

THE RESIDENCES AT STONE RIDGE

Milford, MA

March 15, 2018



Comprehensive Permit Application Town of Milford Zoning Board of Appeals

Submitted by:



200 Summit Drive | Burlington, MA 01803

Project Team

Architect:	<i>Sheskey Architects</i>
Engineer:	<i>Symmes Maini & McKee Associates</i>
Landscape Architect:	<i>Symmes Maini & McKee Associates</i>
Traffic Engineer	<i>TEC</i>
Counsel:	<i>Goulston & Storrs</i>

March 15, 2018

VIA HAND DELIVERY

Ms. Amy E. Hennessy Neves
Town Clerk
Town of Milford
52 Main Street
Milford, MA 01751

Mr. David R. Consigli
Chairman, Zoning Board of Appeals
Town of Milford
52 Main Street
Milford, MA 01751

Re: **The Residences at Stone Ridge – Comprehensive Permit Application**
Property located off of Cedar Street, Milford, MA, Assessor's Maps 14, 15,
19, 20. Parcels 2A, 3, 4

Dear Ms. Hennessy Neves, Chairman Consigli and Members of the Board:

On behalf of The Gutierrez Company (the "Applicant"), we respectfully submit one (1) original and twenty-four (24) copies of this application and supporting materials, and twenty-two (22) copies of the accompanying plan set (12 full sized and 20 half sized), for a Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B (the "Act") and the associated regulations for "The Residences at Stone Ridge", a multi-family apartment development. Due to their voluminous nature, we have only included two (2) copies of Appendix 1 to the Stormwater Management Report and ten (10) copies of the Traffic Report but can provide additional copies upon request. In addition, an electronic link to the application and all supporting materials will be provided to the Town for online posting. The Residences at Stone Ridge will be developed as a 272 unit rental apartment development on an approximately 16.6 acre site located off Cedar Street in Milford, Massachusetts. In connection with development of the Project, the Applicant will create a limited dividend entity to own and develop the project.

In connection with this Comprehensive Permit Application pursuant to the Act, enclosed please find the materials listed on the enclosed Table of Contents. In addition to the application materials identified herein, also enclosed is a filing fee check made payable to the Town of Milford in the amount of \$40,800 (\$150/unit X 272 units).

We look forward to reviewing our plan with the Board at an upcoming hearing, which according to the regulations, must be scheduled within thirty (30) days of receipt of this

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Application. I would appreciate being notified at 617-574-6591 or cregnier@goulstonstorrs.com as soon as the hearing date on this matter is scheduled. Thank you.

Sincerely,



Christian Regnier
Attorney for the Applicant



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(i) *Background / Project Summary*

The subject site is part of a larger approximately 80 acre site assemblage known as Stone Ridge, that the Applicant, The Gutierrez Company ("TGC") has been actively permitting at the local, state, and federal level for over 15 years with the goal of developing the site as a first class office and research park. TGC obtained approvals beginning in 2006 for the subdivision road (Deer Street) and master plan that provided for 625,000 square feet of office space. Indeed, TGC began diligently marketing the site even before the formal 2006 subdivision plan was approved – to wit, please see a listing agreement with CBRE, dating back to December 2005. Since that time, TGC has continued to entitle the site and market it broadly, using its network of local and national brokers (see attached marketing brochure). The site is also listed on the Mass Ready 100, a list of the top 100 shovel ready sites in Massachusetts.

As one of the premier commercial office developers in the region, having developed over 10 million square feet of office space, TGC has significant experience. Additionally, with its vertically integrated construction company, TGC enjoys a cost competitive advantage compared to other non-vertically integrated developers.

Yet despite these capabilities and costly/time consuming efforts, TGC has been unable to secure corporate office tenants to the site as originally designed. TGC believes this can partially be explained by the changing make up of the traditional suburban office park, which has evolved to incorporate a mix of uses including residential, retail, hotel, etc.; prominent examples of such developments can be found all along Routes 495 and 128.

The proposed residential project would replace a modest 25% of previously approved office space. The proposed apartments would not only provide high quality rental housing (both market rate – 75% of the units and affordable 25%), but also provide a key ingredient to the mixed-use equation. TGC believes that the introduction of a luxury rental project will greatly enhance the marketability of the remaining approximately 385,000 square feet of office space. As illustrated in the architectural plans and throughout this application, the proposed apartment project will be well incorporated into the overall site with first class amenities, significant greenery, and access to the nearby Upper Charles Trail. It will also result in (i) lesser impacts to the site through its smaller foot print and reduced traffic compared to the office square footage that is being displaced; and (ii) a more balanced traffic flow as residents and office users generally have opposite commuting directions. Lastly, the project will be able to utilize the road and water/sewer infrastructure that is currently under construction to serve the site.

The repositioning of the Stone Ridge site began with the introduction of the Restaurant Depot at the entrance to the site. The addition of a Class A residential component will provide the catalyst to allow Stone Ridge to be fully developed as a successful mixed use, office and residential project which will inure to the benefit of the Town of Milford.



The Residences at Stone Ridge



For additional detail on the Stone Ridge permitting history, and the proposed project including impacts, see the attached Technical Report by Symmes Maini & McKee Associates (SMMA) dated March 9, 2018.

The Residences at Stone Ridge



(ii) Applicant

The within application is filed by The Gutierrez Company (Applicant), a Delaware Corporation with a principal address of 200 Summit Drive, Burlington, MA 01803. A copy of the Applicant's certificate of incorporation is attached.

Delaware

The First State

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I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED ARE TRUE AND CORRECT COPIES OF ALL DOCUMENTS ON FILE OF "THE GUTIERREZ COMPANY" AS RECEIVED AND FILED IN THIS OFFICE.

THE FOLLOWING DOCUMENTS HAVE BEEN CERTIFIED:

CERTIFICATE OF INCORPORATION, FILED THE THIRD DAY OF JANUARY, A.D. 1978, AT 10 O'CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATES ARE THE ONLY CERTIFICATES ON RECORD OF THE AFORESAID CORPORATION, "THE GUTIERREZ COMPANY".

A handwritten signature of Jeffrey W. Bullock in black ink, written over a horizontal line.

Jeffrey W. Bullock, Secretary of State

847946 8100H
SR# 20177338617

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 203668487
Date: 12-01-17

CERTIFICATE OF INCORPORATION
OF
THE GUTIERREZ COMPANY

1. The name of the corporation is The Gutierrez Company.
2. The address of its registered office in the State of Delaware is 100 West Tenth Street, in the City of Wilmington, County of New Castle. The name of its registered agent at such address is The Corporation Trust Company.
3. The nature of the business or purposes to be conducted or promoted is:
 - (a) to directly, or through ownership of shares in any corporation, engage generally in the real estate business, including without limitation, to purchase, lease, exchange or otherwise acquire real estate and property, either improved or unimproved, and any interest therein; to own, hold, control, maintain, manage, and develop the same; to erect, construct, maintain, improve, rebuild, enlarge, alter, manage, operate all kinds of buildings and other improvements on any lands owned, held or leased by the corporation, or upon any other lands; to lease or sublet space in such building or buildings, and to sell, lease, sublet, mortgage, create a security interest in, exchange, assign, transfer, convey, pledge, or otherwise alienate or dispose of any such real estate and property and any interest therein;
 - (b) to transact a general real estate agency and brokerage business, buying, selling and dealing in real estate and real property and any interest therein, on commission or otherwise, and renting and managing real estate; and to act as agent, receiver or attorney-in-fact for any persons or corporations in buying, selling, holding and dealing in real estate and any interest therein and choses in action secured thereby and other personal property collateral thereto, and in supervising, managing and protecting such property and any interest therein and claims affecting same; and
 - (c) in general to possess and exercise all powers and privileges granted and to engage in all activities authorized by the General Corporation Law of Delaware or by any other law of Delaware.
4. The total number of shares of stock which the corporation shall have authority to issue is five thousand (5,000) shares of

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common stock and the par value of each of such shares is Twenty Dollars (\$20.00), amounting in the aggregate to One Hundred Thousand Dollars (\$100,000.00).

5. The name and mailing address of each incorporator is as follows:

<u>Name</u>	<u>Address</u>
David D. Horn	One Sun Life Executive Park Wellesley Hills, Mass. 02181
Bonnie S. Angus	One Sun Life Executive Park Wellesley Hills, Mass. 02181

6. The corporation is to have perpetual existence.

7. Meetings of stockholders may be held within or without the State of Delaware, as the by-laws provide. The books of the corporation may be kept (subject to any provision contained in the statutes) outside the State of Delaware, at such place or places as may be designated from time to time by the board of directors or in the by-laws of the corporation. Election of directors need not be by written ballot unless the by-laws of the corporation shall so provide.

8. The corporation may amend, alter, change or repeal any provision contained in this certificate of incorporation, in the manner now or hereafter prescribed by statute.

WE, THE UNDERSIGNED, being each of the incorporators hereinbefore named, for the purpose of forming a corporation pursuant to the General Corporation Law of the State of Delaware, do make this certificate, hereby declaring and certifying that this is our act and deed and the facts herein stated are true, and accordingly have hereunto set our hand this 28th day of December, 1977.

Bonnie S. Angus
Bonnie S. Angus


David D. Horn
David D. Horn

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Commonwealth of Massachusetts) ss.
County of Norfolk

BE IT REMEMBERED that on this 28th day of December, 1977, personally came before me, a Notary Public for the Commonwealth of Massachusetts, David D. Horn and Bonnie S. Angus, all of the parties to the foregoing certificate of incorporation, known to me personally to be such, and severally acknowledged the said certificate to be the act and deed of the signers, respectively, and that the facts stated therein are true.

GIVEN under my hand and seal of office the day and year aforesaid.


My Commission expires
November 14, 1980

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- (a) *Preliminary site development plans showing the locations and outlines of the proposed buildings; the proposed locations, general dimensions and materials for streets, drives, parking areas, walks and paved areas; and proposed landscaping improvements and open areas within the site. All projects of five or more units must have site development plans prepared by a registered architect or engineer.*

Please see:

- (a) Civil engineering plans submitted for this project prepared by Symmes Maini & McKee Associates (SMMA) dated March 9, 2018; and
- (b) the “Technical Report – The Residences at Stone Ridge Comprehensive Permit Application Milford, MA” of same date also prepared by SMMA.



