN ON THIS FLOOR PLAN REPRESENT THE UNIT NUMBER/LOCATION WITHIN THE BLD. EVERY UNIT NUMBER WILL ALSO HAVE A PREFIX NUMBER WHICH REPRESENTS THE BLD NUMBER WHERE IT IS LOCATED. I.E. UNIT 102 IN BLD #2 IS 2102 WHILE UNIT 102 IN BLD #4 IS 4102.

FIRST FLOOR PLAN

3/32" = 1'

[illegible]

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CHECKED BY: FPF

CHECKED BY: FPF

PATH:

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SCALE: SEE DRAWING

REVISIONS:

[illegible]

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FIRST AND SECOND FLOOR PLANS

#4 BLD

BLD #4
39 UNIT BUILDING

BIRCH STREET PLACE
BIRCH STREET, MILFORD, MA

Applicant: 88 CORP.

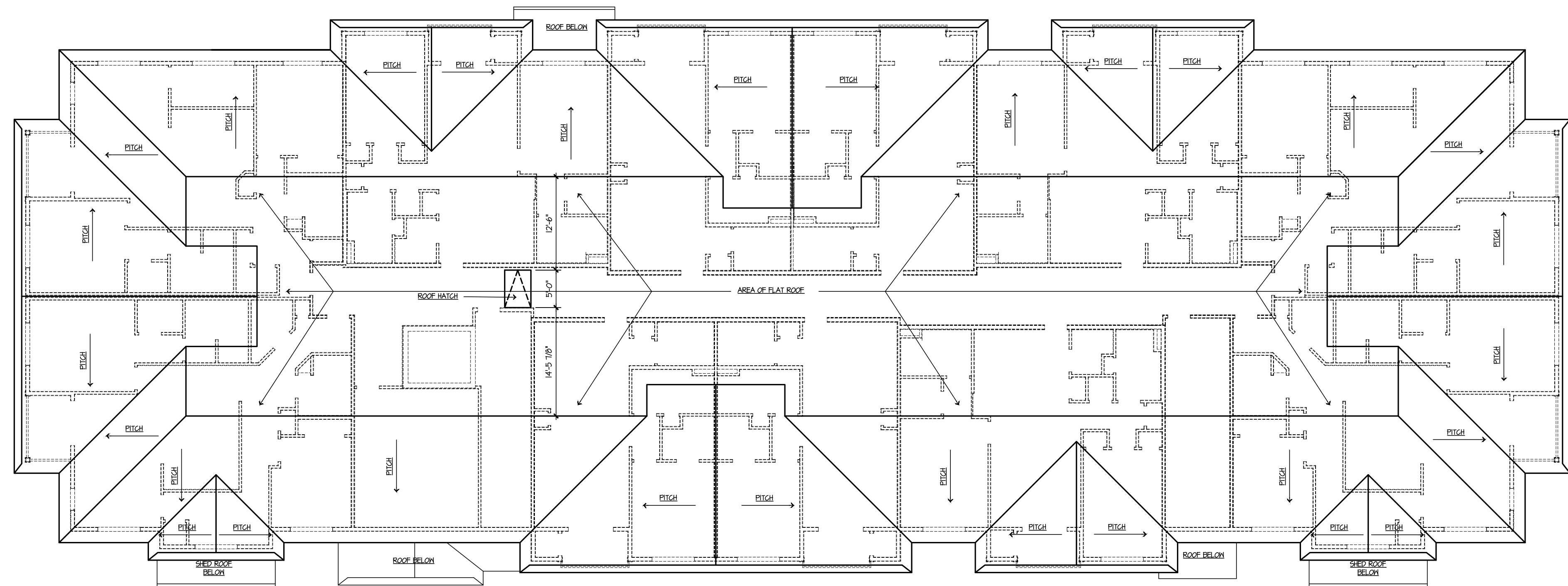
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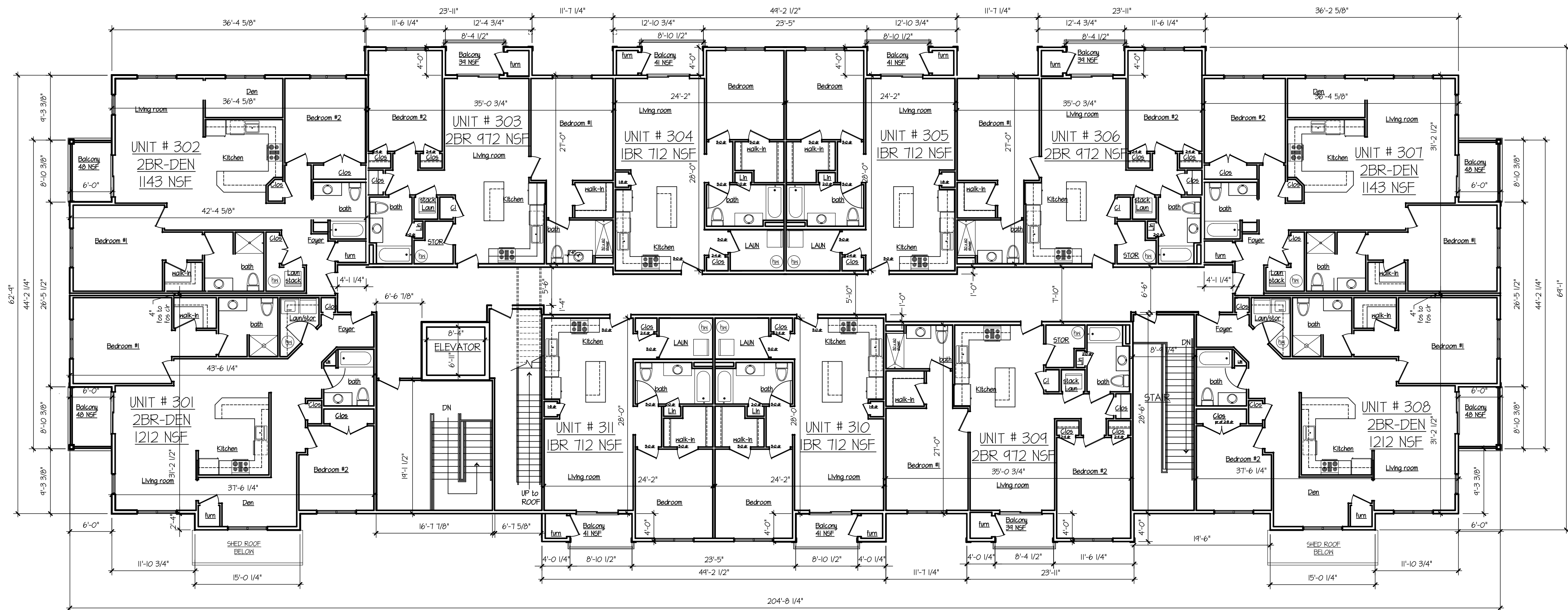
SHEET:

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| JOB NO. | 20160007 |
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B ROOF PLAN
3/32" = 1'



| THIRD FLOOR UNIT COUNT | | |
|------------------------|-----|---------|
| 3RD FLOOR 11 UNITS: | | |
| 1 BEDROOM | 4 @ | 712 SF |
| 2 BEDROOM | 3 @ | 912 SF |
| 2 BEDROOM-DEN | 2 @ | 1143 SF |
| 2 BEDROOM-DEN | 2 @ | 1212 SF |

NOTE: UNIT NUMBERS SHOWN ON THIS FLOOR PLAN REPRESENT THE UNIT NUMBER/LOCATION WITHIN THE BLD. EVERY UNIT NUMBER WILL ALSO HAVE A PREFIX NUMBER WHICH REPRESENTS THE BLD NUMBER WHERE IT IS LOCATED. I.E. UNIT 311 IN BLD #2 IS 2311 WHILE UNIT 311 IN BLD #4 IS 4311.

A THIRD FLOOR PLAN
3/32" = 1'

DATE: DATE

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CHECKED BY: FPF

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SCALE: SEE DRAWING

REVISIONS:
DATE DESC.

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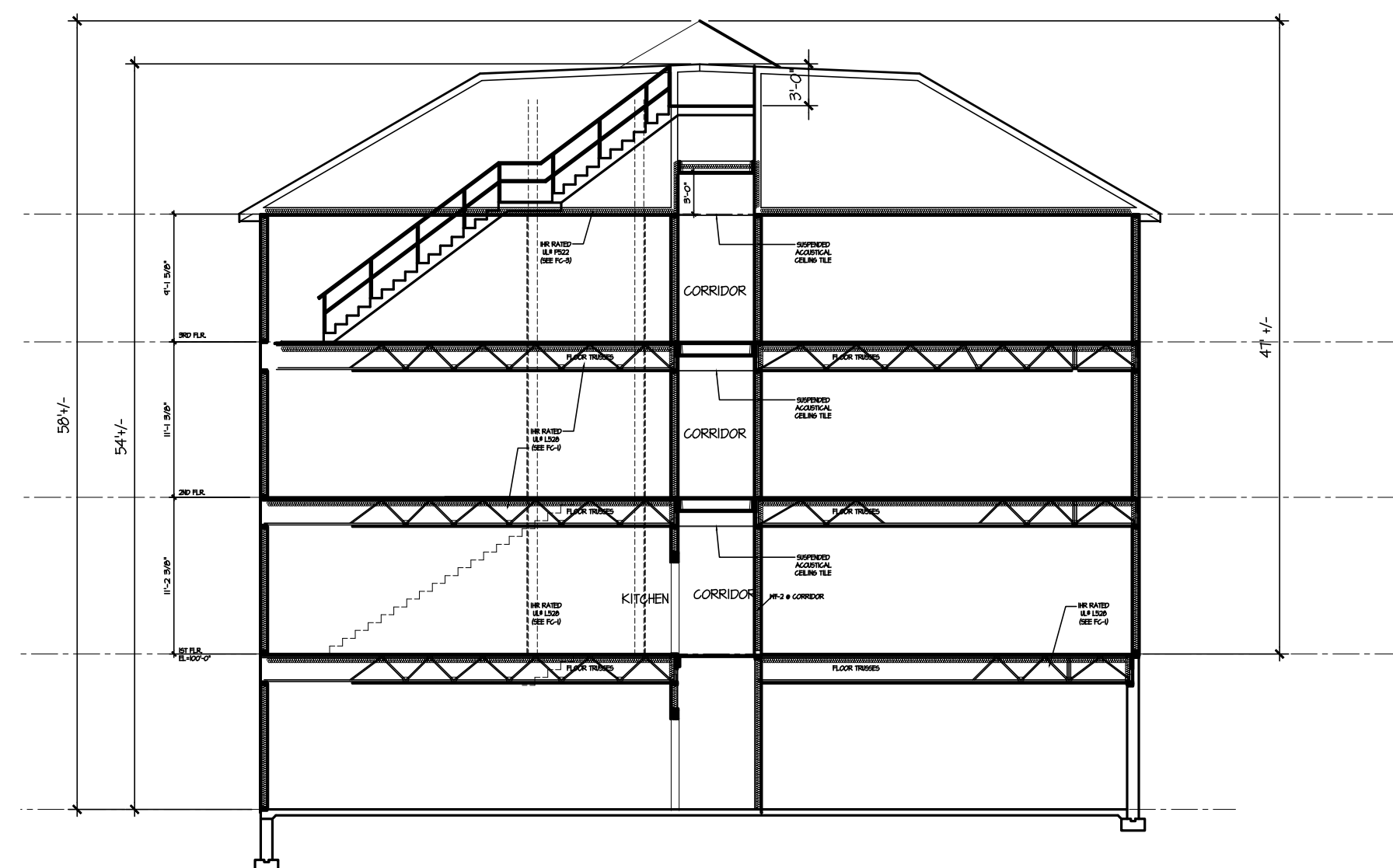
THIRD FLOOR & ROOF PLAN
BLDS #4
39 UNIT BUILDINGS
BIRCH STREET PLACE
BIRCH STREET, MILFORD, MA
Applicant: 88 CORP.



A FRONT ELEVATION
3/32" = 1'-0"



B LEFT SIDE ELEVATION
3/32" = 1'-0"



E GENERIC SECTION
3/32" = 1'-0"



C RIGHT SIDE ELEVATION
3/32" = 1'-0"



D REAR ELEVATION
3/32" = 1'-0"

DATE: DATE

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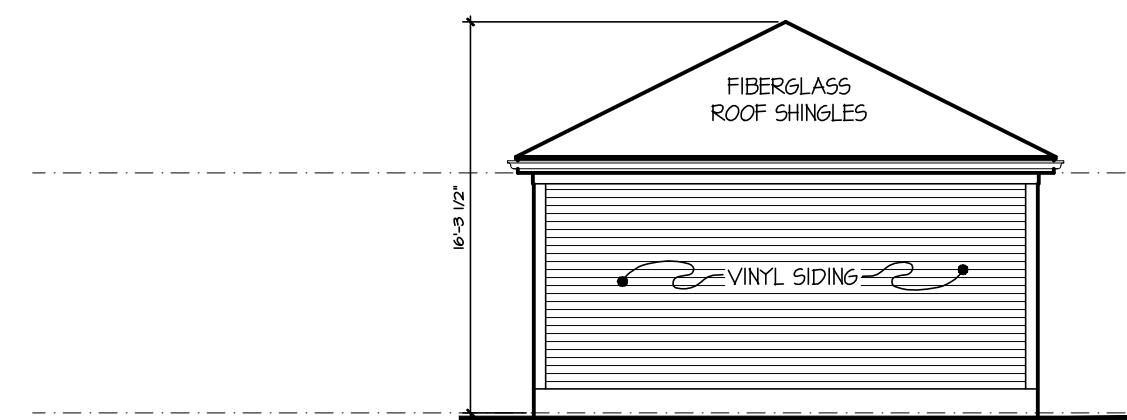
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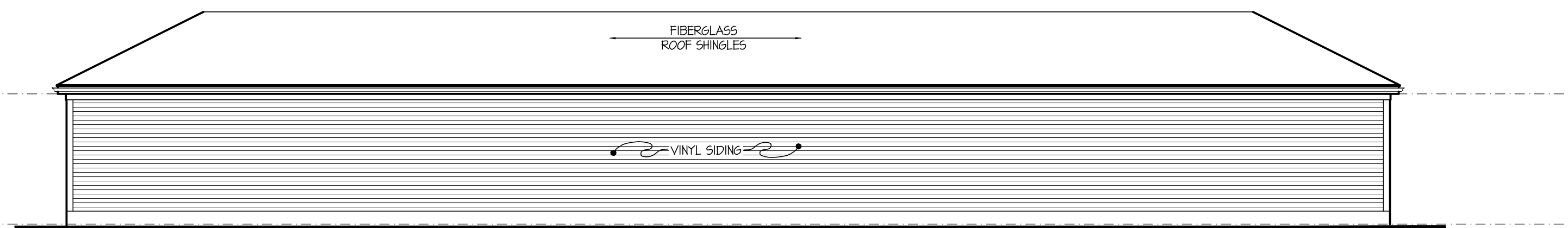
SCALE: SEE DRAWING

REVISIONS:

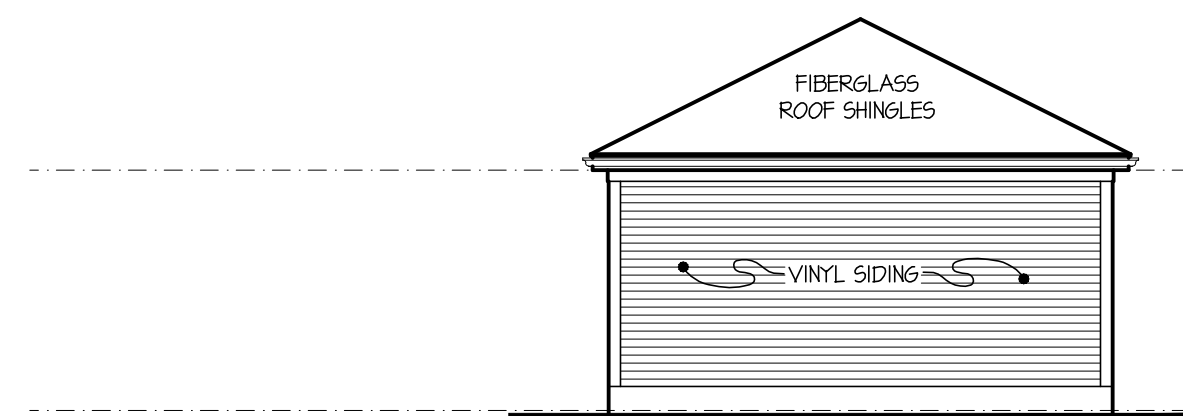
| # | DATE | DESC. |
|---|----------|----------------|
| A | 11-22-17 | PEL Submission |



