



January 11, 2021

Mr. David R. Consigli  
Chairman, Zoning Board of Appeals  
Town of Milford  
52 Main Street  
Milford, MA. 01757

Re: The Residences at Stone Ridge **Phase II** – (the “Project”)  
Comprehensive Permit Application  
Property located off of Cedar Street, Milford, MA

Dear Chairman Consigli and Members of the Board:

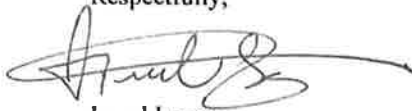
This memo is offered to outline certain modifications to the Applicant’s proposal to expand the proposed Phase II Residential Project. Should the Board support the expanded Project, the Applicant proposes the following:

1. The applicant requests that the Board support a Project size of 359 units (an increase of only 63 units from the original proposal). The Applicant would reduce the building height of two of the buildings from five (5) to four (4) stories. Specifically, the height of the building on the proposed expanded lot (closest to the firing range), and the building closest to the existing Phase I Project would be reduced to four (4) stories. The proposed 359 units would correlate to these revised building heights. The unit mix and 2.0 parking space ratio would remain as previously proposed.
2. In consideration of the Board’s desire that the Applicant make a contribution to the Parks Department. The Applicant will make a \$75,000 contribution to the Park’s Department to be used for purposes to be determined by the duly elected members of the Parks Commission. The Applicant believes this is the appropriate process for determining the use of the proceeds.
3. In order to assist the Police Department in addressing improvements to its range, the Applicant would be willing to make a contribution to the Milford Police Department of \$40,000 to be used at its discretion for such improvements.
4. The Applicant will fund the cost of a Road Safety Audit as recommended by the Town of Milford’s traffic peer reviewer in an amount not to exceed \$10,000. (No change from prior letter.)
5. The Applicant will provide an Emergency Evacuation Area (No change from prior letter.)

The contributions outlined above would be made as a condition to receiving a building permit for the construction of the first residential building in the Project.

The Housing Appeals Committee has consistently held that potential impacts from the number of school aged children arising from a comprehensive permit project is not a matter which can be considered as part of the Comprehensive Permit decision process. However, the Applicant has not had sufficient time to fully review the Board's question regarding school aged children generated from the Project and would be willing to provide additional information about this at a future hearing.

Respectfully,

A handwritten signature in black ink, appearing to read 'Israel Lopez', with a long horizontal flourish extending to the right.

Israel Lopez  
Managing Director of Development  
The Gutierrez Company