- (b) *A report on existing site conditions and a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns, and character of open areas, if any, in the neighborhood. This submission may be combined with that required in (a) above.*

Please see:

- (a) Civil engineering plans submitted for this project prepared by Symmes Maini & McKee Associates (SMMA) dated March 9, 2018;
- (b) the “Technical Report – The Residences at Stone Ridge Comprehensive Permit Application Milford, MA” of same date also prepared by SMMA.
- (c) Site Eligibility Approval Application section 2.3 filed previously with the Town of Milford



- (c) *Preliminary scaled architectural drawings. For each building, the drawings shall be prepared by a registered architect, and shall include typical floor plans, and typical elevations, and shall identify construction type and exterior finishes.*

Please see

- (a) Architectural drawings and plans for this project prepared by Sheskey Architects dated March 8, 2018 and February 20, 2018.
- (b) Site plan rendering by SMMA dated March 2, 2018



- (d) *A tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved areas, and by open areas and by open areas.*

Please see:

- (a) the tables on sheets A1-1, B1-1, and C1-1 of the architectural plans prepared by Sheskey Architects dated March 8, 2018, and February 20, 2018;
- (b) Sheet C-121 (Layout and Materials Plan) prepared by Symmes Maini & McKee Associates dated March 9, 2018.
- (c) the "Technical Report – The Residences at Stone Ridge Comprehensive Permit Application Milford, MA" of same date also prepared by SMMA section 3.



(e) *Preliminary Subdivision Plan*

Please see sheet C-001 by Symmes Maini & McKee Associates dated March 9, 2018 and Figure 5 of the “Technical Report – The Residences at Stone Ridge Comprehensive Permit Application Milford, MA” of same date also prepared by SMMA.

The remaining developable Project site at Stone Ridge currently consists of three contiguous lots: Lot 2A, 3, and 4. (See attached exhibit for copies of lots plans and recording information. Note that one of the original lots is currently under development for a Restaurant Depot and is not included in the Project site). The Applicant proposes to reconfigure the existing lot lines to accommodate the new site design as follows:

Proposed Lot 2B: will contain the subject 272 unit apartment Project;

Proposed Lot 3A: will contain land for a future office / research building and related parking, of approximately 90,000 SF; and

Proposed Lot 4A: will contain land for a future office / research building and related parking, of approximately 295,000 SF.

The Applicant anticipates that the ZBA will include a condition of approval which will recite that in the event that the Application is acted upon favorably and ultimately exercised, as evidenced by the commencement of physical construction of at least one of the buildings approved within the decision, the Applicant and its related entities and successors and assigns, will submit an Approval Not Required (ANR) Plan to record the proposed reconfigured lot plan.

Please note that the Project's calculations of open space, compliance with setbacks, building lot coverage area, and other similar calculations are tabulated based on the proposed subdivision of the Project Lot as outlined above and as shown in the proposed reconfigured lot plan.



- (f) *A preliminary utilities plan showing the proposed location and types of sewage, drainage, water facilities, including hydrants, electrical natural gas, and telecom services.*

Please see:

- (a) Civil engineering plans submitted for this project prepared by Symmes Maini & McKee Associates (SMMA) dated March 9, 2018; and
- (b) the “Technical Report – The Residences at Stone Ridge Comprehensive Permit Application Milford, MA” of same date also prepared by SMMA.



- (g) *A copy of any Project Eligibility (Site Approval) letter that the Applicant has obtained from any state or federal housing subsidizing agency showing that Applicant fulfills the requirements of 760 CMR 56.04(1).*

Please see attached copy of the Project Eligibility (Site Approval) letter from MassHousing.



Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

TEL: 617.854.1000
FAX: 617.854.1091 | www.masshousing.com
Videophone: 857.366.4157 or Relay: 711

March 5, 2018

The Gutierrez Company
200 Wheeler Road
Burlington, MA 01803
Attention: Israel Lopez

**Re: The Residences at Stone Ridge
Project Eligibility/Site Approval
MassHousing ID No. 971**

Dear Mr. Lopez:

This letter is in response to your application as “Applicant” for a determination of Project Eligibility (“Site Approval”) pursuant to Massachusetts General Laws Chapter 40B (“Chapter 40B”), 760 CMR 56.00 (the “Regulations”) and the Comprehensive Permit Guidelines issued by the Department of Housing and Community Development (“DHCD”) (the “Guidelines” and, collectively with Chapter 40B and the Regulations, the “Comprehensive Permit Rules”), under the New England Fund (“NEF”) Program (“the Program”) of the Federal Home Loan Bank of Boston (“FHLBB”).

The Gutierrez Company has proposed to build 272 units of rental housing (the “Project”) on approximately 60 acres of land located at 200-300 Deer Street (the “Site”) in Milford (the “Municipality”).

In accordance with the Comprehensive Permit Rules, this letter is intended to be a written determination of Project Eligibility by MassHousing acting as Subsidizing Agency under the Guidelines, including Part V thereof, “Housing Programs In Which Funding Is Provided By Other Than A State Agency.”

MassHousing has performed an on-site inspection of the Site, which local boards and officials were invited to attend, and has reviewed the pertinent information for the Project submitted by the Applicant, the Municipality and others in accordance with the Comprehensive Permit Rules.

Municipal Comments

The Municipality was given a thirty (30) day period in which to review the Site Approval application and submit comments to MassHousing. At the request of Milford Town Administrator Richard A. Villani, this period was extended to forty-five (45) days.

In general, the Municipality has been supportive of development on the Site, which was originally permitted under a subdivision approval by the Milford Planning Board in 2008 for roughly 625,000 of office space; however, they have substantial concerns regarding the proposed change of use from commercial to residential. While loss of jobs and economic development potential is a primary concern, Municipal comments also identified a variety of technical and programmatic issues that the Applicant would be required to address should they apply for comprehensive permit:

- Given the Site's documented wetland resource areas, its adjacency to the Charles River, and its location within a Surface Water Protection Zone associated with the Town's water supply, the Municipality noted that the Applicant will need to file a Notice of Intent with the local Conservation Commission.
- Municipal officials expressed the opinion that the Project is detrimental to the Town's economic development potential, noting that its location in an area zoned Business Park eliminates opportunities for jobs, tax base, and other economic benefits associated with commercial development.
- The Municipality is concerned that Deer Street, the proposed 1,800 foot long, dead end access road, does not provide safe and adequate access to and from Cedar Street, noting that the road does not accommodate emergency vehicle turn-arounds or a secondary emergency access point.
- The Municipality is concerned that the Site's current pump station is undersized for the increased sewage flows associated with the proposed residential use. According to an analysis prepared by Tata and Howard consultants for Milford's Board of Sewer Commissioners, the total estimated flow from the residential space exceeds the approved design flow for the 625,000 office park. Updated sewer design plans are recommended for review and approval.
- Based on the analysis prepared by Tata and Howard, consultants for Milford Water Company, their review confirmed that capital improvements will be required to support additional demands placed on municipal hydraulic systems from the proposed Project. The Municipality is committed to improving capacity, but notes that improvements will be a costly and long-term investment. Concerns relative to municipal water infrastructure and service include:
 - Adequacy of hydrant locations and intervals on the proposed plans.
 - Anticipated irrigation demands relative to available water supply.
 - Information on required fire flow protections.
 - Collective impacts of other current 40B proposals on municipal water supply and wellfield.
- The Municipality is concerned that the proposed Project does not sufficiently incorporate sustainable development principles promoted by the State.

Comments Outside of the Findings

While Comprehensive Permit Rules require MassHousing, acting as Subsidizing Agency under the Guidelines, to “accept written comments from Local Boards and other interested parties” and to “consider any such comments prior to issuing a determination of Project Eligibility,” they also limit MassHousing to specific findings outlined in 760 CMR 56.04(1) and (4). The following comments submitted to MassHousing identified issues that are not within the scope of our review:

- The Superintendent of the Milford Public Schools expressed concern about the Project’s potential impacts on school population and associated costs, and advised further study prior to approval.
- The Municipality noted that the Site is associated with an underlying subdivision approval and that modifications to the agreement would require additional approval by the Planning Board.

MassHousing Determination

MassHousing staff has determined that the Project appears generally eligible under the requirements of the Program, subject to final review of eligibility and to Final Approval. As a result of our review, we have made the findings as required pursuant to 760 CMR 56.04(1) and (4). Each such finding, with supporting reasoning, is set forth in further detail on Attachment 1 hereto. It is important to note that Comprehensive Permit Rules limit MassHousing to these specific findings in order to determine Project Eligibility. If, as here, MassHousing issues a determination of Project Eligibility, the Developer may apply to the Zoning Board of Appeals of the Municipality for a Comprehensive Permit. At that time, local boards, officials and members of the public are provided the opportunity to further review the Project to ensure compliance with applicable state and local standards and regulations.

Based on MassHousing’s consideration of comments received from the Municipality, and its site and design review, the following issues should be addressed in your application to the local Zoning Board of Appeals (“ZBA”) for a Comprehensive Permit and fully explored in the public hearing process prior to submission of your application for final approval under the Program:

- Development of this Site will require compliance with all state and federal environmental laws, regulations and standards applicable to existing conditions and to the proposed use relating to floodplain management, wetland protection, wildlife conservation, water quality, stormwater management, wastewater treatment, and hazardous waste safety. The Applicant should expect that the Municipality will require evidence of such compliance prior to the issuance of a building permit for the Project.
- The Applicant should consider incorporating additional opportunities for recreational areas and open space into the site plan. As an example, recreational landscaping between the proposed residential structures and adjacent conservation and wetland areas would enhance the site plan, and create an environment more inviting to active and passive

recreation. This would require shifting some of the proposed surface parking to another location.

- The Applicant should consider modifying the building elevations to reduce the corporate feel of the design, incorporating additional elements such as balconies, varied rooflines, and softer materials, to denote the residential use and to diversify the site plan.
- The Applicant should consider incorporating bike storage facilities and related infrastructure to leverage connections with the Upper Charles Trail bike path, which crosses Deer Street near the Site's entrance.
- The Applicant should engage with the Milford Fire Department to review the plans and address emergency response and public safety concerns.
- The Applicant should be prepared to provide detailed information relative to the proposed water and sewer supply for the project, and potential impacts on existing capacity.
- The Applicant should provide information relative to trash storage and trash removal.