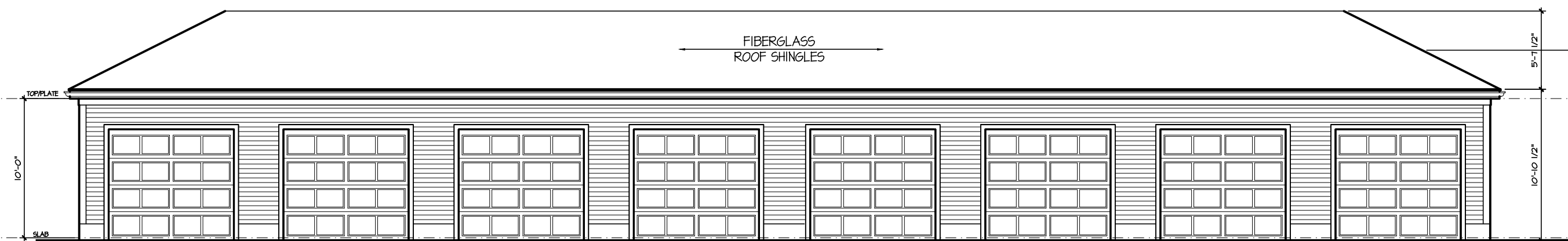
C RIGHT SIDE ELEVATION
1/8" = 1'-0"



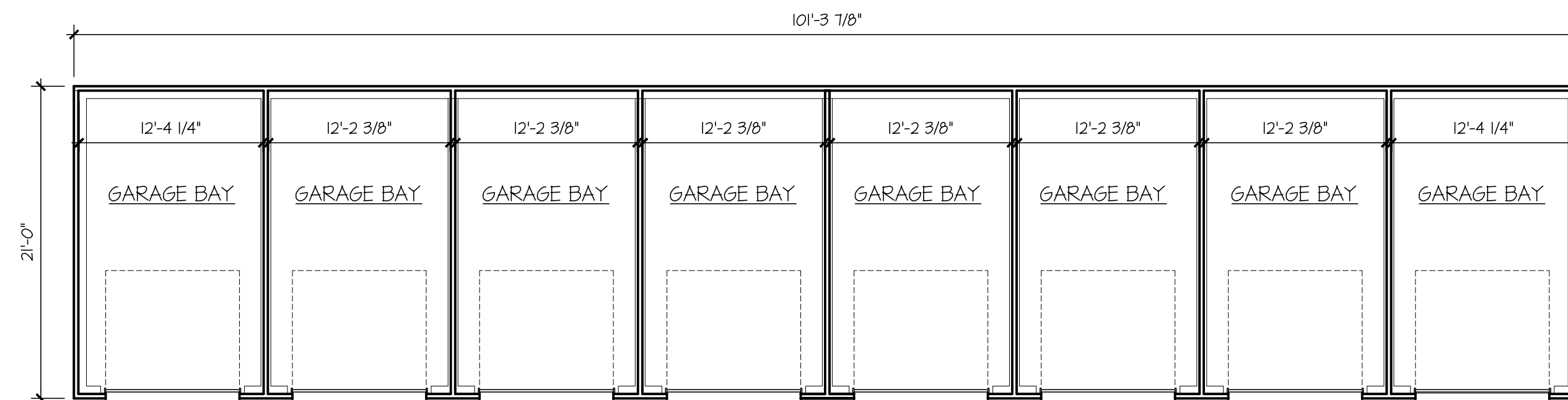
D REAR ELEVATION
1/8" = 1'-0"



B LEFT SIDE ELEVATION
1/8" = 1'-0"



A FRONT ELEVATION
1/8" = 1'-0"



E FLOOR PLAN
1/8" = 1'-0"

DATE: DATE

DRAWN BY: FPF
contact@hpadesign.com

CHECKED BY: FPF

PATH:
PATH
PATH

SCALE: SEE DRAWING

REVISIONS:
DATE DESC.
A 11-22-17 PEL Submission

HPA Design, Inc.
ARCHITECTS
200 Stonewall Blvd., Suite 5
Wrentham, MA 02093
508.384.8838 (T)
508.384.0483 (F)
contact@hpadesign.com
www.HPAdesign.com

GARAGE FLOOR PLAN & ELEVATIONS
TYPICAL FOR 4 GARAGE BUILDINGS

BIRCH STREET PLACE
BIRCH STREET, MILFORD, MA
Applicant: BB CORP.

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SHEET:
A#G.1

JOB NO. 20170202



A FRONT ELEVATION
1/4" = 1'-0"

DATE: DATE

DRAWN BY: FPF
contact@hpadesign.com

CHECKED BY: FPF

PATH:
PATH
PATH

SCALE: SEE DRAWING

REVISIONS:
DATE DESC.

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| A | 11-22-17 | PEL Submission |
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HPA Design, Inc.
ARCHITECTS

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- www.HPAdesign.com

CLUBHOUSE ELEVATION

BIRCH STREET PLACE
BIRCH STREET, MILFORD, MA
Applicant: 88 CORP.

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SHEET:

A#C.1

JOB NO. 20170202

NARRATIVE DESCRIPTION OF DESIGN APPROACH

Paul Frederick AIA

For the sake of this narrative and unless otherwise noted, when referring to distances from other buildings roadways, and properties surrounding the site, these distances will be taken from the apartment complex Clubhouse. This Clubhouse has been located in the center of the four apartment buildings which form a rectangle approximately 320' x 500' (with the long access running north and south). All four apartment buildings lie completely within this rectangle. I will refer to the center of the Clubhouse as the center of the "Quad".

The site is a 20.95± acre, wooded lot surrounded by both developed and undeveloped land (including some wetland areas). The developed land immediately surrounding the site varies greatly relative to lot size and coverage, building use, building area, scale, massing and architectural style.

Although the site is zoned Industrial Highway (IB), due to the size, shape and location of the property, the site provides a significant separation distance between the varying uses surrounding it and is naturally suited for a transitional type "buffer" use.

The following describes the distances and uses for the surrounding sites:

- a. To the North approximately 520' (to the closest building to the "Quad") is Birch Hills. It is a multiple building townhouse condominium community consisting of approximately 60 townhouses. Each building contains 4 living units and 4 attached garages. These buildings are 2 story, wood framed, New England style architecture. They have gabled roofs, porches, overhangs, divided lite, double hung windows and façade modulation. The site has a number of small, shed type buildings that contain centrally located mailboxes and appear to act as cover for a school bus stop.
- b. To the Northwest approximately 900' (to the closest building to the "Quad") is the neighborhood community on Ari's Way. It is a multiple building townhouse condominium community also. Each building contains 2 or 3 living units with attached garages. The buildings are 2 story, wood framed New England style architecture. They have, gabled roofs, entry overhangs, double hung windows and façade modulation.
- c. Just beyond Ari's Way is a skilled nursing facility building. It is a single story, 50,000+/- SF brick building with parking and drive lanes on all four sides of the building.
- d. Directly to the West approximately 1000' is an undeveloped narrow strip of land which is part of the Ari's Way project. The strip partially contains a utility easement running in the north-south direction.

- e. To the Southwest and approximately 850' to the property line there is the single family residential neighborhood of Silva Street. Silva Street is entered off of Central Street which is at the opposite end from the project property line.
- f. Just to the East of the Silva Street neighborhood and 1000' directly South of the project site, lies a 2 story, commercial office building. This building is accessed off of Industrial Road, is approximately 45,000 SF per floor, has a flat roof and exterior stucco and ribbon windows with on grade parking of approximately 90,000+/- SF in area.
- g. Southeast of the site approximately 1,300' away (on the opposite side of Industrial Road) is a very large, warehouse building. This building is on approximately 30 acres of land and has a first floor footprint area of approximately 345,000+/- SF with 2 second floor office areas of about 65,000+/- SF. It has a flat roof estimated at about 35' to 40' above grade. The exterior façade appears to be a mix of stucco, concrete and/or metal panels with minimal window openings on the Industrial Road side, none on the North side and 26 or so loading dock doors on the South side.
- h. On the Southeast side of the lot approximately 1,200' away (which is the end of Industrial Road) down Industrial Road to the intersection of Birch Street there are four, single story commercial/ industrial buildings on the far side (Southeast side) Industrial Road. They range in size from 7,100+/- SF to 22,000+/- SF. These buildings are mainly pre-engineered, metal wall and roof type structures used as storage and light commercial/industrial use.
- i. To the East, approximately 550' away (to the closest point from the "Quad") is a commercial use (Birchler's Automotive) single story, 17,500+/- SF, building. It consists of a mix of conventionally framed (flat roofed) and pre-engineered (low sloped roof) buildings attached together.
- j. To the Northeast approximately 750' away (to the rear) is Milford Fire Station 2. It is a 2 story, 12,700+/- SF per floor, brick and wood clad fire station with multiple pitched roofs. A Burn Tower is located to the rear of this site.
- k. From this referenced fire station up to the beginning of Birch Street (at the intersection of Route 109 (aka Medway Road) there a few single family homes on the far side (Northeast side) and a 90 room, 69,000+/- SF, 2 story assisted living facility (Cornerstone at Milford Assisted Living) at the corner of Birch and Route 109 on the Southwest side. These structures are typical New England style architecture consisting of double hung windows, gable roofs and modulated facades.

In summary, there is a wide variety of building sizes, styles and uses surrounding the site. By using this site for a more dense residential use with mid-scale, three 3-story buildings and one 3/4 split story building and including an attractive Clubhouse, all designed in a residential vernacular and sited in a "Quad" setting in the middle of the subject site, we believe that we have been able to design a project that acts as a perfect transition between the adjacent low density residential uses and the adjacent high intensity, industrial and commercial uses.

**Tabulation of Proposed Building
Type, Size, Square Footage and Ground Coverage**

| <i>Building Type</i> | <i>Number of Stories</i> | <i>Gross Square Feet (GSF)</i> | <i>Ground Coverage (Square Feet)</i> |
|---|---|---|---|
| Multifamily Rental Housing | | | |
| Building 1 (45 Units) | 3 | 54,846 | 18,282 |
| Building 2 (33 Units) | 3 | 38,971 | 12,990 |
| Building 3 (45 Units) | 3 | 54,846 | 18,282 |
| Building 4 (39 Units) GSF Includes Resident Storage Area at Walkout Level. | 3/4 Split | 51,998 | 12,734 |
| Clubhouse/Pool Building | 1 | 3,874 | 3,874 |
| Maintenance Bike Storage Building | 1 | 2,520 | 2,520 |
| Parking Garages (Four 8-Bay Garages) | 1 | <u>8,400</u> 215,455 | <u>8,400</u> 77,082 |

Summary of Site Coverage

Site Area (Acres) 20.959 ±
Site Area (Square Feet) 912,988 ±

| <i>Use</i> | <i>Ground Coverage (Square Feet)</i> | <i>% of Site Occupied</i> |
|--|---|--------------------------------------|
| Proposed Buildings | 77,082 | 8.4% |
| Surface Parking and Other Paved Surfaces | 174,906 | 19.2% |
| Open Space | <u>661,000</u> | <u>72.4%</u> |
| TOTAL | 912,988 | 100.0% |

Note: All Gross Square Feet (GSF) estimates for proposed buildings are approximate and based upon Preliminary Plans.

SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

Project Name: Birch Street Place
Project Number: _____
Program Name: 40B Site Approval Application/Rental
Date: 12/11/17

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Prior to completing this form, please refer to the Commonwealth's Sustainable Development Principles (adopted May 2007) available at: [Sustainable Development Principles](#)

DEVELOPER SELF-ASSESSMENT

(for consistency with the Sustainable Development Principles)

Redevelop First

Check "X" below if applicable

If Rehabilitation:

- Rehabilitation/Redevelopment/Improvements to Structure ☐
- Rehabilitation/Redevelopment/Improvements to Infrastructure ☐

If New Construction:

- Contributes to revitalization of town center or neighborhood ☐
- Walkable to: ☐
 - (a) transit ☐
 - (b) downtown or village center ☐
 - (c) school ☐
 - (d) library ☐
 - (e) retail, services or employment center ☐
- Located in municipally-approved growth center ☐

Explanation (Required)

Optional - Demonstration of Municipal Support:

Check "X" below if applicable

- Letter of Support from the Chief Elected Official of the municipality* ☒
- Housing development involves municipal funding ☐
- Housing development involves land owned or donated by the municipality ☐

**Other acceptable evidence: Zoning variance issued by ZBA for project; Minutes from Board of Selectman meeting showing that project was discussed and approved, etc.*

Explanation (Required)

Letter of Support from Town of Milford Board of Selectmen has been included at Tab 7. Higher density (7.73 units) than adjacent residential uses. Residential uses in a commercial/industrial zone provide transition scale and use to adjacent residential use. Project will utilize existing public water and sewer infrastructure in Birch Street.

Method 2: Development meets a minimum of **five (5)** of the Commonwealth's *Sustainable Development Principles*, as shown in the next section below.

If the development involves strong **municipal support** (evidence of such support must be submitted as an attachment), the development need only meet **four (4)** of the *Sustainable Development Principles*. However, one (1) of the Principles met must be **Protect Land and Ecosystems**.

Please explain at the end of each category how the development follows the relevant *Sustainable Development Principle(s)* and explain how the development demonstrates each of the checked "X" statements listed under the *Sustainable Development Principle(s)*.

(1) Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

Check "X" below if applicable

- Higher density than surrounding area ☒
- Mixes uses or adds new uses to an existing neighborhood ☒
- Includes multi-family housing ☒
- Utilizes existing water/sewer infrastructure ☒
- Compact and/or clustered so as to preserve undeveloped land ☒
- Reuse existing sites, structures, or infrastructure ☐
- Pedestrian friendly ☐
- Other (discuss below) ☐

Explanation (Required)

Letter of Support from Town of Milford Board of Selectmen has been included at Tab 7. Higher density (7.73 units) than adjacent residential uses. Residential uses in a commercial/industrial zone provide transition scale and use to adjacent residential use. Project will utilize existing public water and sewer infrastructure in Birch Street.

(2) Advance Equity & Make Efficient Decisions

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.

Promote development in accordance with smart growth and environmental stewardship.

Check "X" below if applicable

- Concerted public participation effort (beyond the minimally required public hearings) ☐
- Streamlined permitting process, such as 40B or 40R ☒
- Universal Design and/or visitability ☒
- Creates affordable housing in middle to upper income area and/or meets regional need ☒
- Creates affordable housing in high poverty area ☐
- Promotes diversity and social equity and improves the neighborhood ☒
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community ☐
- Other (discuss below) ☐

Explanation (Required)

Chapter 40B will be used for the permitting process. All residential buildings will have an elevator and will comply with all ADA/AAB requirements. 41 of the 262 units will be Affordable Units as required under Chapter 40B Guidelines.

(3) Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

Check "X" below if applicable

- Creation or preservation of open space or passive recreational facilities ☒
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands ☐
- Environmental remediation or clean up ☐
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.) ☐
- Eliminates or reduces neighborhood blight ☐
- Addresses public health and safety risk ☐
- Cultural or Historic landscape/existing neighborhood enhancement ☐
- Other (discuss below) ☐

Explanation (Required)

Approximately 72% of the site will be Open Space.

(4) Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water and materials.

Check "X" below *if applicable*

- Uses alternative technologies for water and/or wastewater treatment ☐
- Uses low impact development (LID) or other innovative techniques ☐
- Other (discuss below)

Explanation (Required)

(5) Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

Check "X" below *if applicable*

- Includes rental units, including for low/mod households ☒
- Includes homeownership units, including for low/mod households ☐
- Includes housing options for special needs and disabled population ☒
- Expands the term of affordability ☐
- Homes are near jobs, transit and other services ☒
- Other (discuss below) ☐

Explanation (Required)

25% of the units will be Affordable Units as required under Chapter 40B Guidelines. All units will have elevator access. The Project is located close to areas with nearby job opportunities and also has quick access to Route 495 which provides convenient access to many additional job opportunities.

(6) Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

Check "X" below if applicable

- Walkable to public transportation ☐
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses) ☒
- Increased bike and ped access ☐
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations ☐
- Other (discuss below) ☐

Explanation (Required)

There are sufficient parking spaces to provide dedicated parking spaces for Zip Car or similar car sharing services. The Applicant will be contacting Zip Car to see if it has interest in servicing the Project. As shown in the aerial photo in Tab 2, the site is less than 1 mile from the Exit 19 access to Route 495. The site is approximately five miles from the Franklin Forge Commuter Rail station in Franklin.

(7) Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training and entrepreneurial opportunities. Support growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology and fisheries.

Check "X" below if applicable

- Permanent jobs ☒
- Permanent jobs for low- or moderate-income persons ☐
- Jobs near housing, service or transit ☒
- Housing near an employment center ☒
- Expand access to education, training or entrepreneurial opportunities ☐
- Support local businesses ☒
- Support natural resource-based businesses (i.e., farming, forestry or aquaculture) ☐
- Re-uses or recycles materials from a local or regional industry's waste stream ☐
- Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials ☐
- Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products ☐
- Other (discuss below) ☐

(6) Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

Check "X" below if applicable

- Walkable to public transportation ☐
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses) ☒
- Increased bike and ped access ☐
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations ☐
- Other (discuss below) ☐

Explanation **(Required)**

(7) Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training and entrepreneurial opportunities. Support growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology and fisheries.

Check "X" below if applicable

- Permanent jobs ☒
- Permanent jobs for low- or moderate-income persons ☐
- Jobs near housing, service or transit ☒
- Housing near an employment center ☒
- Expand access to education, training or entrepreneurial opportunities ☐
- Support local businesses ☒
- Support natural resource-based businesses (i.e., farming, forestry or aquaculture) ☐
- Re-uses or recycles materials from a local or regional industry's waste stream ☐
- Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials ☐
- Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products ☐
- Other (discuss below) ☐

Explanation (Required)

The Project will provide permanent property management positions and numerous construction period jobs. Residents of the Project will support the nearby retail and restaurant uses that are located within one mile of the site. There are numerous job opportunities in Milford and the Route 495 corridor.

(8) Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

Check "X" below if applicable

- Energy Star or equivalent* ☒
- Uses renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in waste reduction and conservation of resources ☐
- Other (discuss below) ☒

*All units are required by MassHousing to be Energy Star Efficient. Please include in your explanation a description of how the development will meet Energy Star criteria.

Explanation (Required)

The Project will comply with all applicable Energy Star requirements. High efficiency mechanical systems and low flow plumbing fixtures will be utilized. Electric charging stations will be provided for electric vehicles.

(9) Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long term costs and benefits to the Commonwealth.

Check "X" below if applicable

- Consistent with a municipally supported regional plan ☐
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing ☒
- Measurable public benefit beyond the applicant community ☐
- Other (discuss below) ☐

Explanation (Required)

Project has received Letter of Support from Milford Board of Selectmen.

For further information regarding 40B applications, please contact Greg Watson, Manager, Comprehensive Permit Programs, at (617) 854.1880 or gwatson@masshousing.com

GREATER BOSTON REAL ESTATE BOARD

STANDARD FORM LAND
PURCHASE & SALE AGREEMENT

From the Office of:

1. PARTIES AND MAILING
ADDRESSES

(fill in)

This 1st day of December, 2017

Corner Brook LLC

11 Commercial Way, Milford, MA 01757

hereinafter called the SELLER, agrees to SELL and

88 Corp

31 Whitewood Road, Milford, MA 01757

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

(fill in and include title
reference)

Lot 1 Birch Street, Milford, MA 01757

containing approximately 20.95 acres as referenced on plan of land dated May 20, 2017 prepared by Allen Engineering LLC

3. TITLE DEED

(fill in)

Insert proposed use of property
in (d) include in (e) by specific
reference any restrictions,
easements, leases, municipal
and other liens and other
encumbrances.

Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven _____ days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except

- a. Provisions of existing building and zoning laws;
- b. Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- c. Any liens for municipal betterments assessed after the date of this agreement;
- d. Easements, restrictions and reservations of record, if any, so long as the same do not prohibit or materially interfere with the use of said premises for _____ purposes,
- e.

4. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

5. REGISTERED TITLE

In addition to the foregoing, if the title to said premises is registered, said deed shall be in form sufficient for issuance of a Certificate of Title of said premises, and the SELLER shall deliver with said deed all instruments, if any, necessary to enable such Certificate of Title to be issued.

6. PURCHASE PRICE

The agreed purchase price for said premises is \$ 250,000.00

Two Hundred Fifty Thousand

dollars, of which

\$ 500.00 have been paid as a deposit this day and

\$ 249,500.00

\$ are to be paid at the time of delivery of the deed in cash, or by certified, cashier's check(s).

\$ _____
\$ 250,000.00 TOTAL

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This form may not be copied or reproduced in whole or in part in any manner whatsoever without the prior express written consent of the Greater Boston Real Estate Board.

Form ID: RA720 REV/PD 08/13

Whitewood Real Estate Inc., 31 Whitewood Rd, Milford, MA 01757
Leslie Tabliser

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: (508) 431-1985

Fax: (508) 473-0794

Birch Street



7. TIME FOR
PERFORMANCE;
DELIVERY OF DEED

Such deed is to be delivered at 11:00 o'clock M. on the 3rd day of
August, 2018, at the Steven Greenwald office

 Registry of Deeds, unless otherwise agreed upon in writing. It is agreed that time is of the
essence of this agreement.

8. POSSESSION &
CONDITION OF PREMISES
*(attach a list of
exceptions, if any)*

Full possession of said premises free of all tenants and occupants, except as herein provided,
is to be delivered at the time of the delivery of the deed, said premises to be then in compliance
with the provisions of any instrument referred to in clause 3 hereof.

9. EXTENSION TO
PERFECT TITLE
OR MAKE PREMISES
CONFORM
*(change period of time if
desired)*

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of
the premises, all as herein stipulated, or if at the time of the delivery of the deed the premises
do not conform with the provisions hereof, then any payments made under this agreement shall
be forthwith refunded and all other obligations of the parties hereto shall cease, and this
agreement shall be void without recourse to the parties hereto, unless the SELLER elects to
use reasonable efforts to remove any defects in title, or to deliver possession as provided
herein, or to make the said premises conform to the provisions hereof, as the case may be, in
which event the SELLER shall give written notice thereof to the BUYER at or before the time for
performance hereunder, and thereupon the time for performance hereof shall be extended for a
period of thirty days.

10. FAILURE TO PERFECT
TITLE OR MAKE
PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed to remove any defects in
title, deliver possession, or make the premises conform, as the case may be, all as herein
agreed, then any payments made under this agreement shall be forthwith refunded and all other
obligations of the parties hereto shall cease and this agreement shall be void without recourse
to the parties hereto.

11. BUYER'S ELECTION
TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance,
to accept such title as the SELLER can deliver to the said premises in their then condition and
to pay therefor the purchase price without deduction, in which case the SELLER shall convey
such title.

12. ACCEPTANCE OF DEED

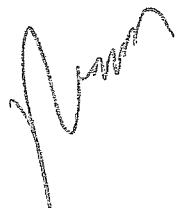
The acceptance of a deed by the BUYER or the BUYER's nominee as the case may be, shall
be deemed to be a full performance and discharge of every agreement and obligation herein
contained or expressed, except such as are, by the terms hereof, to be performed after the
delivery of said deed.

13. USE OF MONEY TO
CLEAR TITLE

To enable the SELLER to make conveyance as herein provided the SELLER may, at the time
of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or
all encumbrances or interests, provided that all instruments so procured are recorded
simultaneously with the delivery of said deed.

14. ADJUSTMENTS

Taxes for the then current fiscal year shall be apportioned as of the day of performance of this
agreement and the net amount thereof shall be added to or deducted from, as the case may be,
the purchase price payable by the BUYER at the time of delivery of the deed.



15. ADJUSTMENT OF
UNASSESSED AND
ABATED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained; and, if the taxes which are to be apportioned shall thereafter be reduced by abatement, the amount of such abatement, less the reasonable cost of obtaining the same, shall be apportioned between the parties, provided that neither party shall be obligated to institute or prosecute proceedings for an abatement unless herein otherwise agreed.

16. BROKER'S FEE
(fill in fee with dollar
amount or percentage;
also name of Brokerage
firm(s))

A Broker's fee for professional services of N/A
is due from the SELLER to _____

the Broker(s) herein, but if the SELLER pursuant to the terms of clause 19 hereof retains the deposits made hereunder by the BUYER, said Broker(s) shall be entitled to receive from the SELLER an amount equal to one-half the amount so retained or an amount equal to the Broker's fee for professional services according to this contract, whichever is the lesser.

17. BROKER(S) WARRANTY
(fill in name)

The Broker(s) named herein _____
warrant(s) that the Broker(s) is (are) duly licensed as such by the Commonwealth of Massachusetts.

18. DEPOSIT
(fill in name)

All deposits made hereunder shall be held in escrow by Steven Greenwald
_____ as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time of performance of the agreement. In the event of any disagreement between the parties, the escrow agent may/shall retain all deposits made under this agreement pending instructions mutually given in writing by the SELLER and the BUYER.

19. BUYER'S DEFAULT
DAMAGES

If the BUYER shall fail to fulfill the BUYER's agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages unless within thirty days after the time for performance of this agreement or any extension hereof, the SELLER otherwise notifies the BUYER in writing.

20. RELEASE BY
HUSBAND OR WIFE

The SELLER's spouse hereby agrees to join in said deed and to release and convey all statutory and other rights and interests in said premises.

21. BROKER AS PARTY

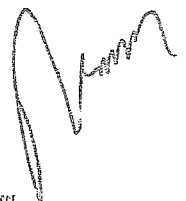
The Broker(s) named herein join(s) in this agreement and become(s) a party hereto, insofar as any provisions of this agreement expressly apply to the Broker(s), and to any amendments or modifications of such provisions to which the Broker(s) agree(s) in writing.

22. LIABILITY OF
TRUSTEE,
SHAREHOLDER,
BENEFICIARY, etc.

If the SELLER or BUYER executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

23. WARRANTIES AND
REPRESENTATIONS
(fill in); if none, state
"none"; if any listed,
indicate by whom each
warranty or representation
was made

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has BUYER relied upon any warranties or representations not set forth or incorporated in this agreement. If any warranties or representations were relied upon, they are set forth here or incorporated elsewhere in this agreement:



24 MORTGAGE
CONTINGENCY
CLAUSE
(omit if not provided for
in Offer to Purchase)

In order to help finance the acquisition of said premises, the BUYER shall apply for a conventional bank or other institutional mortgage loan of \$ _____ at prevailing rates, terms and conditions. If despite the BUYER's diligent efforts a commitment for such loan cannot be obtained on or before _____, the BUYER may terminate this agreement by written notice to the SELLER and/or the Broker(s), as agent(s) for the SELLER, prior to the expiration of such time, whereupon any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto. In no event will the BUYER be deemed to have used diligent efforts to obtain such commitment unless the BUYER submits a complete mortgage loan application conforming to the foregoing provisions on or before _____.

25 CONSTRUCTION
OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and enures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

26 ADDITIONAL
PROVISIONS

The initialed rider, if any, attached hereto, are incorporated herein by reference.
Purchase is subject to buyer receiving all local and state approvals(40B) for 162 apartment units consisting on 4 residential units, 1 clubhouse, 1 outdoor pool and stand alone garage units. Subject to water and sewer hook up availability.

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

SELLER: _____
Print Name: Corner Brook LLC

BUYER: _____
Print Name: 88 Corp

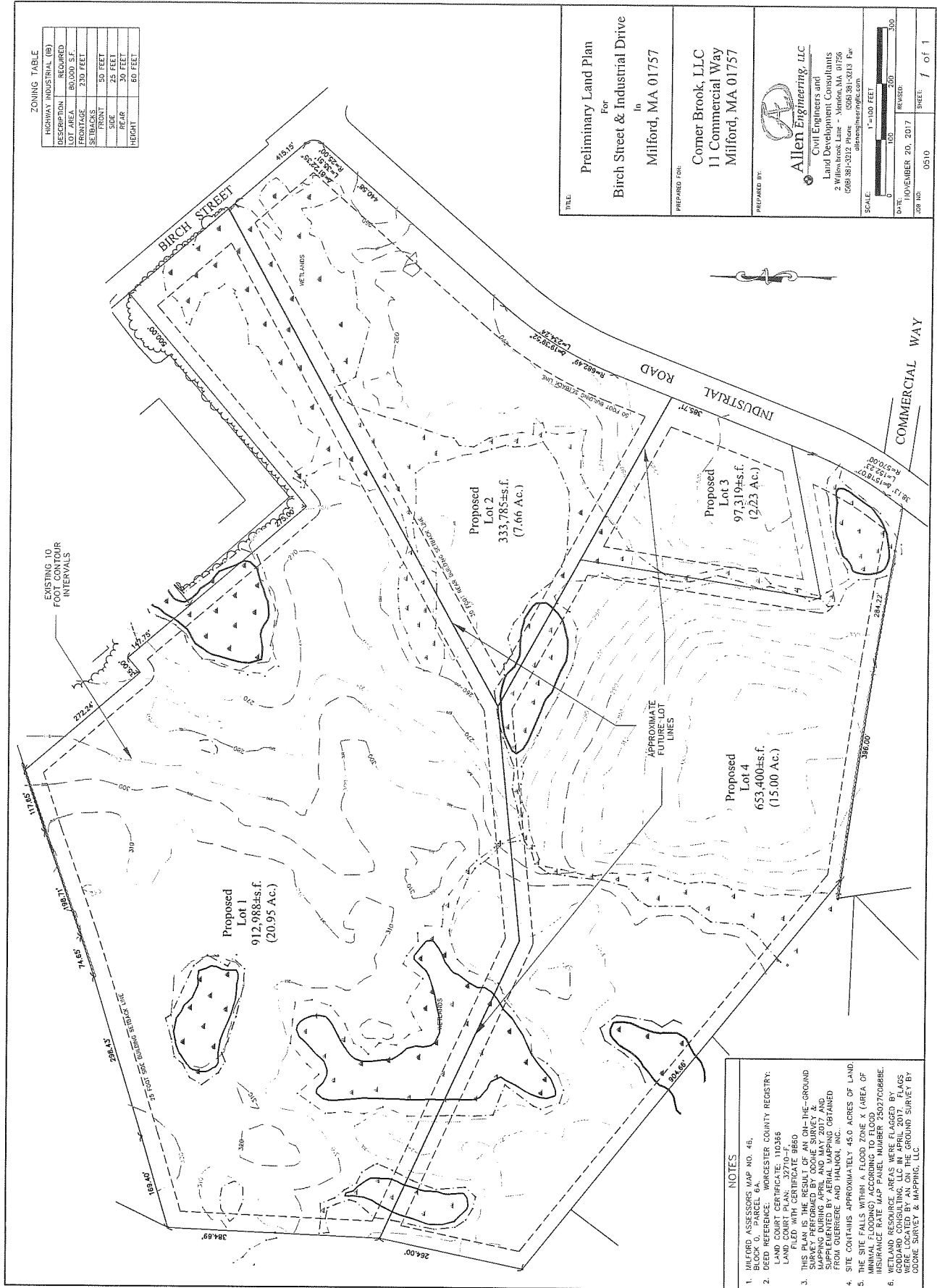
SELLER (or Spouse): _____
Print Name: _____

BUYER: _____
Print Name: _____

BROKER(S)

ZONING TABLE

| HIGHWAY INDUSTRIAL (H) | REQUIRED |
|------------------------|-------------|
| DESCRIPTION | 80,000 S.F. |
| LOT AREA | 230 FEET |
| FRONTAGE | 50 FEET |
| SE BACKS | 25 FEET |
| FRONT | 25 FEET |
| REAR | 25 FEET |
| HEIGHT | 80 FEET |



Preliminary Land Plan
For
Birch Street & Industrial Drive
In
Milford, MA 01757

Prepared For:
Corner Brook, LLC
11 Commercial Way
Milford, MA 01757

Prepared By:
Allen Engineering, LLC
Civil Engineers and
Land Development Consultants
2 William Lane - Milford, MA 01756
508-381-0212 Phone 508-381-3211 Fax
allenengr.com

Scale:
1"=100 FEET

Date:
NOVEMBER 20, 2017

Job No.:
0510

Sheet:
1 of 1

- NOTES:**
1. MILFORD ASSESSORS' MAP NO. 45, BLOCK 0, PARCEL 6A.
 2. DEED REFERENCE: WORCESTER COUNTY REGISTRY: LAND COURT CERTIFICATE: 110368 LAND COURT PLAN: 22710-F-90.
 3. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY ODOHE SURVEY & MAPPING DURING APRIL AND MAY 2017 AND IS BASED ON THE DATA OBTAINED FROM QUERRIERE AND HANSON, INC.
 4. SITE CONTAINS APPROXIMATELY 45.0 ACRES OF LAND.
 5. THE SITE FALLS WITHIN A FLOOD ZONE X (AREA OF MINIMAL FLOODING) ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 25027C088E.
 6. WETLAND RESOURCE AREAS WERE FLAGGED BY ODOHE SURVEY & MAPPING, LLC. WETLANDS WERE LOCATED BY AN ON-THE-GROUND SURVEY BY ODOHE SURVEY & MAPPING, LLC.



November 27, 2017

Kevin Lobisser
President
88 CORP.
31 Whitewood Road
Milford, MA 01757

Dear Kevin:

This letter is an expression of interest by Fidelity Bank to provide capital for 88 CORP. to develop a 162-unit, mixed-income residential rental project on the west side of Birch Street between Stallbrook Road and Industrial Drive in Milford, MA. Birch Street Place will include three 3-story garden apartment buildings, one three/four story building, and a clubhouse/pool building. All of the residential buildings will have elevator service. The unit mix will include 64-1BR units, 78-2BR units, and 20-3BR units. Fidelity's interest is based on our familiarity with the proposed site and a preliminary review of the project and business plan as well as our existing relationship. Fidelity understands that the project would be permitted under the Commonwealth's Chapter 40B program and that 25% of the units (41 units) must satisfy the applicable Chapter 40B affordability requirements. We also understand that at least 25% of any funding must be from the Federal Home Loan Bank of Boston's New England Fund Program. Fidelity is a member of the Federal Home Loan Bank of Boston (#2282).

Financing the proposed project provides a meaningful opportunity for Fidelity to be associated with a development that will provide affordable housing in one of our target markets. Our team has been briefed on the fundamentals of the project and we have worked with the development team members and provided guidance on key assumptions and hurdles that we would have to clear for the funding of a development project at this time.

This letter should not be considered as a commitment to fund your proposed project. Any financial commitment will be subject to our final review of the plans and budgets, our completion of our normal due diligence requirements, and our satisfactory attainment of the necessary internal approvals.

Fidelity Bank was founded in 1888 and is one of the oldest independent community banks in Central Massachusetts.