This Site Approval is expressly limited to the development of no more than two hundred seventy-two (272) rental units under the terms of the Program, of which not less than sixty-eight (68) of such units shall be restricted as affordable for low or moderate income persons or families as required under the terms of the Guidelines. It is not a commitment or guarantee of financing and does not constitute a site plan or building design approval. Should you consider, prior to obtaining a comprehensive permit, the use of any other housing subsidy program, the construction of additional units or a reduction in the size of the Site, you may be required to submit a new Site Approval application for review by MassHousing. Should you consider a change in tenure type or a change in building type or height, you may be required to submit a new site approval application for review by MassHousing.

For guidance on the comprehensive permit review process, you are advised to consult the Guidelines. Further, we urge you to review carefully with legal counsel the M.G.L. c.40B Comprehensive Permit Regulations at 760 CMR 56.00.

This approval will be effective for a period of two (2) years from the date of this letter. Should the Applicant not apply for a comprehensive permit within this period this letter shall be considered to be expired and no longer in effect unless MassHousing extends the effective period of this letter in writing. In addition, the Applicant is required to notify MassHousing at the following times throughout this two-year period: (1) when the Applicant applies to the local ZBA for a Comprehensive Permit, (2) when the ZBA issues a decision and (3) if applicable, when any appeals are filed.

Should a comprehensive permit be issued, please note that prior to (i) commencement of construction of the Project or (ii) issuance of a building permit, the Applicant is required to submit to MassHousing a request for Final Approval of the Project (as it may have been amended) in accordance with the Comprehensive Permit Rules (see especially 760 CMR

56.04(07) and the Guidelines including, without limitation, Part III thereof concerning Affirmative Fair Housing Marketing and Resident Selection). Final Approval will not be issued unless MassHousing is able to make the same findings at the time of issuing Final Approval as required at Site Approval.

Please note that MassHousing may not issue Final Approval if the Comprehensive Permit contains any conditions that are inconsistent with the regulatory requirements of the New England Fund Program of the FHLBB, for which MassHousing serves as Subsidizing Agency, as reflected in the applicable regulatory documents. In the interest of providing for an efficient review process and in order to avoid the potential lapse of certain appeal rights, the Applicant may wish to submit a "final draft" of the Comprehensive Permit to MassHousing for review. Applicants who avail themselves of this opportunity may avoid significant procedural delays that can result from the need to seek modification of the Comprehensive Permit after its initial issuance.

If you have any questions concerning this letter, please contact Katherine Miller at (617) 854-1116.

Sincerely,

A handwritten signature in cursive script that reads "Chrystal Kornegay".

Chrystal Kornegay,
Executive Director

cc: Ms. Jennifer Maddox, Acting Undersecretary, DHCD
The Honorable Ryan C. Fattman
The Honorable Brian Murray
William E. Kingkade, Chair, Board of Selectmen
David R. Consigli, Chair, Zoning Board of Appeals
Richard A. Villani, Town Administrator

Attachment 1.

760 CMR 56.04 Project Eligibility: Other Responsibilities of Subsidizing Agency Section (4) Findings and Determinations

The Residences at Stone Ridge, Milford, MA, MH #971

After the close of a 30-day review period and 15-day extension, MassHousing hereby makes the following findings, based upon its review of the application, and taking into account information received during the site visit and from written comments:

(a) that the proposed Project appears generally eligible under the requirements of the housing subsidy program, subject to final approval under 760 CMR 56.04(7);

The Project is eligible under the NEF housing subsidy program and at least 25% of the units will be available to households earning at or below 80% of the Area Median Income, adjusted for household size, as published by the U.S. Department of Housing and Urban Development ("HUD"). The most recent HUD income limits indicate that 80% of the current median income for a four-person household in Milford is \$68,000.

Proposed gross rent levels of \$1,275 for a one bedroom affordable unit, \$1,530 for a two-bedroom affordable unit and \$1,768 for a three-bedroom affordable unit accurately reflect current affordable rent levels for the Worcester HMFA under the NEF Program, less utility allowances of \$161, \$224 and \$279 for the one two- and three-bedroom units, respectively.

A letter of interest for project financing was provided by Cambridge Savings Bank, a member bank of the Federal Home Loan Bank of Boston.

(b) that the site of the proposed Project is generally appropriate for residential development, taking into consideration information provided by the Municipality or other parties regarding municipal actions previously taken to meet affordable housing needs, such as inclusionary zoning, multifamily districts adopted under c.40A, and overlay districts adopted under c.40R, (such finding, with supporting reasoning, to be set forth in reasonable detail);

Based on MassHousing staff's site inspection, internal discussions, and a thorough review of the application, MassHousing finds that the Site is suitable for residential use and development and that such use would be compatible with surrounding uses.

Milford does not have a DHCD Certified Housing Production Plan. According to DHCD's Chapter 40B Subsidized Housing Inventory (SHI), updated through September, 2017, Milford has 708 Subsidized Housing Inventory (SHI) units (6.2 % of its housing inventory), which is 430 SHI units shy of the 10% SHI threshold.

(c) that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);

- **Relationship to Adjacent Building Typology (Including building massing, site arrangement, and architectural details):**

The Site is bordered by significant tracts of privately and town-owned undeveloped woodland. The only direct abutter is a small office park to the east, across Cedar Street.

The proposed development consists of three multi-family structures comprising a total of 272 one- two- and three-bedroom rental apartments. The exterior building design successfully utilizes a variety of materials, colors, textures, and extrusions to break up the façade. The contemporary nature of the buildings is influenced by their future location near the center of a suburban office park, also proposed for the Site, and which the Applicant has successfully permitted with the Municipality. An 80,000 square foot restaurant depot facility is currently under construction and will abut the proposed apartment buildings. Two future office buildings, comprising roughly 300,000 square feet, are proposed as future developments at the rear of the Site.

- **Relationship to adjacent streets/Integration into existing development patterns**

The proposed Project's entrance is located off Cedar Street, or Route 85, just north of the Interstate 495 on-ramp. Access to the Site is proposed via Deer Street, a two-lane subdivision roadway that is currently under construction. The roadway extends west through the Site and connects with a loop road that circulates around the proposed residential structures. Deer Street also acts as an access drive for the proposed restaurant depot facility. The schematic site plan suggests that the road will be extended to provide access to the two office buildings proposed at the rear of the Site. Given its location near Fortune Boulevard, a highly developed commercial corridor including a mix of hotels, box store development, office, and industrial parks, the proposed Project successfully integrates into existing development patterns.

- **Density**

The Developer intends to build 272 homes on 59.97 acres, 39.16 of which are buildable. The resulting density is 6.95 units per buildable acre. Given the housing type and its location within a similarly sized office development, the proposed density is acceptable.

- **Conceptual Site Plan**

The site plan consists of three, similarly sized, five-story buildings, organized linearly to follow the contours of the Site. Surface parking is arranged along the long edge of each apartment building, allowing access from both sides. A total of 491 parking spaces are proposed for a parking ratio of 1.81 parking spaces per rental unit. The buildings are separated by small pockets of green space, containing a swimming pool, with tenant

common space located on the first floor of the middle building overlooking the pool area. Additional green space exists on the Site as designated wetland area, and provides a landscaped buffer between the proposed residential structures and the restaurant depot facility.

- **Environmental Resources**

Documented on-site resource areas include approximately 2.8 acres of Wetland Area, 17.09 acres of Conservation Restriction Area, and .92 acres of Cultural Resource Area, all of which are concentrated to the east and north of the Site. The site plan is organized in a way that physically separates these resource areas from the built portion of the development.

- **Topography**

The portion of the Site proposed for development is generally level, with modest knolls and several low wetland areas. The location of the residential structures sits slightly higher and in alignment with one of the wetland buffers, making use of natural topography. Moderate elevation gain along the western edge of the Site creates a topographic buffer between the proposed development and Interstate 495.

(d) that the proposed Project appears financially feasible within the housing market in which it will be situated (based on comparable rentals or sales figures);

The Applicant proposes 272 rental apartments to be financed under the NEF Program. There will be 204 market-rate units with proposed average rent levels of \$1,732 for the one-bedroom units; \$2,166 for the two-bedroom units; and \$2,868 for the three-bedroom units. MassHousing's Appraisal and Marketing team (A&M) performed a Competitive Market Analysis and found that proposed market rents for each unit type fall within the range of adjusted comparable market rents.

In-house data for larger market and mixed-income complexes (approximately 1,085 units) in the area revealed a strong rental market. Current occupancy rates of the comparable properties reviewed averaged approximately 97.7 %. *REIS, Inc.* data for the Worcester metro area have projected a vacancy rate at 3.3% (3rd Qt. 2017) and 3.8% YTD. This rate is projected to increase to 4.4% over the next five years.

(e) that an initial pro forma has been reviewed, including a land valuation determination consistent with the Department's Guidelines, and the Project appears financially feasible and consistent with the Department's Guidelines for Cost Examination and Limitations on Profits and Distributions (if applicable) on the basis of estimated development costs;

MassHousing has commissioned an "As-Is" appraisal which indicates a land valuation of \$5,600,000. The Project pro forma includes a proposed investment of \$20,223,955 in private equity. A preliminary review of the pro forma indicates that the per-unit construction costs are within the normal range for similar multi-family developments. Based on estimated development costs, the Project appears to be financially feasible and within the limitations on profits and distributions.

(f) that the Applicant is a public agency, a non-profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards of the housing program; and

MassHousing finds that the Applicant must be organized as a Limited Dividend Organization. MassHousing sees no reason this requirement could not be met given information reviewed to date. The Applicant meets the general eligibility standards of the NEF housing subsidy program, and has executed an Acknowledgement of Obligations to restrict their profits in accordance with the applicable limited dividend provision.

(g) that the Applicant controls the site, based on evidence that the Applicant or a related entity owns the site, or holds an option or contract to acquire such interest in the site, or has such other interest in the site as is deemed by the Subsidizing Agency to be sufficient to control the site.

The Applicant controls the entire 2,612,336 square foot (59.97 acre) Site by virtue of the following deeds:

Address	Assessor's ID	Size	Worcester District Registry Info
200 Deer Street (Lot 2)	15-0-4B	12.011 acres	Bk 45402 Page 18
300 Deer Street (Lot 3)	14-0-3A	14.87 acres	Bk 40682 Page 313
400 Deer Street (Lot 4)	14-0-4	33.113 acres	Bk 42514 Page 281

The Residences at Stone Ridge



- (h) List of requested exceptions to local requirements and regulations, including local codes, ordinances, by-laws, and regulations per 760 CMR 56.05 (2) (h)

Please see attached.



Requested Waiver List

Milford Zoning Bylaw		
Section Number/Title	Requirement	Proposed/Waiver Requested
Section 1.4.2 Permit Procedure	The Zoning By-Law requires all applications to be submitted to the Building Commissioner.	The Zoning Board of Appeals shall act as the comprehensive permit granting authority.
Section 1.5 Certificate of Zoning Compliance	Section 1.5 requires an applicant to obtain a zoning certificate from the Building Commissioner.	The Zoning Board of Appeals shall act as the comprehensive permit granting authority.
Section 1.15 Site Plan Review	Section 1.15 requires new construction to obtain site plan approval.	The Zoning Board of Appeals shall act as the comprehensive permit granting authority and the applicant seeks a waiver from the site plan approval requirement. Note, the applicant will provide detailed plans for any retaining walls, as provided in Section 1.15.2.1(b), with the building permit application.
Section 1.15.2.1(h) Planning Board Signature Block	Section 1.15.2.1(h) requires a signature block for endorsement by the Planning Board.	The Zoning Board of Appeals shall act as the comprehensive permit granting authority and the applicant seeks a waiver to allow it to endorse plans, including approval not required plans.



Section 2.2.1; Section 2.3 Use Regulation Schedule	The Sections prohibit multifamily use and accessory off-street parking for dwelling units in the Business Park zoning district.	The applicant seeks a waiver to allow multifamily use with accessory parking and other accessory uses such as a management/leasing office and amenity area(s) as shown on the Plans.
Section 2.4.4.2 Number of Principal Buildings Per Lot	Section 2.4.4.2 allows any number of principal buildings in a single lot in a Business Park District contingent that each building meet all requirements for the district.	The proposed project consists of three buildings. The applicant requests a waiver from this requirement.
Section 2.4.8 Wetland, Pond, Stream or Detention Area Setback	Section 2.4.8 requires a setback for any structure from wetlands, ponds, streams or detention areas.	The proposed project will fill an existing wetland and replicate it elsewhere on the larger site as allowed by Order of Conditions Mass DEP# 223-987 as such order has been amended and extended. The applicant requests a waiver from this setback requirement, as the existing wetland on the lot will be eliminated per such Order of Conditions.
Section 3.4 Parking Requirements	Section 3.4 requires parking to be on the same lot as the activity or use it services.	The applicant may use parking spaces on the future lot to the north, which is also owned by the applicant, for shared parking and seeks a waiver from this requirement.
Section 3.4.1(a) Off Street Parking Requirements	Section 3.4.1(a) requires two parking spaces per dwelling unit.	The applicant requests a waiver from the minimum parking spaces required by the Zoning By-Law to have the number of spaces shown on the Plans.



Section 3.4.2(a) Parking space dimensions	Section 3.4.2(a) requires parking spaces to have certain dimensions.	The applicant requests a waiver to allow the parking space dimensions, including compact parking spaces, as shown on the Plans.
Section 3.4.4(a) Number of parking area entrances/exits	Section 3.4.4(a) only allows one entrance and one exit from any parking area per 200 feet of frontage in a commercial district.	The applicant requests a waiver to have the number of entrances and exits as shown on the Plans.
Section 3.4.4(d) Parking Landscaping Requirements	Section 3.4.4(d) has landscaping, landscape buffer and lighting requirements.	The applicant requests a waiver to have the landscaping and lighting shown on the Plans.
Section 3.7 Earth Removal Regulations	Section 3.7 prohibits and regulates the removal of earth.	The applicant requests a waiver to allow the removal of earth incidental to construction of the proposed project. The Zoning Board of Appeals shall act as the comprehensive permit granting authority.
Section 3.9 Sign Regulations	Section 3.9 prohibits and regulates signs.	The applicant seeks a waiver to allow the signs shown on the Plans.
Section 3.16 Individual Lot Drainage	Section 3.16 regulates grading and drainage.	The applicant seeks a waiver to allow the grading and drainage shown on the Plans as the Zoning Board of Appeals is the comprehensive permit granting authority. The proposed project will meet the requirements of the DEP Stormwater Handbook.



Milford General By-Laws		
Article 8 Planning Board	Article 8 creates a Planning Board and enumerates its duties	The applicant seeks a waiver from this Article, as the Zoning Board of Appeals is the comprehensive permit granting authority, including for endorsement of approval not required (ANR) plans.
Article 12, Section 1 Streets and Sidewalks	Article 12, Section 1 prohibits any person from breaking up or digging up the ground in any street, sidewalk or public way in Milford without obtaining a written permit from the Highway Surveyor.	The applicant seeks a waiver from this Article, as the Zoning Board of Appeals is the comprehensive permit granting authority with the authority to issue all local permits and approvals.
Article 37, Occupancy of Buildings	Article 37 prohibits a person renting any building without registering with the Board of Health.	The applicant seeks a waiver from this Article if and to the extent more restrictive than the Massachusetts State Sanitary Code, as the Zoning Board of Appeals is the comprehensive permit granting authority with the authority to issue all local permits and approvals. The applicant will meet all Massachusetts State Sanitary Codes.



Milford Wetland Administration By-Law		
Article 33, Wetland Administration By-Law	Article 33 establishes the Milford Conservation Commission and enumerates its duties	The applicant seeks a waiver from this Article, as the Zoning Board of Appeals is the comprehensive permit granting authority with the authority to issue all local permits and approvals. The applicant will seek to amend the previous Order of Conditions from the Milford Conservation Commission DEP # 223-987 under the Massachusetts Wetlands Protection Act, M.G.L. c. 131, § 40 and 310 CMR 10.00 et seq.
Milford Stormwater Management By-Law		
Article 36, Stormwater Management By-Law	Article 36 33 establishes a local stormwater bylaw, which is administered through the Town Engineer through issuance of a stormwater management permit by the Office of Planning and Engineering prior to issuance of a building permit	The applicant seeks a waiver from this Article, as the Zoning Board of Appeals is the comprehensive permit granting authority with the authority to issue all local permits and approvals. In addition, the proposed project will include a fully executed Stormwater Management Form and will be designed in conformance with DEP Stormwater Management Policy and the Stormwater Design Manual and will obtain an Order of Conditions.



Milford Sewer Department Rules and Regulations		
Article II, Section 6 Service Charges, Fees and Related Costs	Section 6 allows the Board of Sewer Commissioners to establish services charges and fees.	The applicant seeks a waiver from sewer connection fees for the affordable units to be constructed at the proposed project.
Article III, Section 1 Wastewater Discharges	Section 1 requires the Director to authorize wastewater discharges to the Milford wastewater facilities.	The applicant seeks a waiver from this Section, as the Zoning Board of Appeals is the comprehensive permit granting authority with the authority to issue all local permits and approvals.
Article IV, Sections 1(a) and (b) Connection Permit	Sections 1(a) and (b) requires the Director to issue a permit to authorize connections into the wastewater sewer and requires permit fees to be paid at the time the application is filed.	The applicant seeks a waiver from these Sections, as the Zoning Board of Appeals is the comprehensive permit granting authority with the authority to issue all local permits and approvals. The applicant also seeks a waiver from the permit fees and related costs for the affordable units to be constructed at the proposed project and to pay such fees and costs at the time of filing the building permit application.
Article IV, Section 10 Protection of Capacity for Existing Users	Section 10 allows the Board to withhold a sewer connection permit unless there is sufficient capacity.	The applicant seeks a waiver from Section 10 if and to the extent there is determined to be insufficient capacity for the proposed project.

The Residences at Stone Ridge



Article VIII, Section 3 Fees	Section 3 requires connection fees, with such fees to be paid at the time of application.	The applicant seeks a waiver of the connection fee for the affordable units in the proposed project and to allow payment of such fees at the time of filing the building permit application.
Article VIII, Section 5 Professional Engineering Services	Section 5 allows the Board to use independent engineers to assist in the review of connection permits and other matters and to charge such costs to an applicant.	The applicant seeks a waiver from this Section to allow the Zoning Board of Appeals to use technical assistance funds deposited with MassHousing to reimburse any such independent engineer first, prior to charging the applicant.
Appendix D Section 1.A. General Specifications	Section 1 defines an Engineer as being employed by the Board.	The applicant seeks a waiver to allow an engineer to be hired by the Zoning Board of Appeals and reimbursed by the applicant.



Milford Subdivision Rules and Regulations		
Articles I through X, Milford Subdivision Rules and Regulations	The Purpose of the Subdivision bylaw is to provide rules and regulations for the planning of a subdivision.	The proposed project is part of an approved subdivision and the Project parcel will have frontage on the way approved on such subdivision plan. As such, the Subdivision Rules and Regulations are not applicable to the proposed project. However, to the degree that certain rules and regulations are applicable, including but not limited to Article IX, the applicant requests a waiver to allow the Plans as submitted, as the Zoning Board of Appeals is the comprehensive permit granting authority. In addition, to the extent the proposed project affects the definitive subdivision plan approved for the project site, or waivers granted therefore, the applicant requests a waiver to allow the Plans as submitted, as the Zoning Board of Appeals is the comprehensive permit granting authority. This waiver request includes a waiver to allow the Zoning Board of Appeals to endorse an Approval Not Required (ANR) plan for the project site.

*Note, the applicant will update this list of waivers as necessary during the hearing and approval process.



(i) *Documents showing that the applicant fulfills the jurisdictional requirements of 760 CMR 56.04*

(i) *The applicant shall be a public agency, a non-profit organization, or a limited dividend organization.*

The Gutierrez Company will form a limited dividend entity to own and develop the project.

(ii) *The project shall be fundable by a subsidizing agency under a low- and moderate-income housing subsidy program.*

Please see attached Project Eligibility letter from MassHousing.