We look forward to pursuing this 40B development financing opportunity. Please feel free to call me should you have any questions, I may be reached at 978-870-1424 or my email at jmorse@fidelitybankonline.com.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joanne Morse".

Joanne Morse
Vice President
Commercial Banking Relationship Manager

Milford, MA

BEDS

PRICE

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Modera Hopkinton


\$1883—\$2929 10+ units available now — Updated 11 hours ago

5 Constitution Court Suite A, Hopkinton, MA 01748


Pet Friendly

[Check Availability](#)

or Call: (844) 847-8401

 Slideshow

 Video














 Tour

Check Availability (844) 847-8401




| | |
|--|-------------------------------------|
| *Your Name: | *Email Address: |
| <input type="text"/> | <input type="text"/> |
| Phone Number: | Contact Me By: |
| <input type="text"/> | <input type="text" value="Select"/> |
| Message: | |
| <input type="text" value="Hello,"/> | |
| <input type="text" value="I'm interested in Modera Hopkinton. Please send me current availability and additional details."/> | |
| By submitting this form, you agree to RentPath's Terms of Service and Privacy Policy . | |
| <input type="checkbox"/> Stay in-the-know with our e-newsletter and local community special offers. | |
| <input type="button" value="Send"/> | |

1 / 36

Amenities

| Apartment Features | Special Features | Community Features | Additional Features |
|--|--|---|--|
|  Air Conditioning |  Pets |  Business Center |  Yoga studio |
|  Cable Ready | |  Clubhouse |  Direct access to scenic fitness trails |
|  Ceiling Fan(s) | |  Extra Storage |  Barbecue and picnic areas |
|  Dishwasher | |  Fitness Center |  Coffee bar |
| View More | | | |

Pets

| | |
|--|--|
|  Cats OK |  Pet Friendly |
| Weight restriction: 25lbs \$35/cat monthly pet rent | |
|  Dogs OK | |
| Weight restriction: 65lbs \$50 for dogs under 30lbs, \$100 for dogs 31-65lbs. No aggressive breeds. | |

(844) 847-8401 or [Apply Now](#)

Floor Plans & Pricing

All 1 Bed 2 Beds 3 Beds

Updated 11 hours ago

A1 - One Bedroom
1 Bed • 1 Bath
\$1,883 • 787+ sqft
1 Available



2R106 \$1883 1 Bed • 1 Bath

Today

A1LG - One Bedroom Loft
1 Bed • 1 Bath
\$2,051 • 787+ sqft
1 Available



5C421 \$2051 1 Bed • 1 Bath

Today

A2D - One Bedroom Den
1 Bed • 1 Bath
\$2,028–\$2,093 • 916+ sqft
2 Available



3R203 \$2028 1 Bed • 1 Bath

Today

3R103 \$2093 1 Bed • 1 Bath

Today

A1L - One Bedroom Loft
1 Bed • 1 Bath
\$1,956–\$2,091 • 917+ sqft
5 Available



| | | | |
|-------|--------|----------------|-------|
| 1R306 | \$1956 | 1 Bed • 1 Bath | Today |
| 2R305 | \$1956 | 1 Bed • 1 Bath | Today |
| 2R307 | \$1956 | 1 Bed • 1 Bath | Today |
| 3R305 | \$1986 | 1 Bed • 1 Bath | Today |
| 5C414 | \$2091 | 1 Bed • 1 Bath | Today |

A1G - One Bedroom
1 Bed • 1 Bath
\$1,883 • 917+ sqft
1 Available

| | | | |
|-------|--------|----------------|-------|
| 3R105 | \$1883 | 1 Bed • 1 Bath | Today |
|-------|--------|----------------|-------|

B3 - Two Bedrooms
2 Beds • 2 Bath
\$2,089–\$2,209 • 1105+ sqft
3 Available

| | | | |
|-------|--------|-----------------|-------|
| 2R203 | \$2089 | 2 Beds • 2 Bath | Today |
| 2R204 | \$2169 | 2 Beds • 2 Bath | Today |
| 3R207 | \$2209 | 2 Beds • 2 Bath | Today |

B4 - Two Bedrooms
2 Beds • 2 Bath
\$2,170–\$2,265 • 1157+ sqft
5 Available

| | | | |
|-------|--------|-----------------|-------|
| 1R201 | \$2200 | 2 Beds • 2 Bath | Today |
| 3C209 | \$2200 | 2 Beds • 2 Bath | Today |
| 3C102 | \$2235 | 2 Beds • 2 Bath | Today |
| 1R101 | \$2265 | 2 Beds • 2 Bath | Today |
| 3C109 | \$2265 | 2 Beds • 2 Bath | Today |

B4L - Two Bedrooms Loft
2 Beds • 2 Bath
\$2,379 • 1171+ sqft
1 Available

| | | | |
|-------|--------|-----------------|-------|
| 2R301 | \$2379 | 2 Beds • 2 Bath | Today |
|-------|--------|-----------------|-------|

B3L - Two Bedrooms Loft
2 Beds • 2 Bath
\$2,256–\$2,361 • 1256+ sqft
2 Available

| | | | |
|-------|--------|-----------------|--------|
| 3R304 | \$2256 | 2 Beds • 2 Bath | Today |
| 3R308 | \$2256 | 2 Beds • 2 Bath | Today |
| 5C404 | \$2361 | 2 Beds • 2 Bath | Dec 08 |

TH1 - Townhome
2 Beds • 2.5 Bath
\$2,929 • 1374+ sqft
1 Available

| | | | |
|----|--------|-------------------|-------|
| 5F | \$2929 | 2 Beds • 2.5 Bath | Today |
|----|--------|-------------------|-------|

C1 - Three Bedrooms
3 Beds • 2 Bath
\$2,450–\$2,585 • 1242+ sqft
5 Available

| | | | |
|-------|--------|-----------------|-------|
| 3R210 | \$2450 | 3 Beds • 2 Bath | Today |
|-------|--------|-----------------|-------|

| | | | |
|-------|--------|-----------------|-------|
| 1R212 | \$2490 | 3 Beds • 2 Bath | Today |
|-------|--------|-----------------|-------|

| | | | |
|-------|--------|-----------------|-------|
| 3R110 | \$2515 | 3 Beds • 2 Bath | Today |
|-------|--------|-----------------|-------|

| | | | |
|-------|--------|-----------------|-------|
| 2R212 | \$2520 | 3 Beds • 2 Bath | Today |
|-------|--------|-----------------|-------|

| | | | |
|-------|--------|-----------------|-------|
| 1C101 | \$2585 | 3 Beds • 2 Bath | Today |
|-------|--------|-----------------|-------|

C1G - Three Bedrooms
3 Beds • 2 Bath
\$2,545 • 1244+ sqft
1 Available

| | | | |
|-------|--------|-----------------|-------|
| 1C111 | \$2545 | 3 Beds • 2 Bath | Today |
|-------|--------|-----------------|-------|

C1L - Three Bedrooms Loft
3 Beds • 2 Bath
\$2,691–\$2,761 • 1388+ sqft
4 Available

| | | | |
|-------|--------|-----------------|-------|
| 1R307 | \$2691 | 3 F • 2 Bath | Today |
| 2R302 | \$2721 | 3 Beds • 2 Bath | Today |
| 1R312 | \$2731 | 3 Beds • 2 Bath | Today |
| 2R312 | \$2761 | 3 Beds • 2 Bath | Today |

Prices, specials, features and availability subject to change.

Move-in Specials!

Enjoy January rent-free when you move in before December 31, 2017 and sign a 15-18 month lease term - call for details!

Take advantage of this fantastic offer today!

(844) 847-8401

Available Soon

Property Details



Modera Hopkinton

Now Leasing One-, Two-, and Three-Bedrooms for Immediate Move-Ins! Find your center at Modera Hopkinton, a new neighborhood that naturally fits your lifestyle. Set on 36 sweeping acres of wooded land in MetroWest, live surrounded by hiking trails and lakes, yet moments from I-495 and the Mass Pike, within easy reach of shopping and dining. Select a home that suits your style with a choice of spacious 1-, 2-, and 3-bedroom flats and upscale townhomes nestled in a fresh new community. These stunning residences are immersed in nature yet steps from Starbucks and charming local restaurants, all minutes from Target and destination retail. Inside, forward-thinking interiors boast custom cabinetry, stainless steel appliances, chic wood-plank style flooring, quartz countertops, luxe walk-in closets, and in-home washers and dryers. Recharge your lifestyle where groundbreaking design meets thoughtful amenities including a resort-inspired pool and sundeck, two-story fitness center, tranquil yoga studio, high-style clubhouse, and hooked-up tech lounge. Ideally located in an

excellent school district, this uniquely family friendly property also features a playground and childrens rec room. Savor the perks of a private retreat and the connections of a bustling hotspot, adjacent to the highway and two convenient commuter rail stops, offering easy access to downtown Boston and major employers along the 495/MetroWest Corridor. Be a trailblazer at Modera Hopkinton, and lead the way in serene, savvy living.

Lease Terms

Our lease terms are: 15 months, 16 months, 17 months, 18 months (Please note that lease terms may vary, are subject to change without notice, and are based on availability. Inquire with property staff for complete details).

(844) 847-8401 or

Check Availability

Office Hours

Open Today

10:00am - 6:00pm

Show All Hours

(844) 847-8401 or

Check Availability

Ratings & Reviews

Be the first to rate Modera Hopkinton!



Select a star to begin your review.

(844) 847-8401 or

Check Availability


The Charles Bellingham

From \$1552 10+ units available now — Updated a day ago

151 N. Main Street, Bellingham, MA 02019 | Pet Friendly

[Check Availability](#)

or Call: (508) 422-0416

 Slideshow

 Video

Apartments
guide

Floor Plans & Pricing

All 1 Bed 2 Beds

1Bed-1Bath-Aspen

1 Bed • 1 Bath

\$1,643–\$3,778 • 757+ sqft

2 Available

1Bed-1Bath-Bayberry

1 Bed • 1 Bath

\$1,552–\$3,849 • 809+ sqft

6 Available

1Bed-1Bath-Birch

1 Bed • 1 Bath

\$1,773–\$4,120 • 854+ sqft

2 Available

2Bed-2Bath-Evergreen

2 Beds • 2 Bath

\$1,718–\$4,066 • 1062+ sqft

3 Available

2Bed-2Bath-Ironwood

2 Beds • 2 Bath

\$1,863–\$4,525 • 1113+ sqft

5 Available

2Bed-2Bath-Dogwood

2 Beds • 2 Bath

\$1,888–\$4,200 • 1167+ sqft

Updated a day ago



Bellingham. Please send me current availability and additional details.

By submitting this form, you agree to RentPath's Terms of Service and Privacy Policy.


☒ Stay in-the-know with our e-newsletter and local community special offers.

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1Bed-1Bath-Birch

1 Bed • 1 Bath

Please Call • 847+ sqft

[Contact](#)



2Bed-2Bath-Hawthorne

2 Beds • 2 Bath

Please Call • 980+ sqft

[Contact](#)



2Bed-2Bath-Chestnut

2 Beds • 2 Bath

Please Call • 1030+ sqft

[Contact](#)



2Bed-2Bath-Evergreen

2 Beds • 2 Bath

Please Call • 1040+ sqft

[Contact](#)



Prices, specials, features and availability subject to change.

Property Details

The Charles Bellingham


There's something about a breath of fresh air; about knowing that you are close to the city, yet far away enough to enjoy the view. Discover The Charles Bellingham, a community where spacious one- and two-bedroom apartments with thoughtful finishes flow into stylish amenities that fit your lifestyle. Gather in social spaces like the cozy clubhouse, theatre room or resort-quality pool, or tend to your daily routine with a workout in the 24-hour fitness center. Parallel to its namesake, The Charles also offers easy access to the best of New England with Boston and Providence right around the corner.

The Charles Bellingham

From \$1552 10+ units available now — Updated a day ago
151 N. Main Street, Bellingham, MA 02019 | Pet Friendly

[Check Availability](#)







or Call: (508) 422-0416

 Slideshow





 Video



Amenities

| Apartment Features | Special Features | Community Features | Additional Features |
|---------------------------|--|---|--|
| |  Pets |  Business Center |  Group Exercise |
| | |  Clubhouse | |
| | |  Fitness Center | |
| | |  Gated Access | |
| View More | | | |

Pets

| | |
|---|--|
|  Cats OK |  Pet Friendly |
| Two pet limit per unit. | |
|  Dogs OK |  |
| Two pet per unit limit. Breed restrictions in place. Please check with a leasing specialist for more details. | (1 Ratings) |


(508) 422-0416 or [Check Availability](#)


Check Availability
(508) 422-0416

*Your Name: *Email Address:

Milford, MA

BEDS 

PRICE 


MORE 

Search Apartments

Home // Massachusetts // Franklin // **The Westerly**

The Westerly


From \$1631 10+ units available now — Updated 6 days ago
50 Woodview Way, Franklin, MA 02038

 (1 Ratings)

New Construction

Check Availability

or Call: (401) 312-7172

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 Tour

Check Availability (401) 312-7172


*Your Name: *Email Address:

Phone Number: Contact Me By:

Select 

Message:







Hello,

I'm interested in The Westerly. Please send me current availability and additional details. 




By submitting this form, you agree to RentPath's Terms of Service and Privacy Policy.

☒ Stay in-the-know with our e-newsletter and local community special offers.

Amenities

| Apartment Features | Special Features | Community Features | Additional Features |
|--|--|--|---|
|  Hardwood Flooring |  Pets |  Clubhouse |  BBQ/Picnic Area |
|  New/Renovated Interior | |  Fitness Center |  Courtyard |
|  Stainless Steel Appliances | |  Swimming Pool |  Free Weights |
|  View | |  Trail, Bike, Hike, Jog |  Green Building |
| View More | | | |

Pets

| | |
|---|---|
|  Cats OK |  Pet Friendly |
|  Dogs OK | <p>>Pet rent: dogs - \$65/pet/ month and cats - \$45/pet/month No aggressive breeds: Akita, American Bull Dog, American Pit Bull Terrier, American or Bull Staffordshire Terrier, Bull Mastiff, Cane Corso, Chow, Dalmatian, Doberman Pincher, Dogo, German shepherd, Husky, Malamute, Neapolitan Mastiff, Pit Bull, Rottweiler, Spitz, Stafford Terrier, Presa Canarios, Toso Inu or Wolf-Dog Hybrid.</p> |

(401) 312-7172 or [Request Info](#)

Floor Plans & Pricing

All

1 Bed

2 Beds

3 Beds

Updated 6 days ago

A1

1 Bed • 1 Bath

\$1,710–\$1,790 • 700+ sqft

15+ Available

| | | | | |
|------|--------|----------|----------------|-------|
| 1205 | \$1710 | 700 sqft | 1 Bed • 1 Bath | Today |
| 1206 | \$1710 | 700 sqft | 1 Bed • 1 Bath | Today |
| 1210 | \$1710 | 700 sqft | 1 Bed • 1 Bath | Today |
| 1212 | \$1710 | 700 sqft | 1 Bed • 1 Bath | Today |
| 1214 | \$1710 | 700 sqft | 1 Bed • 1 Bath | Today |

View All (10)

A1-G2

1 Bed • 1 Bath

\$1,710–\$1,750 • 700+ sqft

3 Available

| | | | | |
|------|--------|----------|----------------|-------|
| 1203 | \$1710 | 700 sqft | 1 Bed • 1 Bath | Today |
| 1208 | \$1710 | 700 sqft | 1 Bed • 1 Bath | Today |

| | | | | |
|--|--------|-----------|-----------------|--------|
| 3208 | \$1710 | 700 sqft | 1 Bed • 1 Bath | Today |
| 1119 | \$1750 | 700 sqft | 1 Bed • 1 Bath | Today |
| 2217 | \$1710 | 700 sqft | 1 Bed • 1 Bath | Jan 26 |
| 2110 | \$1750 | 700 sqft | 1 Bed • 1 Bath | Jan 26 |
| A2 1 Bed • 1 Bath \$1,750 • 872+ sqft 2 Available | | | | |
| 1204 | \$1750 | 872 sqft | 1 Bed • 1 Bath | Today |
| 2203 | \$1750 | 872 sqft | 1 Bed • 1 Bath | Today |
| 2303 | \$1750 | 872 sqft | 1 Bed • 1 Bath | Jan 26 |
| A3-G2 1 Bed • 1 Bath \$1,875 • 936+ sqft 1 Available | | | | |
| 3304 | \$1875 | 936 sqft | 1 Bed • 1 Bath | Today |
| B1 2 Beds • 2 Bath \$2,049–\$2,109 • 1060+ sqft 2 Available | | | | |
| 2219 | \$2049 | 1060 sqft | 2 Beds • 2 Bath | Today |

| | | | | |
|--|--------|-----------|-----------------|--------|
| 1129 | \$2069 | 1060 sqft | 2 E • 2 Bath | Today |
| 2319 | \$2049 | 1060 sqft | 2 Beds • 2 Bath | Jan 26 |
| 2119 | \$2069 | 1060 sqft | 2 Beds • 2 Bath | Jan 26 |
| 2419 | \$2109 | 1060 sqft | 2 Beds • 2 Bath | Jan 26 |
| B1-A 2 Beds • 2 Bath \$1,631 • 1060+ sqft 1 Available | | | | |
| 1229 | \$1631 | 1060 sqft | 2 Beds • 2 Bath | Today |
| B2 2 Beds • 2 Bath \$2,129–\$2,189 • 1078+ sqft 14 Available | | | | |
| 1201 | \$2129 | 1078 sqft | 2 Beds • 2 Bath | Today |
| 1233 | \$2129 | 1078 sqft | 2 Beds • 2 Bath | Today |
| 1333 | \$2129 | 1078 sqft | 2 Beds • 2 Bath | Today |
| 3201 | \$2129 | 1078 sqft | 2 Beds • 2 Bath | Today |
| 3202 | \$2129 | 1078 sqft | 2 Beds • 2 Bath | Today |

[View All \(10\)](#)

3 Beds 3 Bath
\$2,529-\$2,589 • 1315+ sqft
6 Available

| | | | | |
|------|--------|-----------|-----------------|-------|
| 1236 | \$2529 | 1315 sqft | 3 Beds • 2 Bath | Today |
| 1102 | \$2549 | 1315 sqft | 3 Beds • 2 Bath | Today |
| 1136 | \$2549 | 1315 sqft | 3 Beds • 2 Bath | Today |
| 3111 | \$2549 | 1315 sqft | 3 Beds • 2 Bath | Today |
| 1436 | \$2589 | 1315 sqft | 3 Beds • 2 Bath | Today |

[View All \(4\)](#)

C1-G2
3 Beds • 2 Bath
\$2,529 • 1315+ sqft
1 Available

| | | | | |
|------|--------|-----------|-----------------|-------|
| 1302 | \$2529 | 1315 sqft | 3 Beds • 2 Bath | Today |
|------|--------|-----------|-----------------|-------|

C2
3 Beds • 2 Bath
\$2,529-\$2,589 • 1329+ sqft
5 Available

| | | | | |
|------|--------|-----------|-----------------|-------|
| 1227 | \$2529 | 1329 sqft | 3 Beds • 2 Bath | Today |
| 1309 | \$2529 | 1329 sqft | 3 Beds • 2 Bath | Today |
| 1109 | \$2549 | 1329 sqft | 3 Beds • 2 Bath | Today |

| | | | | |
|------|--------|-----------|--------------|-------|
| 1409 | \$2589 | 1329 sqft | 3 B • 2 Bath | Today |
|------|--------|-----------|--------------|-------|

| | | | | |
|------|--------|-----------|-----------------|-------|
| 1427 | \$2589 | 1329 sqft | 3 Beds • 2 Bath | Today |
|------|--------|-----------|-----------------|-------|

B1A-HI
2 Beds • 2 Bath
\$1,651 • 1087+ sqft
Jan 26

| | | | | |
|------|--------|-----------|-----------------|--------|
| 2107 | \$1651 | 1087 sqft | 2 Beds • 2 Bath | Jan 26 |
|------|--------|-----------|-----------------|--------|

B3-G2
2 Beds • 2 Bath
\$2,099 • 1090+ sqft
Jan 26

| | | | | |
|------|--------|-----------|-----------------|--------|
| 2320 | \$2099 | 1090 sqft | 2 Beds • 2 Bath | Jan 26 |
|------|--------|-----------|-----------------|--------|

B3
2 Beds • 2 Bath
\$2,099–\$2,119 • 1090+ sqft
Jan 26

| | | | | |
|------|--------|-----------|-----------------|--------|
| 2204 | \$2099 | 1090 sqft | 2 Beds • 2 Bath | Jan 26 |
|------|--------|-----------|-----------------|--------|

| | | | | |
|------|--------|-----------|-----------------|--------|
| 2120 | \$2119 | 1090 sqft | 2 Beds • 2 Bath | Jan 26 |
|------|--------|-----------|-----------------|--------|

B4
2 Beds • 2 Bath
\$2,279–\$2,339 • 1224+ sqft
Jan 26

| | | | | |
|------|--------|-----------|-----------------|--------|
| 2226 | \$2279 | 1224 sqft | 2 Beds • 2 Bath | Jan 26 |
|------|--------|-----------|-----------------|--------|

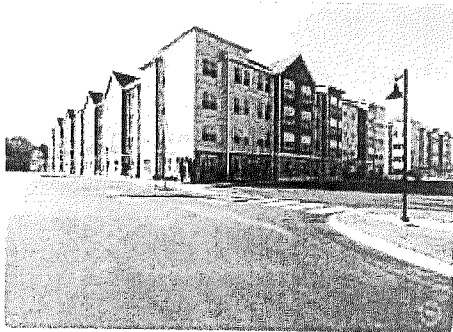
| | | | | |
|---|--------|-----------|-----------------|--------|
| 2326 | \$2279 | 1224 sqft | 2 E • 2 Bath | Jan 26 |
| 2426 | \$2339 | 1224 sqft | 2 Beds • 2 Bath | Jan 26 |
| C1-HI 3 Beds • 2 Bath \$2,529 • 1315+ sqft Jan 26 | | | | |
| 2221 | \$2529 | 1315 sqft | 3 Beds • 2 Bath | Jan 26 |
| A1-HA 1 Bed • 1 Bath Please Call • 700+ sqft Contact | | | | |
| A3 1 Bed • 1 Bath Please Call • 872+ sqft Contact | | | | |
| A3-HI 1 Bed • 1 Bath Please Call • 936+ sqft Contact | | | | |
| B1-G2 2 Beds • 2 Bath Please Call • 1060+ sqft Contact | | | | |
| B1-HI 2 Beds • 2 Bath Please Call • 1060+ sqft Contact | | | | |
| B1A-G2 2 Beds • 2 Bath | | | | |

Please Call • 1087+ sqft
Contact

B3-HI
2 Beds • 2 Bath
Please Call • 1090+ sqft
Contact

Prices, specials, features and availability subject to change.

Property Details



The Westerly

Two weeks free on a 16 to 17-month lease term. *The Westerly does have other terms available that come with a \$250 monthly premium. ***Incentives are subject to change due to availability and without notice.***

Lease Terms

Please call for lease terms and pet policy.

(401) 312-7172 or [Check Availability](#)

Office Hours

Open Today
10:00am - 6:00pm

[Show All Hours](#)

(401) 312-7172 or [Check Availability](#)

MARKET RENTAL COMPARABLES

DEVELOPMENT TEAM

APPLICANT/DEVELOPER

88 CORP.

Kevin Lobisser, President

David Pyne, Vice President

DEVELOPMENT CONSULTANT

Edward Marchant

EHM/Real Estate Advisor

ATTORNEY

John Smolak

Smolak & Vaughn LLP

CIVIL ENGINEER

Mark Allen, P.E.

Allen Engineering, LLC

ARCHITECT

F. Paul Frederick, AIA

HPA Design, Inc.

LANDSCAPE ARCHITECT

M.J. Mrva, R.L.A.

Bohler Engineering

TRAFFIC ENGINEER

Ronald Müller, P.E.

Ron Müller & Associates

GENERAL CONTRACTOR

Kevin Lobisser

Lobisser Building Corp. (or related party)

LOTTERY AGENT

Maureen O'Hagan

MCO Housing Services

PROPERTY MANAGER

88 CORP. (or related party)

Additional information on Development Team members is attached.

88 CORP.
KEVIN W. LOBISSEY, PRESIDENT

Kevin W. Lobisser, the President of 88 CORP., has planned, designed, permitted and developed over 550 residential single-family homes, condos and rental units since 1995.

All of the projects are constructed through Lobisser Building Corp. for which Mr. Lobisser is the Owner and President. Lobisser Building Corp. includes 22 talented and dedicated professionals which include Project Manager, Site Supervisors, Laborers, Accountants and Office staff.

Currently Kevin Lobisser owns and manages over 100 apartment units and approximately 70,000 sq. ft. of medical office space and flex buildings.

A sample of past and current projects is listed below:

- Crystal Way, Bellingham MA / 21-residential condo units
- Woodland Hills, Bellingham, MA / 12-residential custom homes
- Rockwood Meadows, Upton, MA / 62-residential condo units
- Village at Cooks Farm, Franklin, MA / 55-residential condo units
- Kenneth Village, Upton, MA / 8-residential condo units
- Hecla Canal, Uxbridge, MA / 12-residential condo units
- 169 Medway Rd. Milford, MA / 24-residential rental units
- 75 Water St. Milford, MA / 7-residential rental units
- Minuteman Estates, Oxford, MA / 38-residential homes

88 CORP.
DAVID H. PYNE, VICE PRESIDENT

David H. Pyne is Vice President of 88 CORP. and has over 25 years of experience in developing commercial, industrial, and residential projects in the Milford, Massachusetts area.

Mr. Pyne owns several real estate companies and businesses, and has planned, developed, and overseen the construction of all of his projects for over 25 years. He is President of Hillview Equipment and Leasing in Milford, Massachusetts, a company that buys, rents, sells, and trades heavy construction equipment all over the world, employing over 30 people.

David Pyne also is involved in solar energy in the area, developing and investing in many large solar projects. He currently owns and manages over 150,000 square feet of industrial warehouse space, various residential properties, boat slips, and over \$7 million of local solar projects.

More specific information on Mr. Pyne's companies is listed below:

Hillview Equipment and Leasing Co., Inc. has traded in used Caterpillar equipment since 1994

Corner Brook, LLC has owned and managed industrial real estate since 1996

Dublin Group LLC has owned and managed industrial real estate since 1997

Hoboken LLC has managed residential and commercial properties since 2010

Milford Solar LLC has owned and managed and owns solar projects since 2012

308 Corp has owned medical office space since 2015

David Pyne has an Economics Degree from Lafayette College.

Edward H. Marchant

Edward H. Marchant has been actively involved with the development, financing, construction, and management of real estate over the past forty-six years. In addition to his experience as a real estate developer and consultant, Mr. Marchant has been a real estate educator at Harvard University over the past thirty-seven years.

As a Project Manager and then as Director of Development at Greater Boston Community Development, Inc. (GBCD), Mr. Marchant worked from 1971-1980 with a wide range of community-based housing sponsors in the successful development of numerous affordable housing projects. GB CD, a non-profit corporation and one of the leading affordable housing development firms in the country, is now known as The Community Builders, Inc. (TCB). Mr. Marchant served on its Board of Directors from 1985 to 1997 until he began providing real estate consulting services to TCB. Mr. Marchant no longer provides consulting services to TCB and was reelected as a member of the TCB Board of Directors in December 2010.

As a Vice President at John M. Corcoran & Co. (Corcoran), a private Boston real estate development and management company, Mr. Marchant was responsible for initiating real estate projects and serving as a development project manager on those projects that he initiated. As a development project manager, Mr. Marchant was responsible for identifying suitable sites and gaining site control, preparing feasibility studies, assembling development teams, negotiating required zoning approvals, securing construction and permanent financing, coordinating the design/construction process, and establishing and monitoring marketing programs. Mr. Marchant's real estate development experience at Corcoran included the development of residential, office, and R&D projects. One of his projects at Corcoran was the rehabilitation of a 392-unit Boston public housing project now known as Commonwealth Apartments. That project, owned by the Boston Housing Authority but privately managed by Corcoran, was awarded an Urban Land Institute Award of Excellence in 1989.

Since 1990 Mr. Marchant has worked as an independent real estate advisor. Clients have included developers, investors, private and quasi-public financial institutions, universities, foundations, and municipalities. Representative assignments have included advising Zoning Boards of Appeals and developers in Massachusetts on 174 proposed rental or for-sale Chapter 40B Comprehensive Permit mixed-income residential developments; quasi-public agencies on redevelopment planning, implementation, and/or developer selection for closing military bases (Ft. Devens, MA / Watertown, MA / and Bermuda); major urban universities on the development of a strategic neighborhood revitalization plan (with TCB) and on the development and/or acquisition of graduate student/faculty housing; a federal housing agency on the implementation of a public housing funding program for severely distressed public housing projects; the Ford Foundation on its mixed-income/mixed-race communities initiative (with Brophy & Reilly LLC); a non-profit on the development and financing of an assisted-living facility; private developers on structuring and negotiating joint venture development agreements; a private corporation on a valuation and disposition strategy for corporate real estate assets; a local foundation on pre-development loan due diligence reviews of proposed mixed-income housing developments; investors on acquiring real estate assets; and a private developer on the development of an 85,000 square foot ambulatory care center.

In addition to his direct real estate consulting work, served in the 1990's as a court-appointed Trustee or Examiner for the Office of the United States Trustee on four Chapter 11 bankruptcy cases, including two where the primary assets were real estate. These two cases included a mixed-use building (retail and office) and a mobile home park. Creditors in the two cases in which Marchant served as Chapter 11 Trustee received a 100 cent and 129 cent on the dollar dividend distribution respectively. Mr. Marchant has also served as a real estate expert for the United States Attorney, District of Massachusetts.

Since 1980, Mr. Marchant has been an Adjunct Lecturer in Public Policy at the Kennedy School of Government, Harvard University, where he has taught courses on real estate development and finance and on the development, financing, and management of affordable housing. Mr. Marchant also serves as a Core Faculty member of the Real Estate Academic Initiative at Harvard University. The quality of Mr. Marchant's teaching at the Kennedy School has been recognized numerous times through a Dean's Office award. Mr. Marchant also taught for over twenty years until 2014 a real estate finance and investment course at the Harvard University Extension School where he received the JoAnne Fussa Distinguished Teaching Award in 1997. Mr. Marchant has participated as a faculty member in numerous professional educational programs offered by Harvard Graduate School of Design (GSD), Harvard Business School (HBS), Harvard Kennedy School (HKS), and Harvard Divinity School (HDS). These professional programs have included the Advanced Management Development Program in Real Estate, the Affordable Housing Institute, Real Estate Development Fundamentals and Real Estate Finance Fundamentals (both at GSD); Real Estate Management Program, Real Estate Executive Seminar, and Leading Complex Capital Projects Program (HBS); HUD/CPD Community and Economic Development Institute and the HUD-sponsored Community Builders Fellowship and Public Trust Officers Training Program (HKS); and the Summer Leadership Institute (HDS).

Mr. Marchant has frequently served as an evaluator for the Innovations in American Government program, a program administered by the Ash Center at the Harvard Kennedy School. Mr. Marchant also designs and teaches corporate real estate training programs, including past programs for Jones Lang LaSalle (JLL), Boston Financial Investment Management, Copley Real Estate Advisors, the City of Boston's Department of Neighborhood Development and The Community Builders, Inc.

A graduate of Cornell University and Harvard Business School, Mr. Marchant is a member of the Urban Land Institute and a former Chairman of ULI's Boston District Council Executive Committee. Mr. Marchant is also a member of the Cornell University Real Estate Council and serves on the Cornell Baker Program in Real Estate Advisory Board.

***EHM/Real Estate Advisor
9 Rawson Road
Brookline, MA 02445-4507***

**617-739-2543
617-739-9234 (FAX)**

emarchant@msn.com

October 2017

Edward Marchant's Chapter 40B Comprehensive Permit Experience

Provided or Providing Technical Assistance to Zoning Boards of Appeal and/or Public Agencies (51 Municipalities / 112 Projects)

| | |
|-----------------------------|------------------|
| Andover | Marblehead (2) |
| Ashland | Marlborough |
| Barnstable (3 developments) | Merrimac |
| Bedford (3) | Methuen (4) |
| Bolton (4) | Millis |
| Bridgewater (6) | Nantucket (5) |
| Dedham (2) | Norwood |
| DHCD (Hingham) | Revere |
| Dighton (5) | Rutland (2) |
| Dover (3) | Saugus (4) |
| Easton (4) | Seekonk (2) |
| Falmouth | Sharon |
| Foxborough (3) | Southborough (3) |
| Georgetown (2) | Stoughton (2) |
| Gloucester | Sturbridge |
| Hanover (2) | Sudbury (6) |
| Harvard (2) | Swampscott |
| Harwich | Taunton |
| Hudson (4) | Townsend |
| Ipswich (4) | Waltham (2) |
| Lancaster | West Boylston |
| Lexington | Westminster |
| Littleton (4) | Winchester |
| Lynnfield | Winthrop |
| Manchester-by-the-Sea | Yarmouth (2) |
| Mansfield (4) | |

Provided or Providing Development Consulting Services on Potential Chapter 40B Projects (44 Municipalities / 62 Projects)

| | |
|------------------------|----------------|
| Acton (3 developments) | Norfolk (2) |
| Andover | North Andover |
| Ashland | Norwood |
| Bellingham | Oxford |
| Billerica (2) | Pepperell |
| Burlington | Plainville (2) |
| Brookline (4) | Reading |
| Chelmsford (6) | Salisbury |
| Cohasset | Sharon |
| Dartmouth | Sherborn |
| Dracut (3) | Sterling |
| Duxbury | Stoneham |
| Easton | Tewksbury |
| Falmouth | Tyngsborough |
| Hopkinton | Upton |
| Ipswich | Wakefield (2) |
| Littleton | Walpole |
| Marshfield | Wareham |
| Merrimac | Weston |
| Middleborough | Westford (2) |
| Milford | Woburn (2) |
| Newton | Wrentham |

Other Chapter 40B-Related Experience

Speaker at numerous Chapter 40B Training Conferences [Sponsored by Citizens' Housing & Planning Association (CHAPA), MA Department of Housing & Community Development (DHCD), Massachusetts Housing Partnership (MHP) and MassHousing] and the MHP-sponsored Massachusetts Housing Institute.