(iii) *The applicant shall control the site.*

The Applicant controls the Property within the meaning of the Act. The owner of the site is Cedar Street Realty Trust, a Massachusetts Nominee Trust u/d/t dated January 5, 2007 and recorded with Worcester Registry of Deeds in book 40546, Page 357, having a mailing address c/o The Gutierrez Company, 200 Summit Drive, Burlington, MA 01803 (the "Trust"). The site is comprised of Lots 2A, 3 and 4 located off Cedar Street at the intersection of Deer Street in the Town of Milford and described in certain Quit Claim Deeds recorded with said Deeds in: Book 45402, Page 18; Book 40682, Page 313; Book 42514, Page 281; respectively (enclosed).

The Gutierrez Company, Inc. (the "Applicant") has control over the site by virtue of its control (as Manager) of Cedar Street Milford Route 85, LLC, which such entity is the sole beneficiary of the Trust.

Prior to construction commencement, the Applicant will transfer the project site to the to-be-created limited dividend entity.



Bk: 45402 Pg: 18

Page: 1 of 3 01/28/2010 01:36 PM WD

Quitclaim Deed

Stone Ridge Management, LLC a Massachusetts limited liability company with a registered office at 19 Fletcher Street, Chelmsford, Middlesex County, Commonwealth of Massachusetts ("Grantor") in consideration of One Million Fifty Thousand Dollars (\$1,050,000.00) paid,

Grants to Arturo J. Gutierrez, John A. Cataldo and Arthur J. Gutierrez, Jr., Trustees under a declaration of trust entitled "Cedar Street Realty Trust", dated January 15, 2007, recorded with the Worcester County Registry of Deeds in Book 40546, Page 357, having offices at Burlington Office Park, One Wall Street, Burlington, MA 01803 ("Grantee"),

with **Quitclaim Covenants**

Parcel 1:

The land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated Northeasterly of and adjacent to Interstate Route 495, a limited access highway and on the Westerly side of Cedar Street but not adjacent thereto being shown as "Lot 2" on a plan of land entitled "Subdivision Plan in Milford, MA", Owner: Stone Ridge Management, LLC, Applicant: The Gutierrez Company, Prepared by: Vanasse Hangen Brustlin, Inc. and Guerrierre & Halnon, Inc., Scale 1 inch = 150 Feet, dated August 15, 2006, recorded with said Deeds in Plan Book 853, Plan 93.

Said Lot 2 contains 523,192 square feet of land or 12.011 acres, more or less, according to said plan.

Said premises are hereby conveyed together with the right and easement to use Deer Street and the Deer Street extension as shown on said plan for the benefit of the premises hereby conveyed, as the same may from time to time be improved, together with all others entitled thereto, for all purposes as streets and ways are used in said Town of Milford.

Said premises are hereby conveyed together with the non-exclusive right and easement to improve said Deer Street and the Deer Street extension as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

Excepting therefrom the fee in the ways shown on said plan as Deer Street Extension and Old Town Road, which were reserved by Stone Ridge Management, LLC, for itself, its grantees, successors and assigns.

Parcel 2:

An easement in, over and under that certain parcel of land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated at the intersection of Deer Street, Deer Street Extension and Old Town Way, being shown as on

Prop. Address: Lot 2 Cedar St & Rte 495, Milford

3

PLEASE RETURN TO: JOANN ALLAN
FIRST AMERICAN TITLE INSURANCE COMPANY
101 HUNTINGTON AVENUE, 13TH FLOOR
BOSTON, MA 02199

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 01/28/2010 01:36 PM
Ctrl# 091193 00687 Doc# 00009749
Fee: \$4,788.00 Cons: \$1,050,000.00

PAA

a plan of land entitled "Easement, Plan of Land in Milford, Mass., Owner: Stone Ridge Management, LLC," dated February 2, 2007, by Guerriere & Halnon, Inc., recorded with said Registry in Plan Book 853, Plan 94, being bounded and described as follows:

Beginning at a point at the intersection of the Northeasterly side of the Deer Street Extension and the Easterly side of Old Town Road; thence

Northerly on the Northeasterly side of the Deer Street Extension 60.71 feet to the intersection of the Northeasterly side of Deer Street Extension and the Northwesterly side of Old Town Road; thence

S 13° 35' 22" E a distance of 86.43 feet; thence

N 48° 24' 46" E distances of 16.64 and 20.49 (total 37.13) feet; thence

N 04° 39' 30 W a distance of 15.98 feet; thence

3.70 feet to the point of beginning.

Said easement consists of the right and easement to use said premises, together with all others entitled thereto, for all purposes for which streets and ways are used in the Town of Milford, and together with the Stone Ridge Management, LLC, its grantees, successors and assigns, to improve said premises as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

Being a portion of the premises conveyed to Stone Ridge Management, LLC, by deed of Mastroianni Family, Inc., dated October 2, 2000, and recorded in the Worcester County Registry of Deeds in Book 23093, Page 344; and Fiduciary Deed from James K. Holland dated November 1, 2002, recorded with said Deeds in Book 28039, Page 172.

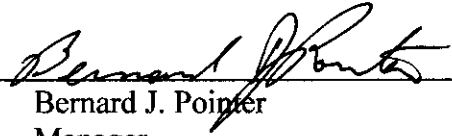
This conveyance shall not constitute the sale of all of, or substantially all of, Grantor's assets in the Commonwealth of Massachusetts.

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Signature Page to Follow

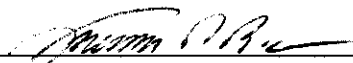
IN WITNESS WHEREOF, the undersigned has executed these presents under seal as of this 27th day of January, 2010.

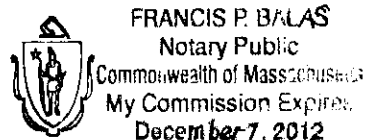
Stone Ridge Management, LLC

By: 
Bernard J. Pointer
Manager

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On this 27th day of January, 2010, before me, the undersigned notary public, personally appeared Bernard J. Pointer, to me through satisfactory evidence of identification, which was a photo-identification (New Hampshire Drivers License) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing was his free act and deed as said Manager of Stone Ridge Management, LLC.


Francis P. Balas - Notary Public
My commission expires: 12/7/2012





Bk: 40682 Pg: 313 Doc: DEED
Page: 1 of 8 02/16/2007 02:32 PM

MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 02/16/2007 02:32 PM
Ctrl# 061364 23324 Doc# 00021333
Fee: \$4,788.00 Cons: \$1,050,000.00

Quitclaim Deed

Stone Ridge Management, LLC a Massachusetts limited liability company, with an address c/o Bernard J. Pointer, 11 Crestwood Drive, Hollis, NH 03049 ("Grantor")

in consideration of One Million Fifty Thousand Dollars (\$1,050,000.00) paid,

Grants to Arturo J. Gutierrez, John A. Cataldo and Arthur J. Gutierrez, Jr., Trustees under a declaration of trust entitled "Cedar Street Realty Trust", dated January 15, 2007, recorded with the Worcester County Registry of Deeds in Book 40546, Page 357, having offices at Burlington Office Park, One Wall Street, Burlington, MA 01803 ("Grantee").

with **Quitclaim Covenants**

PARCEL 1:

The land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated Northeasterly of but not adjacent to Interstate Route 495, a limited access highway and on the Westerly side of Cedar Street but not adjacent thereto being shown as "Lot 3, 646,730 S.F. (14.847 acres)" on a plan of land entitled "Subdivision Plan in Milford, MA", Owner: Stone Ridge Management, LLC, Applicant: The Gutierrez Company, Prepared by: Vanasse Hangen Brustlin, Inc. and Guerriere & Halnon, Inc., Scale 1 inch = 150 Feet, dated August, 15, 2006, recorded with Worcester County Registry of Deeds in Plan Book 853, Plan 93 (the "Subdivision Plan"), reference to said plan is hereby made for a more particular description.

Said premises are hereby conveyed together with the right and easement to use Deer Street and the Deer Street extension as shown on said plan for the benefit of the premises hereby conveyed, as the same may from time to time be improved, together with all others entitled thereto, for all purposes as streets and ways are used in said Town of Milford.

Said premises are hereby conveyed together with the right and easements to improve said Deer Street and the Deer Street extension as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

The Grantor reserves to itself, its grantees, successors and assigns, the fee in the ways shown on said plan as Deer Street, Deer Street Extension and Old Town Road.

The Grantor reserves to itself, its grantees, successors and assigns, together with the Grantee herein, the rights and easements to improve said Deer Street and the Deer Street extension as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

PLEASE RETURN TO: JOANN ALLAN
FIRST AMERICAN TITLE INSURANCE COMPANY
101 HUNTINGTON AVENUE, 13TH FLOOR
BOSTON, MA 02199

1

NELSON DOLOMENE

80,176-A

13

Lot 3 and Parcel 19-8 off Cedar St., Milford

8

The within described premises are conveyed subject to the following easements in favor of the Grantor, its grantees, successors and assigns, in, over and upon said Lot 3 for the benefit of Grantor's remaining land shown on said Plan as Lots 1, 2 and 4: (i) to use, connect to, install and maintain any and all utilities now or hereafter located thereon, and (ii) to use, connect to, install and maintain any and all driveways, passageways, accesses, exits and the like now or hereafter located thereon, provided that the same (a) shall be at Grantor's sole cost and expense and (b) shall be in specific locations specifically approved by Grantee, not to be unreasonably withheld so long as the same do not adversely affect Grantee's development, construction and use of said Lot 3 and the improvements now or hereafter located thereon, which such locations shall be confirmed in a formal easement agreement to be executed between Grantor and Grantee, subject to future relocation rights in favor of Grantee, at its expense.

Being a portion of the premises conveyed to Stone Ridge Management, LLC, by deed of Mastroianni Family, Inc., dated October 2, 2000, and recorded in the Worcester County Registry of Deeds in Book 23093, Page 344 and Fiduciary Deed from James K. Holland dated November 1, 2002, recorded in the Worcester County Registry of Deeds in Book 28039, Page 172.

Together with all our right, title and interest in and to the portion of said Lot 3 contained within the bounds of Milford Assessors Parcel 14-0-2.