October 2017

AREAS OF EXPERIENCE

*Land Use Law
Real Estate Development
Environmental
Affordable Housing
Permitting*

BAR ADMISSIONS

*Massachusetts
New Hampshire*

EDUCATION

*Boston College Law School,
J.D., 1990
Columbia University School
of International and Public Affairs,
M.P.A. Public Policy and
Administration, 1987
University of Massachusetts
at Amherst B.A., summa
cum laude, 1985*

MEMBERSHIPS

*Governor's Economic
Development Planning Council,
member (2015-Present)*

*DHCD's Homeownership Advisory
Committee, MA DHCD (2012-
2015)*

*Merrimack Valley General Fund
Grants Committee, Essex County
Community Foundation (2012 –
Present)*

*Homebuilders Association of
Mass., Chair, Governmental
Affairs Committee (2013 to
Present), and Member of the Board
of Directors (2004 to Present)*

*NAIOP – Massachusetts Chapter,
Chairman, Environmental
Committee (2002-2004)*

*Boston Bar Association, Member,
Environmental Law Section
Steering Committee (2000 -2005)*

John Smolak is a Partner and Co-Founder of Smolak & Vaughan LLP. His practice is concentrated in the areas of land use, environmental, and real estate development law. Prior to forming the firm in 2004, John was Co-Chairman of the Real Estate and Environmental Group with Burns & Levinson LLP in Boston.

John has represented property owners and developers in over one hundred cities and towns in Massachusetts in all aspects of real estate development, including the licensing and permitting of land use projects such as multifamily residential, transit-oriented development, office and retail centers, institutional and educational facilities, hotels, and other mixed use developments. In 2004, John was named a Massachusetts SuperLawyer in the field of Real Estate based upon a survey of Massachusetts attorneys conducted by Law & Politics Media, and reviewed by an independent blue ribbon panel, and is AV Rated by Martindale Hubbard.

His practice includes obtaining approvals related to federal, state and local highway access, wetlands and waterways, air, water and sewer facilities, zoning, and other permitting before local, state and federal permitting boards and agencies. John also advises clients on environmental compliance with federal, state, and local laws governing oil or hazardous materials, water pollution control, underground storage tanks, occupational health and safety, and historic preservation.

John was appointed in 2015 by Governor Charlie Baker to serve on the Governor's Economic Development Planning Council which is charged with developing the Commonwealth's Economic Development Plan, and was appointed and currently serves as a Board Member of the University of Massachusetts Building Authority. John has also served on a number of committees and task forces, including the DHCD's Homeownership Advisory Group which was charged with advising on modifications to the Commonwealth's housing policies. John also served on several working group involving proposed amendments to the Massachusetts Endangered Species Regulations, and formerly served on the Zoning and Wetlands Committee of the Governor's Special Commission on Barriers to Housing Development. Additionally, John served on the Legislative Committee of the Commonwealth Housing Task Force, an ad hoc committee which developed the Smart Growth legislation which became M.G.L. Chapter 40R and Chapter 40S.

John serves as Chairman of the Governmental Affairs Committee of the Homebuilders and Remodelers Association of Massachusetts (HBRAMA), and is a past Chairman of the Environmental Committee for the Massachusetts Chapter of NAIOP. John was also a member of the Boston Bar Association Environmental Law Section's Steering Committee and remains an active Section Member. John served as Vice Chair of the Merrimack Valley Regional Planning Commission for nine years. He was also a member of the Massachusetts Executive Office of Transportation and Construction, Transportation Enhancements Steering Committee.

John served on the Board of Directors of Special Olympics Massachusetts, Inc., and served on its Governance Committee, Executive Committee and its Building Committee. He is also a member of the Essex County Community Foundation's Merrimack Valley General Fund Grants Committee.

AFFORDABLE AND MULTIFAMILY HOUSING

Smolak & Vaughan LLP has extensive experience in the area of affordable and multifamily housing. Our experience includes analyzing and structuring complex deals, coordinating projects of significant scope and complexity, and providing counsel throughout the development process. We actively represent owners and lenders in all aspects of multifamily and affordable housing. Representation includes comprehensive project analysis, obtaining approvals and funding from government subsidizing agencies and other governmental authorities, obtaining approvals under conventional zoning, obtaining Comprehensive Permits under Chapter 40B and other regulatory approvals, serving as a liaison with local, state and federal government agencies, representing developers before the Housing Appeals committee and courts, and closing construction and permanent loans for borrowers and lenders. We have significant expertise representing developers before local zoning boards of appeals in connection with the Massachusetts comprehensive permit process under Chapter 40B, and regulations promulgated by the Massachusetts Department of Housing and Community Development. We have also participated in commenting on, and drafting proposed modifications to, the updated Comprehensive Permit Regulations and related 40B Guidance issued by the DHCD. We have served as a member of the DHCD's Homeownership Advisory Group which was established to review current multifamily housing policy within Massachusetts. We have also represented developers in connection with Chapter 40R Smart Growth proposals, as well as other multifamily and mixed use projects throughout Massachusetts.

Representative Multifamily/Mixed Use Project Experience

Attorneys with the firm are currently, or have been, involved with the following Comprehensive Permit projects on behalf of non-profit and for profit developers:

| | |
|--------------------------------------|-----------|
| • Northfield Commons, Andover | 80 Units |
| • Thorndike Place, Arlington | 219 Units |
| • Benfield Farms, Carlisle | 27 Units |
| • Chicopee Assisted Living, Chicopee | 95 Units |
| • Allard's Grove, Dracut | 60 Units |
| • Broadway Village, Dracut | 278 Units |
| • Grassfields, Dracut | 48 Units |
| • Mascuppic Village, Dracut | 44 Units |
| • Long Pond Village, Dracut | 32 Units |
| • Pines at Marsh Hill, Dracut | 34 Units |
| • Harbor Village, Gloucester | 30 Units |

Representative Multifamily/Mixed Use Project Experience
(Cont'd)

| | |
|--|-----------|
| • Welcome Home Apts., Veterans Housing, Haverhill | 27 Units |
| • Gerson Building Veterans Housing, Haverhill | 44 Units |
| • Residences at Essex Pastures, Ipswich | 194 Units |
| • Mashpee Village Apartments, Mashpee | 145 Units |
| • Country Estates, Medfield | 49 Units |
| • Broadway Building Apartments, Methuen | 40 Units |
| • Hill's Farm, Methuen | 156 Units |
| • Methuen Assisted Living, Methuen | 92 Units |
| • The Preserve at Abbyville, Norfolk | 168 Units |
| • Abbyville Commons, Norfolk | 48 Units |
| • The Enclave at Norfolk, Norfolk | 56 Units |
| • East Mill/West Mill, No. Andover | 150 Units |
| • Meetinghouse Commons, North Andover | 80 Units |
| • Princeton North Andover, No. Andover | 194 Units |
| • Residences at Osgood Landing, North Andover (later converted to 40R District for 530 Units) | 300 Units |
| • Stevens Corner, North Andover | 42 Units |
| • Residences at O'Shea Field, Peabody | 80 Units |
| • Maplewood Village, Reading | 36 Units |
| • Herring Brook Meadow, Scituate | 20 Units |
| • Christopher Street, Stoneham | 12 Units |
| • Eaglebrook Village, Wrentham | 104 Units |
| • Eaglebrook Village Extension, Wrentham | 49 Units |
| • Eaglebrook Commons, Wrentham | 100 Units |

MARK ALLEN, P.E.

ALLEN ENGINEERING, LLC

CIVIL ENGINEERS AND LAND DEVELOPMENT CONSULTANTS

2 WILLOWBROOK LANE

MENDON, MA 01756

Allen Engineering, LLC, Civil Engineers and Land Development Consultants, was founded in 2004 to provide high-quality professional civil engineering, property surveying, land use planning and permitting services throughout Massachusetts.

Allen Engineering is a leader and has worked on various commercial, industrial and residential projects for land developers, town agencies and homeowners across Massachusetts.

While environmental awareness continues to grow, Allen Engineering remains committed to working with clients' needs to create viable solutions that consider the environmental impacts of development.

At Allen Engineering, we strive to make Smart Growth and Green Development an integral part of our day-to-day design process, making a positive impact on our surroundings.

The firm has built its reputation on maintaining high standards on every project, focusing on superior quality and customer satisfaction. Allen Engineering is committed to staying ahead of the curve on which new technologies may benefit certain sites and staying current with the ever-changing local and state regulations. These two attributes have streamlined Allen Engineering's design and permitting throughout the years, which has saved its clients time and money.

As the owner of Allen Engineering, Mark Allen brings nearly two decades of experience and a wealth of knowledge to the civil engineering industry.

Mark Allen holds a Bachelor of Science degree in Civil Engineering from the University of New Hampshire. He is registered as a professional civil engineer, licensed soil evaluator and certified septic system inspector in Massachusetts.



HPA Design, Inc.

ARCHITECTS

Company Profile

HPA Design, Inc., Wrentham, MA 02093

(508)-384-8838

Summary:

For over 25 years, HPA Design Inc. Architects has been designing high quality single and multifamily residential and commercial buildings within the New England area.

The Beginning:

With its beginnings in residential architecture, HPA Design Inc. was founded in 1990 by Henry Arnaudo. Within a few years of its inception, Henry and the HPA Design team developed a remarkable reputation among its residential clients and has since become a recognized leader in traditional New England style residential architecture.

In 1999, HPA Design Inc. began designing some joint venture multifamily residential and small commercial projects with other local architectural firms.

Paul Frederick, a registered Architect with over 20 years of commercial, retail and multifamily residential experience, teamed up with Henry Arnaudo in 2004 to create a commercial division of the firm.

Henry and Paul, in combination with the other associates of HPA Design, the least of which has been with the firm over 15 years, form a dynamic group with a wealth of experience and skill in the field of architecture and construction.

The Philosophy:

The reason for HPA Design's history of success can be attributed to the firm's philosophy. This philosophy is to provide a comprehensive and unparalleled level of service second to none. Simply put, to be the best.

Although this philosophy seems somewhat apparent and should be commonplace within the industry, many firms fall short because they define **"the best"** in their own terms rather than with the client's needs and best interest in mind.

In order to make this philosophy a reality, HPA Design identifies the various but very specific needs of the client along with the design and construction principals that best apply. With these needs and principals clearly in focus the overall design parameters and project goals are set.

- 200 Stonewall Blvd., Suite 5
- Wrentham, MA 02093
- Tel. (508) 384-8838
- Tel. (781) 407-0000
- Fax (508) 384-0483
- www.hpadesign.com

Subsequently as the project progresses through design and construction, the adherence to these parameters and goals in conjunction with its functionality, aesthetics, constructability and cost are continuously reevaluated. This iterative process is critical in allowing for project flexibility when it's most beneficial, while never losing sight of the original benchmark for which the project's success can be judged.

HPA Design's dedication to providing a top quality level of service, along with the unwavering commitment to establish and preserve quality client relationships, have proven to be the linchpin of the firm's success. At HPA Design our philosophy becomes your reality.

The Results:

Due to the HPA Design philosophy, the diversified architectural and construction experience of the staff, the practical and holistic approach and the understanding that the client's projects must get constructed to their satisfaction, **97%** of HPA's commercial projects are from/for repeat clients. This is no accident. HPA's repeat client list is testament to the level of service one can expect.

Key Staff:

Henry Arnaudo AIA President

Henry Arnaudo is a registered architect with over 30 years of architectural and construction observation experience. He began his career working for a number of larger firms in and around the Boston area. In 1990, Henry founded HPA Design Inc. and has been responsible for many award winning projects throughout his career.

Henry is responsible for all aspects of the firm's operation including new client development and the continued successful relationships with current clients. On a day to day basis Henry oversees the entire process to insure that quality is maintained on all projects throughout all phases. Henry is also responsible for coordinating projects with various groups and municipalities including federal and local housing authorities, building and fire departments, zoning and planning boards, historical and conservation commissions and consulting engineers.

Henry's diversified experience includes commercial and institutional projects, however his expertise lies in single and multifamily residential. Henry has been involved in more than 7,000 residential projects since founding HPA Design. These projects vary in type and size from single family homes for private owners and developers through multiple lot subdivisions, duplexes, triplexes, townhouses and multiunit apartment and condominium buildings through custom single family homes ranging from 1,500 SF to 15,000 SF.

His design work has been selected for various awards year after year, including the BAGB Prism Awards and the 2015 Boston Preservation Achievement Award (*Walgreens – Downtown Crossing*).

Henry earned his Architectural Degree from Wentworth Institute of Technology and is a Registered Architect, a member of the American Institute of Architects and The Boston Society of Architects and has sat on the board of The Builder's Association of Greater Boston.

Paul Frederick AIA, Vice President

Paul Frederick is a registered architect with nearly 35 years of diversified architectural, engineering and construction experience. Throughout his career and prior to joining HPA in 2004, Paul worked at a number of small and large architectural, engineering and design/build firms in and around the Boston area. During this time he accumulated an impressive project resume consisting mainly of commercial, office, retail and mixed used projects along with food service/hospitality and multiunit residential developments.

As Vice President of HPA Design, Inc., Paul is involved in all managerial aspects of the firm, including marketing, client procurement and relations, project scheduling and consultant contracting. From a project standpoint Paul is unambiguously accountable to the client for the complete success of their project. This includes project management, programming and design, coordination with local, state and federal agencies, building, energy and accessibility regulation compliance, technical detailing, construction document preparation, engineering consultant coordination and finally, construction control. Overall Paul is directly responsible for the execution and successful completion of all commercial and multiunit residential projects at HPA Design.

From a practical standpoint Paul applies both his formal education and practical experience in architecture, engineering and construction, to all his projects. By combining the architect's creativity, the engineer's analytical approach and contractor's technical know-how, Paul is able to understand, address and balance all three components from design inception through construction completion.

Paul earned a Bachelor of Architectural Degree from Roger Williams University as well as a Bachelor of Science Degree (in Engineering) and an Associate's Degree in Civil Engineering Technology.

Paul is a Registered Architect in *Massachusetts, Connecticut, New Hampshire, Maine, Rhode Island, and Pennsylvania*. He is a member of the American Institute of Architects, The Boston Society of Architects and is NCARB certified.

Domenic W. DeAngelo, P.E., Structural Engineer

Domenic DeAngelo is a Structural Engineer with over 40 years of experience in office, commercial, retail, industrial, educational and residential projects.

As President of DWD Engineering, Inc., Domenic continues to work successfully with a broad range of clients including owners, developers, architects, contractors and building officials. His creative but pragmatic design approach combined with his uncanny ability to quickly assess and resolve construction site obstacles is critical to the perpetual success of all his design and construction projects.

Domenic has forged strong and lasting relationship with all his clients due to the quality, timeliness and practicality of his engineering. His ability to consider and strike a balance between building code requirements, good engineering practice and ultimately the construction process, are essential in the successful completion of all his projects.

Domenic earned a Bachelor of Science Degree in Civil Engineering from Worcester Polytechnic Institute and his education include graduate courses from Northwestern University.

Domenic is a Registered Structural Engineer in Massachusetts, Rhode Island, Maine, Connecticut, Vermont and New Hampshire. He is a member of the American Institute of Steel Construction, American Society of Civil Engineers and American Concrete Institute.

Henry P. Arnaudo AIA**HPA Design, Inc., Wrentham, MA 02093****(508)-384-8838****Profile:**

Henry is responsible for all aspects of the firm's operation including new client development and the continued successful relationships with current clients. On a day to day basis Henry oversees the entire process to insure that quality is maintained on all projects throughout all phases. Henry is also responsible for coordinating projects with various groups and municipalities including federal and local housing authorities, building and fire departments, zoning and planning boards, historical and conservation commissions and consulting engineers.

Henry's diversified experience includes commercial and institutional projects, however his expertise lies in single and multifamily residential. Henry has been involved in more than 7,000 residential projects since founding HPA Design. These projects vary in type and size from single family homes for private owners and developers through multiple lot subdivisions, duplexes, triplexes, townhouses and multiunit apartment and condominium buildings through custom single family homes ranging from 3,000 SF to 15,000 SF.

His design work has been selected for various awards year after year, including the BAGB Prism Awards and the 2015 Boston Preservation Achievement Award (*Walgreens – Downtown Crossing*).