PARCEL 2:

An Easement in, over and under that certain parcel of land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated at the intersection of Deer Street, Deer Street Extension and Old Town Way, being shown as on a plan of land entitled "Easement, Plan of Land in Milford, Mass., Owner: Stone Ridge Management, LLC," dated February 2, 2007, by Guerriere & Halnon, Inc., recorded with said Registry herewith in Plan Book 853, Plan 94, being bounded and described as follows

Beginning at a point at the intersection of the Northeasterly side of the Deer Street Extension and the Easterly side of Old Town Road; thence

Northerly on the Northeasterly side of the Deer Street Extension 60.71 feet to the intersection of the Northeasterly side of Deer Street Extension and the Northwesterly side of Old Town Road; thence

S 13° 35' 22" E a distance of 86.43 feet; thence

N 48° 24' 46" E distances of 16.64 and 20.49 (total 37.13) feet; thence

N 04° 39' 30 W a distance of 15.98 feet; thence

3.70 feet to the point of beginning.

Said easement is hereby conveyed with the right and easements to use said premises, together with all others entitled thereto, for all purposes for which streets and ways are

used in the Town of Milford and together with the Grantor, its grantees, successors and assigns to improve said premises as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

The Grantor reserves to itself the fee in the ways shown on said plan as Deer Street, Deer Street extension and Old Town Way.

Being a portion of the premises conveyed to the Grantor by deed of Mastroianni Family, Inc., dated October 2, 2000, and recorded with said Registry in Book 23093, Page 344.

PARCEL 3:

The land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated on the Westerly side of Cedar Street being shown as "Sheet 19, Lot 8, Area = 2.97 ± Acres" on a plan of land entitled "Plan of Land in Milford, MA", Owner: Stone Ridge Management, LLC, Prepared by: Guerriere & Halnon, Inc., Scale 1 inch = 40 Feet, dated January 31, 2007, recorded with said Registry in Plan Book 853, Plan 95 bounded and described as follows:

Beginning at a point on Cedar Street 197.86' S13 ° 53' 09" W from the boundary line of Interstate Route 495; thence

S 82° 23' 44" W	by land n/f of New England Power Company, a distance of 121.09'; thence
N 75° 49' 55" W	by said New England Power Company land, a distance of 83.25'; thence
N 01° 05' 05" W	by land n/f of Milford Water Co., a distance of 756.01'; thence
S 35° 26' 00" E	by Deer Street, a distance of 335.25'; thence
S 02° 14' 54" E	by Cedar Street, a distance of 121.53'; thence
S 02° 53' 06" W	by said Cedar Street, a distance of 100.50'; thence
S 02° 52' 35" E	by said Cedar Street, a distance of 195.00'; thence
S 13° 53' 09" W	by said Cedar Street, a distance of 72.63', to the point of beginning.

To the extent that the Grantor is the owner of any of the fee in the way shown on said Subdivision Plan as "Deer Street", the Grantor reserves to itself said fee in said way. Notwithstanding the foregoing, the Grantor grants to the Grantee the right and easement to use said Deer Street, together with all others entitled thereto, for all purposes streets

and ways are used in the Town of Milford. The Grantor further grants to the Grantee a right to install and maintain utilities in, over and under said Deer Street.

Being a portion of the premises conveyed to the grantor by deed of the Trustees of the H.E. Fletcher Liquidating Trust, dated March 16, 2001, recorded with said Registry in Book 23697, Page 196.

PARCEL 4:

A certain parcel of land located on the westerly side of Cedar Street and the northeasterly side of Deer Street in the Town of Milford, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a Worcester County Highway bound at the southeasterly end of said Deer Street on the westerly side of said Cedar Street as shown on a plan hereinafter referred to;

Thence N. 35° 26' 00" W. distance of 329.29 feet along the northeasterly side of said Deer Street to a point at land of the Milford Water Company;

Thence northerly along the arc of a curve to the right, having a radius of 1399.69 feet, a central angle of 00° 41' 48", and an arc length of 17.02 feet by land of said Milford Water Company to a point at Lot 1;

Thence S. 41° 49' 21" E. a distance of 238.15 feet by said Lot 1 to a point;

Thence S. 85° 27' 00" E. a distance of 40.00 feet by said Lot 1 to a point on the westerly side of said Cedar Street;

Thence S. 04° 33' 00" W. a distance of 105.00 feet by the westerly sideline of said Cedar Street to the point of beginning.

The above described parcel contains 9,563 square feet, more or less, and is shown as Parcel A on a plan entitled "Plan of Land in Milford, Mass., Owners: Joseph P. and Diane M. Donegan, Parcel A & C, Joan F. Donegan Parcel B & Lot 2, Scale: 60 feet to an inch, Date: January 17, 2002, Guerriere & Halnon, Inc., 333 West Street, Milford, Mass. 01757" recorded with said Registry in Plan Book 777, Plan 52.

To the extent that the Grantor is the owner of any of the fee in the way shown on said plan as "Deer Street" the Grantor reserves said fee in said way. Notwithstanding the foregoing, the Grantor grants to the Grantee the right and easement to use said Deer Street together with all others entitled thereto for all purposes streets and ways are used in the Town of Milford. The Grantor further grants to the Grantee a right to install and maintain utilities in, over and under said Deer Street.

For Grantor's title see deed dated February 8, 2002, recorded with said Registry in Book 25990, Page 322.

Said premises are hereby conveyed together with the benefit and the right to use and employ, together with the Grantee, and others if any entitled thereto, the easements conveyed to the Grantor by Easement Deed of the Milford Water Department, dated March 19 2003,, and recorded with said Registry in Book 35954, Page 1, specifically including "EASEMENT A – MILFORD WATER CO.", "EASEMENT B" and "EASEMENT C" referenced therein, which such easements are more particularly described on a plan entitled "Easement Plan of Land in Milford, MA, Owners: Stone Ridge Management, LLC & Milford Water Company, Scale: 40 Feet To An Inch, Date: November 25, 2002, Guerriere & Halnon, Inc., Engineering & Land Surveying, 333 West Street, Milford, Mass. 01757" (Revised 2-28-03), said plan being recorded in the Worcester District Registry of Deeds as Plan Book 794, Plan 36, as follows:

Said "EASEMENT A-MILFORD WATER CO." is more particularly bounded and described on said plan as follows:

A certain parcel of land located northwesterly of Cedar Street and Deer Street in the Town of Milford, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the northeasterly side of Deer Street at land of Milford Water Company as shown on a plan hereinafter referred to;

THENCE southerly along the arc of a curve to the left, having a radius of 1465.69 feet, an arc length of 31.00 feet by said Deer Street to a point at land of Stone Ridge Management, LLC, said point being on the centerline of the old road known as Deer Street;

THENCE N 29° 32' 25" W, a distance of 199.02 feet to a point;

THENCE N 51° 29' 39" W, a distance of 276.13 feet to a point;

THENCE N 48° 56' 13" W, a distance of 226.07 feet to a point, the previous three (3) courses being on the centerline of said Deer Street;

THENCE N 48° 24' 46" E, a distance of 20.49 feet to a point;

THENCE N 04° 39' 40" W, a distance of 1.69 feet to a point, the previous five (5) courses being by land of said Stone Ridge Management, LLC;

THENCE S 48° 56' 13" E, a distance of 292.12 feet to a point of curvature;

THENCE Southeasterly along the arc of a curve to the left, having a radius of 980.00 feet, an arc length of 115.78 feet to a point of reverse curvature;

THENCE southeasterly along the arc of a curve to the right, having a radius of 320.00 feet, an arc length of 146.14 feet to a point of tangency;

THENCE S 29° 32' 25" E distance of 124.94 feet to the point of beginning, the previous four (4) courses being on land of said Milford Water Company.

The above described "EASEMENT A-MILFORD WATER CO." contains 13,193 square feet, more or less, comprises the northeasterly portion of a 40 foot wide Permanent Right of Way Easement, as shown on said plan.

Said "EASEMENT B" is more particularly bounded and described on said plan as follows:

A certain parcel of land located on the northeasterly side of Deer Street and northwesterly of Cedar Street in the Town of Milford, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the northeasterly side of Deer Street said point being N 35° 26' 00" W distance of 329.29 from a Worcester County Highway bound at Parcel A as shown on a plan hereinafter referred to;

THENCE N 39° 47' 24" W distance of 97.20 feet along the northeasterly side of said Deer Street to a point at land of Milford Water Company;

THENCE S 47° 25' 08" W distance of 85.24 feet on other land of said Milford Water Company to a point at land of Stone Ridge Management, LLC, Parcel A;

THENCE southerly along the arc of a curve to the left, having a radius of 1399.69 feet, an arc length of 17.02 feet by land of said Stone Ridge Management, LLC, Parcel A to the point of beginning.

The above described "EASEMENT B" contains 550 square feet, more or less, according to said plan.

Said "EASEMENT C" is more particularly bounded and described according to said plan, as follows:

A certain parcel of land located on the southwesterly side of Deer Street and northwesterly of Cedar Street in the Town of Milford, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the southwesterly side of Deer Street said point being N35° 26' 00" W distance of 335.25 from the westerly sideline of Cedar Street at land of Stone Ridge Management, LLC, as shown on a plan hereinafter referred to;

THENCE N 48° 50' 24" W distance of 86.20 feet on land of Milford Water Company to a point at land of Stone Ridge Management, LLC;

THENCE northerly along the arc of a curve to the right, having a radius of 1465.69 feet, an arc length of 12.42 feet by land of said Stone Ridge Management, LLC, to a point on the southwesterly side of said Deer Street;

THENCE S 43° 01' 01" E distance of 94.57 feet along the southwesterly side of said Deer Street to the point of beginning.

The above described "EASEMENT C" contains 414 square feet, more or less, according to said plan.

Being the same premises conveyed to Stone Ridge Management, LLC, by Easement Deed from the Milford Water Company dated March 19, 2003, recorded in Book 35954, Page 1.

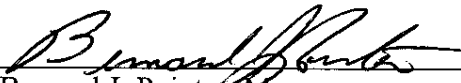
This conveyance shall not constitute the sale of all of, or substantially all of, Grantor's assets in the Commonwealth of Massachusetts.

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Signature Page to Follow

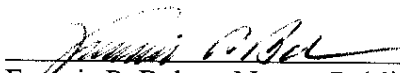
IN WITNESS WHEREOF, the undersigned has executed these presents under seal as of this 15th day of February, 2007.

Stone Ridge Management, LLC

By: 
Bernard J. Pointer, Manager

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On this ~~15~~th day of February, 2007, before me, the undersigned notary public, personally appeared Bernard J. Pointer, to me through satisfactory evidence of identification, which was a photo-identification (New Hampshire Drivers License) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing was his free act and deed as said Manager of Stone Ridge Management, LLC.


Francis P. Balas - Notary Public
My commission expires: 12/7/2012





Bk: 42514 Pg: 281

Page: 1 of 4 03/05/2008 03:56 PM WD

MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 03/05/2008 03:56 PM
 Ctrl# 072798 19874 Doc# 00023566
 Fee: \$4,788.00 Cons: \$1,050,000.00

Quitclaim Deed

Stone Ridge Management, LLC a Massachusetts limited liability company with a registered office at Chelmsford, Middlesex County, Commonwealth of Massachusetts ("Grantor") in consideration of One Million Fifty Thousand Dollars (\$1,050,000.00) paid,

Grants to Arturo J. Gutierrez, John A. Cataldo and Arthur J. Gutierrez, Jr., Trustees under a declaration of trust entitled "Cedar Street Realty Trust", dated January 15, 2007, recorded with the Worcester County Registry of Deeds in Book 40546, Page 357, having offices at Burlington Office Park, One Wall Street, Burlington, MA 01803 ("Grantee").

with **Quitclaim Covenants**

Parcel 1:

The land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated Northeasterly of but not adjacent to Interstate Route 495, a limited access highway and on the Westerly side of Cedar Street but not adjacent thereto being shown as "Lot 4" on a plan of land entitled "Subdivision Plan in Milford, MA", Owner: Stone Ridge Management, LLC, Applicant: The Gutierrez Company, Prepared by: Vanasse Hangen Brustin, Inc. and Guerrire & Halnon, Inc., Scale 1 inch = 150 Feet, dated August, 15, 2006, recorded with said Deeds in Plan Book 853, Plan 93.

Said Lot 4 contains 1,442,414 square feet of land or 33.113 acres, more or less, according to said plan.

Said premises are hereby conveyed together with the right and easement to use Deer Street and the Deer Street extension as shown on said plan for the benefit of the premises hereby conveyed, as the same may from time to time be improved, together with all

Lot 4 Cedar St Milford

④

47

others entitled thereto, for all purposes as streets and ways are used in said Town of Milford.

Said premises are hereby conveyed together with the non-exclusive right and easement to improve said Deer Street and the Deer Street extension as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

Excepting therefrom the fee in the ways shown on said plan as Deer Street Extension and Old Town Road, which were reserved by Stone Ridge Management, LLC, for itself, its grantees, successors and assigns.

Said premises are hereby conveyed together with all right, title and interest of Stone Ridge Management, LLC, in and to the portion of said Lot 4 contained within the bounds of Milford Assessors Parcel 14-0-2.

Parcel 2:

An easement in, over and under that certain parcel of land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated at the intersection of Deer Street, Deer Street Extension and Old Town Way, being shown as on a plan of land entitled "Easement, Plan of Land in Milford, Mass., Owner: Stone Ridge Management, LLC," dated February 2, 2007, by Guerriere & Halnon, Inc., recorded with said Registry herewith in Plan Book 853, Plan 94, being bounded and described as follows:

Beginning at a point at the intersection of the Northeasterly side of the Deer Street Extension and the Easterly side of Old Town Road; thence

Northerly on the Northeasterly side of the Deer Street Extension 60.71 feet to the intersection of the Northeasterly side of Deer Street Extension and the Northwesterly side of Old Town Road; thence

S 13° 35' 22" E a distance of 86.43 feet; thence

N 48° 24' 46" E distances of 16.64 and 20.49 (total 37.13) feet; thence

N 04° 39' 30 W a distance of 15.98 feet; thence

3.70 feet to the point of beginning.

Said easement consists of the right and easement to use said premises, together with all others entitled thereto, for all purposes for which streets and ways are used in the Town of Milford, and together with the Stone Ridge Management, LLC, its grantees, successors and assigns, to improve said premises as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

Being a portion of the premises conveyed to Stone Ridge Management, LLC, by deed of Mastroianni Family, Inc., dated October 2, 2000, and recorded in the Worcester County Registry of Deeds in Book 23093, Page 344; Fiduciary Deed from James K. Holland dated November 1, 2002, recorded with said Deeds in Book 28039, Page 172; and by

deed from the Inhabitants of the Town of Milford acknowledged February 27, 2003, recorded with said Deeds in Book 35953, Page 398.

This conveyance shall not constitute the sale of all of, or substantially all of, Grantor's assets in the Commonwealth of Massachusetts.

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Signature Page to Follow

IN WITNESS WHEREOF, the undersigned has executed these presents under seal as of this 14th day of March, 2008.

Stone Ridge Management, LLC

By: Bernard J. Pointer
Bernard J. Pointer, Manager

By: Louis L. Frank
Louis L. Frank, Manager

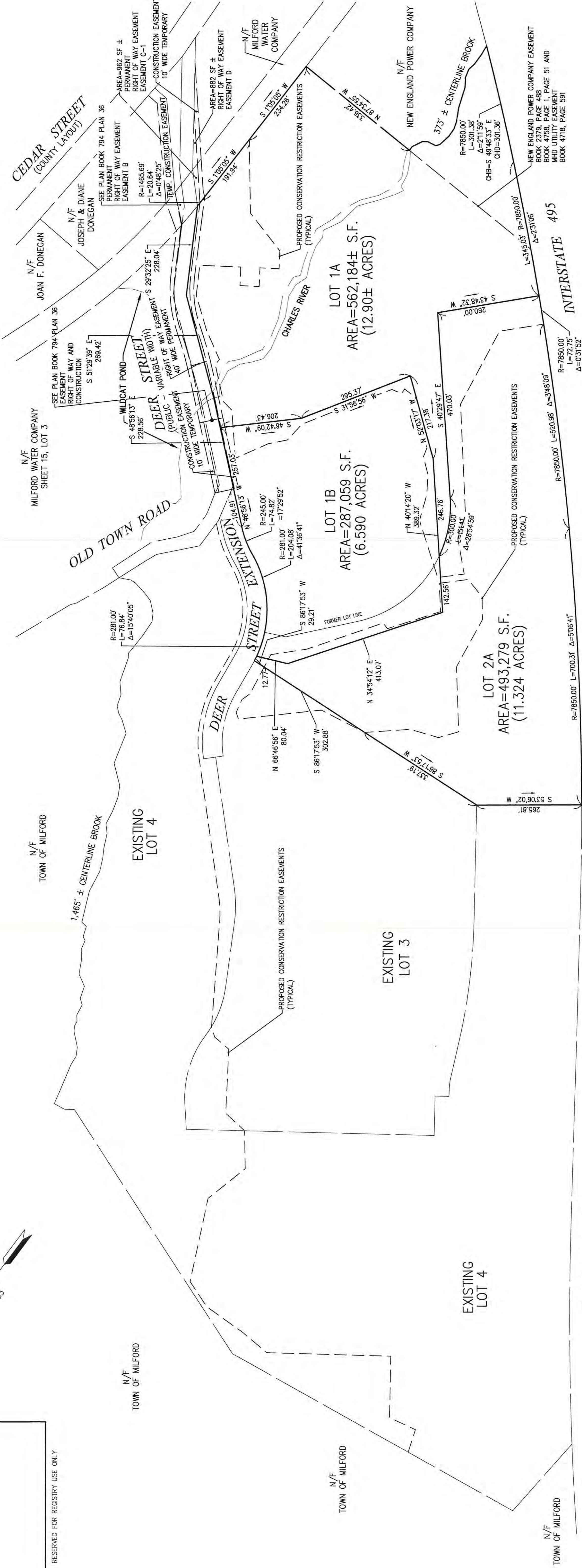
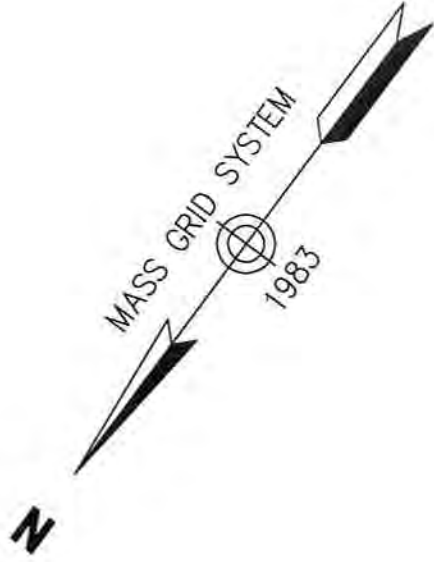
COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On this 14th day of March, 2008, before me, the undersigned notary public, personally appeared Bernard J. Pointer and Louis L. Frank, to me through satisfactory evidence of identification, which was a photo-identification (New Hampshire Drivers License) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing was his free act and deed as said Manager of Stone Ridge Management, LLC.

Francis P. Balas
Francis P. Balas - Notary Public
My commission expires: 12/7/2012



RESERVED FOR REGISTRY USE ONLY



General Notes

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN JANUARY, 2007 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE PURPOSE OF THIS PLAN IS TO RECONFIGURE EXISTING LOTS 1 & 2 INTO LOTS 1A, 2A & 1B.

Record Owner

CEDAR STREET REALTY TRUST
MAP 15 LOT 4B (LOT 2)
MAP 15 LOT 4C (LOT 1)
BOOK 49077, PAGE 55

Certification

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



Russell J. Gutierrez
DATE: April 13, 2017
PROFESSIONAL ENGINEER

PLAN OF LAND
IN
MILFORD
MASSACHUSETTS

PREPARED FOR: THE GUTIERREZ COMPANY
PREPARED BY: Vanasse Hangen Brustlin, Inc.
Transportation, Land Development &
Environmental Services
101 Walnut Street, P.O. Box 9151
Watertown, MA 02471-9151
(617) 924-1770

SCALE: 1 INCH = 120 FEET DATE: FEBRUARY 21, 2017



- (j) *A traffic report showing the impact of the proposed project.*

See the Traffic Report by The Engineering Corp. (TEC) dated March 12, 2018.