Career Progression:

| | |
|---|--------------|
| HPA Design, Inc., Wrentham, MA <i>President</i> | 1990-current |
| Lane Associates, Dedham, MA <i>Architectural Draftsman</i> | 1990-1991 |
| Sanders, Wadsworth and Associates, Worcester, MA <i>Project Manager</i> | 1989-1990 |
| Bergmeyer Associates, Inc., Boston, MA <i>Project Manager</i> | 1988-1989 |
| Kubitz and Pepi Architects, Wellesley, MA <i>Architectural Designer/Draftsman</i> | 1987-1988 |
| Dion & Sokol Inc., Architects, Sudbury, MA, <i>Architectural Designer/Draftsman</i> | 1986-1987 |

- 200 Stonewall Blvd., Suite 5
- Wrentham, MA 02093
- Tel. (508) 384-8838
- Tel. (781) 407-0000
- Fax (508) 384-0483
- www.hpadesign.com

Education:

Bachelor of Science in Architectural Engineering, Wentworth Institute of Technology,
Boston, MA 1990

Registrations and Professional Organizations

Registered Architect, State of Wisconsin
Member of the American Institute of Architects
Member of the Boston Society of Architects

F. Paul Frederick AIA**HPA Design, Inc., Wrentham, MA 02093****(508)-384-8838****Profile:**

As Vice President of HPA Design, Inc., Paul is involved in all managerial aspects of the firm, including marketing, client procurement and relations, project scheduling and consultant contracting. From a project standpoint Paul is unambiguously accountable to the client for the complete success of their project. This includes project management, programming and design, coordination with local, state and federal agencies, building, energy and accessibility regulation compliance, technical detailing, construction document preparation, engineering consultant coordination and finally, construction control. Overall Paul is directly responsible for the execution and successful completion of all commercial and multiunit residential projects at HPA Design.

From a practical standpoint Paul applies both his formal education and practical experience in architecture, engineering and construction, to all his projects. By combining the architect's creativity, the engineer's analytical approach and contractor's technical know-how, Paul is able to understand, address and balance all three components from design inception through construction completion.

Career Progression:

| | |
|--|--------------|
| HPA Design, Inc., Wrentham, MA <i>Vice President</i> | 2004-current |
| National Lumber Company, Mansfield, MA <i>Project Manager/Scheduling/Field Construction Rep</i> | 2002-2004 |
| Carlson Design & Construct Inc., (CDC), Boston, MA <i>Project Manager</i> | 1999-2002 |
| Asfour Associates Inc., Milford, MA <i>Associate/Project Manager/Project Architect</i> | 1992-1999 |
| Sumner Schein Architects and Engineers, (SSAE), Cambridge, MA, <i>Project Architect/Job Captain</i> | 1991-1992 |
| The Architects Collaborative Inc., (TAC), Cambridge, MA <i>Designer/Job Captain</i> | 1990-1991 |
| Primary Group Inc., Boston, MA <i>Job Captain</i> | 1989-1990 |
| EHA Architects/Planners, (Eisenberg Haven Associates) Boston, MA <i>Project Architect/Designer/Job Captain</i> | 1987-1989 |
| John R. Perry Architects, Ltd., Norwood, MA <i>Designer/Job Captain/ Draftsman</i> | 1983-1987 |

- 200 Stonewall Blvd., Suite 5
- Wrentham, MA 02093
- Tel. (508) 384-8838
- Tel. (781) 407-0000
- Fax (508) 384-0483
- www.hpadesign.com

Education:

| | |
|--|-------------|
| Bachelor of Architecture, Roger Williams College, Bristol, RI | 1984 |
| Bachelor of Science, Roger Williams College, Bristol, RI | 1984 |
| Associate of Civil Engineering Technology, Roger Williams College, Bristol, RI | 1984 |
| Overseas Studies Program, University of Venice, Italy | Summer 1982 |

Registrations and Professional Organizations

Registered Architect, Massachusetts, Rhode Island, Connecticut, New Hampshire, Maine, Pennsylvania

Member of the American Institute of Architects

Member of the Boston Society of Architects

Member of NCARB Certified

Project Addendum:

HPA Design, Inc., Wrentham, MA 02093

(508)-384-8838

Representative Projects

Hotel and Multifamily Residential

Franklin Heights Estates, Franklin, MA

Proposed new 28 building, 110 unit, townhouse community and 3 story, 18 unit apartment building.

Wayland Commons, Wayland, MA

Proposed new 14 building, 48 unit, townhouse community.

Mill Valley Estates, Amherst, MA

Design, document preparation and construction administration for a new 148-unit condominium complex in a residential suburban area.

Bigelow Court, Brighton, MA

Design and Boston Redevelopment Authority approvals for an 18 unit condominium building with parking under attached to 8 condominium townhouse units in urban setting.

Comfort Inn, Foxboro, MA

Design, document preparation and construction administration for the renovation and conversion of multiple hotel rooms into deluxe hotel suites.

Comfort Inn, Rockland, MA

Design, renovation and expansion of existing hotel restaurant and function area.

Easton Apartments, Easton, MA

Project Manager for the material supply and framing of a new 118-unit retirement complex.

Norwood Crossing, Norwood, MA

Project Manager for the material supply for a new 110-unit apartment complex.

Granite Properties, Boston, MA

Accessibility review and Rehabilitation of 110 urban apartments in 14 buildings in the Boston area for the U.S. Department of Housing and Urban Development.

- 200 Stonewall Blvd., Suite 5
- Wrentham, MA 02093
- Tel. (508) 384-8838
- Tel. (781) 407-0000
- Fax (508) 384-0483
- www.hpadesign.com

The Ledges, Groton, CT

Project Manager for the material supplier including Floor and Roof truss design, fabrication, distribution and erection for 350 apartments in 15 buildings and associated community buildings.

The Elms of Hanover, Hanover, MA

Project Manager for the material supply and framing of a 44 high end, over 50, townhouse units.

The Village at Auburnville, Whitman, MA

Project Management, Truss design, Wall panel review and construction administration for a 15 building, 92 unit, townhouse complex.

Baker Square, Dorchester Lower Mills, MA

Restoration/conversion of five historic mill buildings to 300 condominium units, a recreational athletic facility and a new 6-story structured parking garage.

Palace at Seaport, Marina Bay, Quincy, MA

Design, document preparation and construction administration for a new 125 Unit 6-story condominium with 2 level underground parking.

Harris Pond, Merrimack, NH

Design, document preparation and construction administration for a new 24-unit condominium building and 300 town houses.

Captain's Cove I and II, Quincy, MA

One 8-story and one 10-story, 180 unit condominium complex.

Comfort Inn, Rockland, MA

Design, renovation and expansion of existing hotel restaurant and function area.

Fafard Complex, Ashland, MA

Design for proposed 40-room motel, 10,000 sf restaurant and 30,000-sf retail strip mall.

Comfort Inn, Rockland, MA

Design, renovation and expansion of existing hotel restaurant and function area.

Webster Nursing Center, Webster, MA

Design, document preparation and construction administration Admin for a new 82-bed nursing and medical care facility including office, and resident dining and function areas.

Alternatives: Group Home, Holden, MA

New assisted living, group home.

Villas at Old Concord Apartment Complex, Billerica, MA

Field evaluation of 7 existing buildings and subsequent interior remodel/exterior addition to each building to house a new water filtration system.



mmrva@bohlereng.com

EDUCATION:

Bachelor of Science,
Landscape Architecture
The Pennsylvania State University

PROFESSIONAL LICENSES:

Connecticut Registered Landscape
Architect #LAR.0001359

Maine Registered Landscape Architect
LAR4248

Massachusetts Registered Landscape
Architect #1217

New Hampshire Registered Landscape
Architect #00109

New York Registered Landscape
Architect #002359-1

Rhode Island Registered Landscape
Architect #419

PROFESSIONAL AFFILIATIONS:

Urban Land Institute

American Society of Landscape
Architects

MATTHEW J. MRVA, RLA

DIRECTOR OF LANDSCAPE ARCHITECTURE

Matt serves as the New England Region Director of Landscape Architecture for Bohler. With over 22 years of experience, he has managed a wide range of project types, from downtown revitalization and campus planning, to resort and community development. Matt is a registered Landscape Architect responsible for design, coordination, quality control and the integration of the latest technology in designing the next generation of living, working and recreational environments.

Matt demonstrates a focused expertise in open space planning, urban design and streetscape improvements, and has a strong track record in implementing projects from conceptual design through construction, and strives to ensure the close coordination of planning and landscape architecture with engineering to achieve integrated results. He is skilled at the production of conceptual illustrative site plans, detailed landscape plans and three dimensional and hand rendered exhibits, and has helped lead a number of community-based consensus-building workshops on projects throughout New England and beyond.



BOHLER
ENGINEERING



RESUMÉ

Name: Ronald Müller, P.E.

Title: Principal

Education: BS Civil Engineering – 1986

Registration: MA Professional Engineer #40482

NH Professional Engineer #10509

CT Professional Engineer #23066

RI Professional Engineer #8318

Affiliations: Institute of Transportation Engineers (ITE), Member

Massachusetts Chapter of the ITE

New Hampshire Chapter of the ITE

Connecticut Chapter of the ITE

PROFESSIONAL PROFILE

Mr. Müller has over 25 years of experience in the permitting of land development projects through the preparation of Traffic Impact and Access Studies and Environmental Impact Reports involving the design of site access and off-site roadway improvements. He has extensive knowledge in the procedures and politics of governmental permitting in Massachusetts, New Hampshire, Connecticut, and Rhode Island and the approval of development projects and transportation improvements. He is capable of coordinating the permitting of development projects involving multiple consultants and numerous permitting issues.

Traffic Impact and Access Studies are an essential component of almost any development project and Mr. Müller has prepared hundreds of these studies necessary for permitting through the Massachusetts Environmental Policy Act (MEPA) process, the Connecticut State Traffic Commission (STC) process for major traffic generators, and the Departments of Transportation in Massachusetts, New Hampshire, Connecticut, and Rhode Island. In Massachusetts, these projects typically involve the preparation of an Environmental Notification Form (ENF), Draft and Final Environmental Impact Reports (EIR), and a MassDOT Section 61 Finding and



Highway Access Permits. In Connecticut, these projects require an Application for STC Certificate and an Encroachment Permit from the ConnDOT. In New Hampshire and Rhode Island, these projects involve the preparation of Traffic Impact and Access Studies in conformance with applicable standards and close coordination with the respective DOT's in securing access to state highways.

PROJECT EXPERIENCE

Traffic Permitting:

Mr. Müller has managed hundreds of development projects in securing permits and approvals through local and state agencies. A sample of these projects is provided below:

Colony Place – An 865,000 square foot shopping center on Commerce Way in Plymouth, Massachusetts. Approvals and permits were obtained from MEPA, MassDOT, and the Town of Plymouth.

Bose Corporation – An 850,000 square foot office development on Route 117 in Stow, Massachusetts. Approvals and permits were obtained from MEPA and the Town of Stow.

The Shoppes at Blackstone Valley – An 823,000 square foot shopping center on Route 146 in Millbury, Massachusetts. Approvals and permits were obtained from MEPA, MassDOT, and the Town of Millbury.

New London Mall – Redevelopment of a 275,000 square foot shopping center in New London, Connecticut. Approvals and permits were obtained from the STC, ConnDOT, and the City of New London.

East Cedar Street Shoppes - Permitting of a mixed-use development including hotel, retail, restaurant, and gas station uses on Route 175 in Newington, Connecticut. Approvals and permits were obtained from the STC, ConnDOT, and the Town of Newington.

Discount Department Stores – State and local permitting of Walmart and Target stores in Hudson, Oxford, Walpole, Plymouth, Dartmouth, Sturbridge, Ware, Raynham, Northbridge, Halifax, Swansea, Wilmington, and Saugus, Massachusetts and in Naugatuck, Waterford, and Putnam, Connecticut and in Woonsocket, Rhode Island.



Home Improvement Stores - State and local permitting of Home Depot and Lowe's stores in Littleton, Oxford, Ware, Plymouth, Raynham, and North Attleborough, Massachusetts and in Hooksett and Plaistow, New Hampshire.

Pharmacies – State and local permitting of CVS, Walgreens, Rite Aid, and Osco Drug stores in numerous communities throughout Massachusetts, New Hampshire, Rhode Island, and Connecticut.

Distribution Centers – State and local permitting of various distribution centers including a Home Depot Cross-Dock facility in Shrewsbury, Massachusetts, a Dunkin Donuts distribution center and a Best Buy distribution center in Bellingham, Massachusetts, and an AMB Property Corp. distribution center in Mansfield, Massachusetts.

Residential Developments - State and local permitting of numerous residential subdivisions, apartment complexes, and retirement communities throughout Massachusetts, New Hampshire, and Rhode Island.

Gasoline Stations - State and local permitting of a variety of gas station projects with ancillary uses such as convenience stores, donut shops, and car washes throughout Massachusetts, New Hampshire, Connecticut, and Rhode Island.

Donut Shops - Local permitting of numerous Dunkin Donuts and Honey Dew projects throughout Massachusetts and New Hampshire.

**Traffic Feasibility
and Site Sizing
Studies:**

Feasibility and due diligence studies are often required by proponents of potential new development projects to identify expected traffic impacts and likely traffic mitigation requirements early-on in the development process. Mr. Müller has prepared many of these studies, which often take the form of site sizing studies at locations where traffic impact and capacity are the constraining factors. In those instances, the studies identify the maximum level of site development feasible within the constraints of the surrounding roadway infrastructure. The studies typically provide preliminary construction cost estimates for potential traffic mitigation measures and identify the approval process likely to be required for the project.



**Traffic
Monitoring
Studies:**

Mr. Müller has prepared numerous Traffic Monitoring Studies that identify post-development traffic conditions and compare the results to the estimates made during the permitting process. Traffic Monitoring Studies are often required as part of local and state conditions for approval of land development projects.

Traffic Reviews:

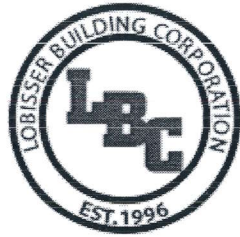
Due to his extensive knowledge and reputation in the field of traffic engineering, Mr. Müller has also been asked to perform reviews of traffic studies prepared by other consultants. Such reviews are typically at the request of cities and towns who often require "third party" reviews of development applications for accuracy, completeness, and compliance with local and state regulations.

**Roadway and
Intersection
Design:**

Mr. Müller has prepared conceptual plans for the design of site access and off-site roadway improvements for most of the projects that he permitted. He is knowledgeable in the design of roadway widening and geometric modifications, traffic control signals and systems, signing and pavement markings, and traffic management during construction. Mr. Müller has also managed several highway design projects that involved the submission of construction, sign and pavement marking, traffic signal, and traffic management plans at the 25, 75, and 100 percent design stages as well as specifications and estimates in accordance with MassDOT submission guidelines. When required, Mr. Müller engages the services of subconsultants to prepare detailed construction documents for roadway and traffic signal improvements that may be required as mitigation for development projects.

**Expert
Testimony:**

Mr. Müller has provided expert testimony in several Land Court, Superior Court, and Housing Appeals Committee cases. These cases typically involve the defense of development projects whose local approvals have either been appealed, or that were denied by a city or town board.



Lobisser (/)
Building Corp.



CALL US: 508-478-6235 (TEL:508 478 6235)



About Us

Lobisser Building Corp has a strong team of employees who combined have over 150 years of experience in the construction industry. All of our subcontractors are owner operated companies which insures strong quality control.

Throughout the past 17 years we have built hundreds of custom homes, subdivisions, additions, remodeled kitchens and baths, and finished basements. We can design build, build from one of your plans or you can check out the homes we have in our inventory.

On the commercial side, our team has design built many ground up office and medical buildings. In addition, we have completed dozens of small and large scale commercial fit-outs specializing in medical facilities.

Whether you are looking to build a custom home, add on an addition, fit out a commercial space or build a commercial building, Lobisser Building Corp. will work with you every step of the way. At the beginning of each project Kevin Lobisser, President of Lobisser Building Corp, meets with you often to determine exactly what you are looking for. He stays actively involved throughout the entire building process to insure the finished product meets with your expectations.

Contact us (<http://lobisserbuildingcorp.com/contact-us.php>) today for a quote on your next project.



(<http://www.whitewoodrealestate.com/>)

Commercial

Dental Offices (projects-dc.php?g=2&c=16&dg=Dental-Offices)

Office Space, Medical Space (projects-dc.php?g=2&c=15&dg=Office-Space,-Medical-Space)

Medical Building (projects-dc.php?g=2&c=14&dg=Medical-Building)

Remodeled Buildings (projects-dc.php?g=2&c=5&dg=Remodeled-Buildings)

Project Management (projects-dc.php?g=2&c=4&dg=Project-Management)

Interior Fit-Outs (projects-dc.php?g=2&c=3&dg=Interior-Fit-Outs)

Our Projects:

In 2016 Lobisser Building Corp is excited to be working on numerous Residential and Commercial projects.

Residential:

- 1) Rockwood Meadows, Upton Ma. A distinctive 55+ condominium community. New constuction featuring free-standing, single family and townhouse style custom condos in a unique sub-division like setting. A total of 58 homes providing maintenance free living, 2 bedrooms, central air, 2 car garage, hardwood floors, open floor plan, community club house with work out room, walking trail, scenic pond, and more in a country setting. View our 5 available styles and enjoy the beauty of our natural woodlands. Homes selling weekly. Come see!
- 2) The Village @ Cooks Farm Franklin Ma. right off Route 140. Just awarded the Silver in the 2016 Prism Awards for Best Detached Home under 2500 square feet. A truly New England setting featuring 55 distinct free standing single family Townhouses. Featuring maintenance free living, 6 styles to choose from, most with 2 or 3 bedrooms, many with 2-3 baths and 1 (1/2) bath, 2 car garge with single door. Selling fast, take a drive and enjoy!
- 3) Sold Out! Aldrich Brook Estates, Clark Rd. Uxbridge, MA - 8 lot subdivision of custom built homes. Each home sits on acre + lots surrounded by peaceful open space. Completed!.
- 4) Sold Out! Crystal Springs Condominiums Bellingham, MA - Twenty-one 2 bed, 1-1/2 bath condos. Unit 101 is \$268,040.00 with upgrades and unit 102 is \$263,030.00 with upgrades. The 700's building prices start at \$264,900 for middle unit and end units start at \$274,900. Conveniently located off Rt. 140 with easy access to Rt. 495..
- 5) Woodland Hills, Julia Dr. Bellingham Ma. Newest 12 Lot Subdivision of Custom Homes only. Completed!

- 6) 191 Lowder St. Dedham, Ma. Beautiful 5000 sq/ft. Custom built home on private lot. Completed!
- 7) Diego Dr Milford, MA - Custom Built 4 lot cul-de-sac comprised of New England style colonial homes. Completed!
- 8) Needham, MA - Over 5,000 sq/ft with 5 beds, 6 bath custom built home on Owners lot. Completed!
- 9) Sudbury, MA - Over 3,500 sq/ft home exceptionally built with the finest quality with water views. Completed!

Commercial:

- 1) Milford Regional Medical Center Northbridge, MA - 25,000 sq/ft medical building completing exterior shell and interior fit-out. Completed!
- 2) Tri-County Urgent Care South Main St Milford Ma.- 6000 + sq/ft building. Completed!
- 3) Tri-County Ear Nose & Throat Surgery 308 Main Street Milford, Ma.- 7200 sq/ft. Completed!
- 4) Tri-County Medical Building Northbridge, Ma.- 1300 sq/ft. Completed!
- 5) Remodel of MetroWest Oral Surgical Associates 113 Water St. Milford Ma. Just Completed!
- 6) Kennedy Community Health Center Milford, MA - 5,500 + sq/ft medical facility added to existing Cape Road Plaza building. Completed!
- 7) Harris Rebar Milford, MA - Interior fit-out of new conference room. Completed!

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your resource for Affordable Housing



Background Information

MCO Housing Services has been dedicated to providing lottery services to developers and municipalities for over 20 years; within the last ten years MCO Housing Services has managed over 50 affordable housing homeownership and rental lotteries. Additionally, MCO Housing Services has provided consultant services to local municipalities; assisting them in managing their affordable unit resale's and homeowner refinancing; assisting with local buy down programs and training staff on affordable housing criteria.

MCO Housing Services has created a website, www.mcohousingservices.com, to announce and manage their affordable housing lotteries. All client lotteries are posted online. As a website member, applicants receive emails when new lotteries are posted or to notify of program changes.

Maureen O'Hagan has been with MCO Housing Services for over 10 years specializing in the distribution of affordable housing units. As Director of Lottery Programs, she works with builders and municipalities in the marketing, managing and execution of affordable housing lotteries for homeownership and rental new construction projects, manages the annual recertification on rental units and consults with various towns on affordable housing. She also handles the resale's of existing affordable units for local communities and DHCD. Maureen has a Masters Degree in Education from Boston College and is a Licensed Real Estate Agent.

Following is a partial list of rental lotteries that MCO Housing Services has conducted with MassHousing, MHP or DHCD as the Project Administrators:

Rentals

| | |
|--|----------|
| Archstone Avenir – Boston – | 17 units |
| Madison Place – Shrewsbury – | 15 units |
| Old Colony Square @ Cohasset Station – Cohasset – | 2 units |
| Sudbury Housing Authority Duplex Project – Sudbury | |
| Acton Housing Authority Duplex Project – Acton | |
| Madison Place – Southborough - | 35 units |
| Edgewood Apartments – Plainville – | 30 units |
| Americana Apartments – Wakefield – | 8 units |
| Walnut Place – Natick | 8 units |
| Queset Commons – Easton (phase One) | 13 units |
| Sunset Lake Apartments – Braintree | 3 units |
| Turnpike Village – Townsend | 12 units |
| Renaissance Station – Attleboro | 5 units |
| Meadows at Acton – Acton | 2 units |

| | |
|--------------------------------|---------------------------|
| One Upland – Norwood | 66 units – in process |
| Berry Farms – N. Andover | 49 units – in process |
| Parc Westborough – Westborough | 63 units – in process |
| Community Residences – Wayland | 13 units – in process |
| Matrix Hudson | 44 units – in process |
| The Tremont – Burlington | 18 units – in process |
| Wakefield Vista | 28 units recertifications |
| Pembroke Woods | 60 units recertifications |
| Everly – Wakefield | 33 units recertifications |
| Stonegate – Marlboro | 83 units recertifications |
| West Village – Mansfield | 50 units recertifications |



MILFORD BOARD OF SELECTMEN

Room 11, Town Hall, 52 Main St. (Route 16), Milford, Massachusetts 01757-2679
Tel. 508-634-2303 Fax 508-634-2324

William E. Kingkade Jr., Chairman
William D. Buckley
Michael K. Walsh

Richard A. Villani
Town Administrator

November 17, 2017

Ms. Katherine Miller
40B Specialist
MassHousing
One Beacon Street
Boston, MA 02108

Dear Ms. Miller:

At our 11-16-17 special meeting, the Milford Board of Selectmen voted unanimously to forward this letter in support of expedited site eligibility for the Birch Street Affordable Housing project in Milford being proposed by Kevin Lobisser and David Pyne of 88Corp.

The proponents introduced the concept at our May 8, 2017 meeting, at which point we voiced interest in the project pending additional input from Town Departments. Over the following months, the proponent participated in numerous development review meetings with Staff in an effort to address all possible issues. In addition, the Planning Board conducted a cursory review of the project at their November 7, 2017 meeting. For your convenience attached please find the Planning Board report, as well as the project reviews prepared by the Town Planner and Town Engineer which describe the proposal in some detail.

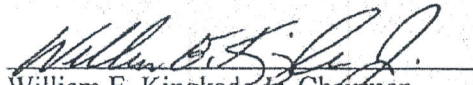
We are encouraged that of the 45.84 acre overall parcel, the proposal reserves the 24.89 acres of prime industrial land that front on Industrial Road for future commercial and industrial development. Only the northerly 20.95 acres will be developed for residential and open space use, thus balancing housing production with economic development.

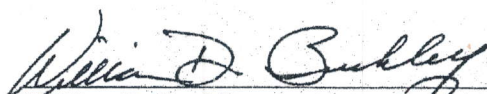
Therefore, the Board of Selectmen supports issuance of site eligibility for this project.

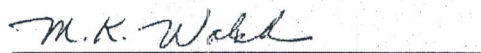
Respectfully,

Ms. Katherine Miller
November 17, 2017
Page 2

MILFORD BOARD OF SELECTMEN


William E. Kingkade Jr, Chairman


William D. Buckley


Michael K. Walsh

cc: Files



PLANNING BOARD OF MILFORD, MASS.

TOWN HALL, 52 MAIN STREET
634-2317

Joseph Calagione
John H. Cook
Patrick J. Kennelly
Marble Mainini, III
Lena McCarthy

November 9, 2017

William E. Kingkade, Jr., Chairman
Board of Selectmen
52 Main Street
Milford, MA 01757

RE: Birch Street Affordable Housing – 88 Corp. / Kevin Lobisser

Dear Chairman Kingkade:

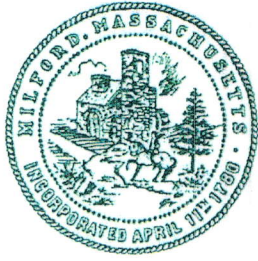
At our 11-7-17 regular meeting, the Planning Board voted 4 yes with 1 abstention to forward this letter encouraging the Board of Selectmen's support of the Birch Street Affordable Housing project being proposed by Kevin Lobisser. As you recall the proposal was received favorably by your Board at the May 8, 2017 Selectmen's meeting.

The Planning Board conducted a cursory review of the project in an effort to expedite the MassHousing site eligibility process. For your convenience I have attached the project reviews prepared by the Town Planner and Town Engineer, which describe the proposal in some detail. Our hope is for the Board of Selectmen to develop a level of comfort with the proposal. The applicant has worked with the Town in developing the project, and has met with staff on numerous occasions. The current plan is the result, with various elements of the original draft plan having been revised to address staff comments.

Therefore, the Planning Board recommends that the Board of Selectmen provide a letter of support for this project, which letter can be included with Mr. Lobisser's formal application to MassHousing for site eligibility.

Respectfully,

Joseph A. Calagione
Vice Chairman



OFFICE OF PLANNING
AND ENGINEERING

TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757
508-634-2317 Fax 508-473-2394
mdean@townofmilford.com

Michael Dean, P.E.
Town Engineer

November 2, 2017

Mr. Patrick Kennelly, Chair
Planning Board
52 Main Street
Milford, MA 01757

Re: **Preliminary Review of an Affordable Housing Development (Ch. 40B)**
Birch Street – 159 Units

Dear Mr. Kennelly:

The preliminary review has been requested by the Applicant, 88 Corp., 31 Whitewood Road, Milford, MA. The Applicant is taking a proactive approach by requesting this preliminary review prior to the project being submitted to MassHousing for the Site Eligibility Letter / Approval.

It is my understanding the project was received favorably by the Board of Selectman. The project proposes 159 rental units which allows for all the units to be counted towards the number of affordable units in the Town of Milford, increasing the Town's inventory / percentage.

The site consists of a 20.95 Acre parcel of land Zoned Highway Industrial B (IB), Assessors Map 46, Lot 6A (Portion).

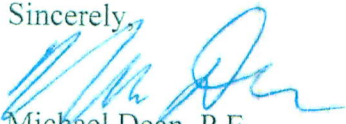
Following a review of the submitted plans and an informal meeting with the applicant I offer the following generalized comments, as the plans are at a preliminary stage:

1. The site appears to have adequate site distance at the proposed driveways intersecting with Birch Street.
2. The plans show the site being serviced by Town water and sewer.
3. The overall internal circulation appears to be adequate including emergency access around the 3 Story Buildings.

4. All access to the proposed site is from Birch Street and not through Industrial Road, separating the two types of uses (residential and commercial).
5. The preliminary plans show areas for drainage mitigation / basins (on a preliminary basis).
6. The plans show some amenities for the community, Club House, Pool, Playground and Dog park.
7. The 20-foot wide emergency access is located in a 50-foot wide access easement associated with the Birch Street Fire House. It is recommended the applicant discuss this emergency access with the Fire Department to ensure all concerns are addressed.
8. The project is proposed in the northern portion of the overall 45.83 Acres, which allows for 24.88 Acres fronting on Industrial Road which will be for commercial purposes.
9. The proposed site is adjacent to existing residential condominiums and will provide for a transition from the residential use (condominiums) to the industrial / commercial use fronting on Industrial Road.
10. The project will need to be submitted to Conservation Commission for approval and the issuance of an Order of conditions.

The above information are comments in a general manner, however I recommend a favorable report to the Board of Selectman.

Sincerely,



Michael Dean, P.E.

Town Engineer



TOWN OF MILFORD

52 MAIN STREET, MILFORD, MASSACHUSETTS 01757

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ldunkin@townofmilford.com

OFFICE OF PLANNING
AND ENGINEERING

Larry L. Dunkin, AICP
Town Planner

November 7, 2017

Patrick J. Kennelly, Chairman
Milford Planning Board
52 Main Street
Milford, MA 01757

(
(**Preliminary Review**
(**Affordable Housing Development**
(**88 Corp.**
(**Birch Street**
(**Map 46 Blk 0 Lot 6A**
(**IB Zone**
(

Dear Mr. Chairman:

The applicant requests preliminary review of a proposed Ch.40B Affordable Housing Development off Birch Street, which proposal was received favorably by the Board of Selectmen at their May 8, 2017 meeting. This cursory review is being conducted to expedite MassHousing's site eligibility process. The result of the Planning Board's review along with this report will be forwarded to the Board of Selectmen. The expectation is for the Board of Selectmen to develop a level of comfort in providing a letter of support for the project to accompany the applicant's site eligibility request to MassHousing. Upon receipt of site eligibility, the proposal will be formally submitted to the ZBA for Comprehensive Permit approval. At that time the ZBA will request that we provide them a formal, detailed review and full report on the project.


Specifically, the proposal consists of a 159 unit, 4 building Affordable Housing Development on the northerly 20.95 acres of the 45.84 acre overall parcel off Birch Street, lying west of (behind) the Fire Department Headquarters. All of the 159 units will be rental units, and will therefore all count toward the town's 10% requirement. M.G.L. Ch.40B provides for Comprehensive Permits to be granted in communities that do not have 10% of their housing stock "affordable" to low- or moderate-income families as established by DHCD. Milford's percentage of affordable units is 6.28%. This development is located in the Bear Hill Industrial Park entirely within an Industrial Zone.

I have reviewed the application in the context of accepted planning principles, and the need for affordable housing in Milford. You will recall that in 2004 the town opposed, and MassHousing rejected a previous Ch.40B development proposed in this area. That proposal was much denser, consisted of 216 condo units occupying the entire 45.84 acres leaving no possibility of commercial or industrial development. All of those units were ownership units, with only 54 of the units countable toward the 10% target.

It should be noted that unlike the prior 2004 proposal, this development reserves the 24.89 acres that front directly on Industrial Road for future commercial and industrial uses. This will provide for a balance of economic development with housing, and still allow for job creation and increased tax revenue. Also by comparison, the current proposal entirely separates the residential traffic from heavy truck traffic on Industrial Road by utilizing Birch Street, taking no access from Industrial Road, unlike the 2004 proposal that used Industrial Road exclusively for residential access. Further, the current proposal clusters the units around a "community square" area containing a club house, pool/patio area, and a playground, as well as preserving over 6 acres of contiguous open space to the west of the development.

Therefore, I recommend a favorable report be forwarded to the Board of Selectmen for inclusion with their letter of support to MassHousing for issuance of a favorable site eligibility determination for this project.

Respectfully,



Larry L. Dunkin, AICP
Town Planner

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**BIRCH STREET PLACE
MILFORD, MA**

**MASSHOUSING COMPREHENSIVE PERMIT
SITE APPROVAL APPLICATION/RENTAL**

2017 DEC 14 PM 2:25
MILFORD, MASS

Tab 1

MassHousing Comprehensive Permit Site Approval Application/Rental

Section 1 (General Information) Required Attachments

- 1.1 Locus Map
- 1.2 Tax Map
- 1.3 Directions to Site

Tab 2

Section 2 (Existing Conditions/Site Information) Required Attachments

- 2.1 Existing Conditions Narrative
- 2.2 Aerial Photograph
- 2.3 Site/Context Photographs
- 2.4 Documentation Regarding Site Characteristics/Constraints (Not/Applicable)
- 2.5 By-Right Site Plan

Tab 3

Section 3 (Project Information) Required Attachments

- 3.1 Preliminary Site Layout Plans (11" X 17" and Full Size Sets)
- 3.11 Preliminary Landscape Plan (11" X 17" and Full Size Sets)
- 3.2 Preliminary Architectural Plans (11" X 17" and Full Size Sets)
- 3.3 Narrative Description of Design Approach
- 3.4 Tabular Zoning Analysis
- 3.5 Sustainable Development Principles Evaluation Assessment Form

88 CORP.
31 Whitewood Road
Milford, MA 01757

BY CERTIFIED MAIL
December 11, 2017

Chrystal Kornegay
Undersecretary
Massachusetts Department of Housing
and Community Development (DHCD)
100 Cambridge Street
Suite 300
Boston, MA 02114

RE: Birch Street Place
Birch Street
Milford, MA 01757

Dear Ms. Kornegay:


Pursuant to 760 CMR 56.04(2), 88 CORP. is pleased to notify DHCD that a Project Eligibility Letter application for Birch Street Place was submitted to MassHousing on December 11, 2017 and to the Town of Milford on December 11, 2017.

Birch Street place has been designed to provide 162 units of mixed-income housing, including 41 Affordable Units, in Milford, MA under the state's Comprehensive Permit program. The unit mix will include 64-1BR units, 78-2BR units and 20-3BR units.

If you have any questions or desire additional information, please do not hesitate to contact me Kevin Lobisser (508-478-6235 / kevin@lobisserbuildingcorp.com) or our Chapter 40B Advisor, Edward Marchant (617-739-2543 / emarchant@msn.com).

Sincerely yours,
88 CORP.

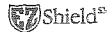
By:


Kevin W. Lobisser
President


88 CORP
31 WHITEWOOD RD.
MILFORD, MA 01757

53-332/113


140

DATE 12/11/17 

PAY TO THE ORDER OF Mass Housing \$ 2500.00

Two thousand five hundred & 00/100 DOLLARS  Security Features included. Details on Back.

The Milford National
The Milford National Bank
and Trust Company
Milford, Massachusetts 01757

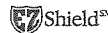
MEMO Birch Street Place Milford Ken W. Lohman 

⑆011303327⑆ 181529268 0140


88 CORP
31 WHITEWOOD RD.
MILFORD, MA 01757

53-332/113


141

DATE 12/11/17 

PAY TO THE ORDER OF Massachusetts Housing Partnership \$ 10,600.00

Ten thousand six hundred & 00/100 DOLLARS  Security Features included. Details on Back.

The Milford National
The Milford National Bank
and Trust Company
Milford, Massachusetts 01757

MEMO Birch Street Place Milford Ken W. Lohman 

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