(k) Project Impacts (Water, Sewer, Stormwater, Utilities, Historical/Cultural)

See the Technical Report – The Residences at Stone Ridge Comprehensive Permit Application Milford, MA” dated March 9, 2018 prepared by SMMA.



(I) *The Applicant has notified the Subsidizing Agency of the submittal of this application.*

Please see copy of the notice to MassHousing and DHCD attached.



BY: CERTIFIED MAIL

March 15, 2018

Ms. Chrystal Kornegay
Executive Director
MassHousing
One Beacon Street
Boston, MA 02108

RE: MassHousing Id # 971 for a Chapter 40B project "***The Residences at Stone Ridge***", Milford, MA

Dear Ms Kornegay:

Please be advised that the above referenced project, as identified by MassHousing Project Eligibility Letter # 971, has been submitted to the Milford Zoning Board of Appeals in the form of a Comprehensive Permit application.

Please feel free to contact me should you have any questions.

Sincerely,

Israel Lopez
Managing Director of Development
The Gutierrez Company

Cc: Ms. Jennifer Maddox
Acting Undersecretary, DHCD
100 Cambridge Street
Boston, MA 02114



(m) *G.L. c. 40B and Local Housing Needs*

The Act provides in relevant part that all communities are required to have a minimum of ten percent (10%) of their housing stock dedicated to low and moderate income housing. With the town being below the 10% threshold, there exists a legal presumption that there is a regional housing need which outweighs local concerns. In such case, the municipality must approve the Comprehensive Permit or approve it with conditions. The Applicant proposes that 25% of the units will be dedicated as affordable units to persons earning not more than 80% of the area median income. The affordable units will be made available on a lottery basis, on terms acceptable to the Subsidizing Agency, in accordance with applicable fair housing law.

Please see copy of most recent DHCD Subsidized Housing Inventory as of September 14, 2017.

Department of Housing and Community Development
Chapter 40B Subsidized Housing Inventory (SHI)
as of September 14, 2017

Community	2010 Census Year Round Housing Units	Total Development Units	SHI Units	%
Abington	6,364	518	485	7.6%
Acton	8,475	1,144	568	6.7%
Acushnet	4,097	127	97	2.4%
Adams	4,337	321	321	7.4%
Agawam	12,090	556	505	4.2%
Alford	231	0	0	0.0%
Amesbury	7,041	898	738	10.5%
Amherst	9,621	1,130	1,083	11.3%
Andover	12,324	2,000	1,637	13.3%
Aquinnah	158	41	41	25.9%
Arlington	19,881	1,429	1,121	5.6%
Ashburnham	2,272	144	29	1.3%
Ashby	1,150	0	0	0.0%
Ashfield	793	2	2	0.3%
Ashland	6,581	514	410	6.2%
Athol	5,148	310	310	6.0%
Attleboro	17,978	1,155	1,155	6.4%
Auburn	6,808	251	251	3.7%
Avon	1,763	70	70	4.0%
Ayer	3,440	454	299	8.7%
Barnstable	20,550	1,763	1,462	7.1%
Barre	2,164	83	83	3.8%
Becket	838	0	0	0.0%
Bedford	5,322	1,174	972	18.3%
Belchertown	5,771	418	392	6.8%
Bellingham	6,341	733	551	8.7%
Belmont	10,117	675	365	3.6%
Berkley	2,169	103	24	1.1%
Berlin	1,183	254	109	9.2%
Bernardston	930	24	24	2.6%
Beverly	16,522	2,153	1,919	11.6%
Billerica	14,442	1,766	1,118	7.7%
Blackstone	3,606	165	123	3.4%
Blandford	516	1	1	0.2%
Bolton	1,729	192	62	3.6%
Boston	269,482	54,409	51,283	19.0%
Bourne	8,584	1,198	660	7.7%
Boxborough	2,062	325	268	13.0%
Boxford	2,730	72	31	1.1%

Boylston	1,765	26	26	1.5%
Braintree	14,260	1,679	1,382	9.7%
Brewster	4,803	306	255	5.3%
Bridgewater	8,288	645	546	6.6%
Brimfield	1,491	71	71	4.8%
Brockton	35,514	4,619	4,619	13.0%
Brookfield	1,452	19	19	1.3%
Brookline	26,201	3,151	2,454	9.4%
Buckland	866	3	3	0.3%
Burlington	9,627	1,707	1,283	13.3%
Cambridge	46,690	7,102	6,911	14.8%
Canton	8,710	1,195	1,090	12.5%
Carlisle	1,740	57	51	2.9%
Carver	4,514	146	146	3.2%
Charlemont	615	3	3	0.5%
Charlton	4,774	83	83	1.7%
Chatham	3,460	180	174	5.0%
Chelmsford	13,741	1,591	1,072	7.8%
Chelsea	12,592	2,439	2,434	19.3%
Cheshire	1,481	0	0	0.0%
Chester	585	13	13	2.2%
Chesterfield	524	17	17	3.2%
Chicopee	25,074	2,637	2,601	10.4%
Chilmark	418	3	3	0.7%
Clarksburg	706	9	9	1.3%
Clinton	6,375	549	549	8.6%
Cohasset	2,898	325	311	10.7%
Colrain	731	0	0	0.0%
Concord	6,852	926	804	11.7%
Conway	803	0	0	0.0%
Cummington	426	16	16	3.8%
Dalton	2,860	159	159	5.6%
Danvers	11,071	1,565	1,149	10.4%
Dartmouth	11,775	1,001	971	8.2%
Dedham	10,115	1,149	1,104	10.9%
Deerfield	2,154	33	33	1.5%
Dennis	7,653	338	324	4.2%
Dighton	2,568	420	144	5.6%
Douglas	3,147	140	140	4.4%
Dover	1,950	69	18	0.9%
Dracut	11,318	861	585	5.2%
Dudley	4,360	104	104	2.4%
Dunstable	1,085	0	0	0.0%
Duxbury	5,532	441	410	7.4%
East Bridgewater	4,897	230	176	3.6%
East Brookfield	888	0	0	0.0%
East Longmeadow	6,072	513	445	7.3%

Eastham	2,632	63	54	2.1%
Easthampton	7,567	1,021	522	6.9%
Easton	8,105	979	787	9.7%
Edgartown	1,962	94	89	4.5%
Egremont	596	0	0	0.0%
Erving	778	0	0	0.0%
Essex	1,477	40	40	2.7%
Everett	16,691	1,061	1,061	6.4%
Fairhaven	7,003	486	486	6.9%
Fall River	42,650	4,847	4,751	11.1%
Falmouth	14,870	1,230	959	6.4%
Fitchburg	17,058	1,680	1,486	8.7%
Florida	335	0	0	0.0%
Foxborough	6,853	869	859	12.5%
Framingham	27,443	2,871	2,871	10.5%
Franklin	11,350	1,814	1,352	11.9%
Freetown	3,263	104	86	2.6%
Gardner	9,064	1,356	1,356	15.0%
Georgetown	3,031	352	352	11.6%
Gill	591	24	24	4.1%
Gloucester	13,270	1,009	972	7.3%
Goshen	440	5	5	1.1%
Gosnold	41	0	0	0.0%
Grafton	7,160	732	365	5.1%
Granby	2,451	67	67	2.7%
Granville	630	0	0	0.0%
Great Barrington	3,072	378	306	10.0%
Greenfield	8,325	1,173	1,155	13.9%
Groton	3,930	343	217	5.5%
Groveland	2,423	137	80	3.3%
Hadley	2,200	264	264	12.0%
Halifax	2,971	28	28	0.9%
Hamilton	2,783	124	84	3.0%
Hampden	1,941	60	60	3.1%
Hancock	326	0	0	0.0%
Hanover	4,832	575	575	11.9%
Hanson	3,572	270	157	4.4%
Hardwick	1,185	9	8	0.7%
Harvard	1,982	247	113	5.7%
Harwich	6,121	335	335	5.5%
Hatfield	1,549	52	52	3.4%
Haverhill	25,557	2,770	2,555	10.0%
Hawley	137	0	0	0.0%
Heath	334	0	0	0.0%
Hingham	8,841	2,798	1,005	11.4%
Hinsdale	918	0	0	0.0%
Holbrook	4,262	440	440	10.3%

Holden	6,624	514	407	6.1%
Holland	1,051	13	13	1.2%
Holliston	5,077	447	236	4.6%
Holyoke	16,320	3,278	3,253	19.9%
Hopedale	2,278	119	119	5.2%
Hopkinton	5,087	842	724	14.2%
Hubbardston	1,627	49	49	3.0%
Hudson	7,962	1,051	892	11.2%
Hull	4,964	84	84	1.7%
Huntington	919	44	44	4.8%
Ipswich	5,735	564	511	8.9%
Kingston	4,881	359	204	4.2%
Lakeville	3,852	590	274	7.1%
Lancaster	2,544	223	140	5.5%
Lanesborough	1,365	28	28	2.1%
Lawrence	27,092	4,076	4,057	15.0%
Lee	2,702	173	176	6.5%
Leicester	4,231	176	176	4.2%
Lenox	2,473	178	178	7.2%
Leominster	17,805	1,493	1,456	8.2%
Leverett	792	2	2	0.3%
Lexington	11,946	1,500	1,321	11.1%
Leyden	300	0	0	0.0%
Lincoln	2,153	310	238	11.2%
Littleton	3,443	649	444	12.9%
Longmeadow	5,874	272	272	4.6%
Lowell	41,308	5,253	5,180	12.5%
Ludlow	8,337	293	293	3.5%
Lunenburg	4,037	195	195	4.8%
Lynn	35,701	4,435	4,435	12.4%
Lynnfield	4,319	744	495	11.5%
Malden	25,122	2,607	2,542	10.1%
Manchester	2,275	137	115	5.1%
Mansfield	8,725	1,035	939	10.8%
Marblehead	8,528	399	333	3.9%
Marion	2,014	204	156	7.7%
Marlborough	16,347	1,962	1,866	11.4%
Marshfield	9,852	775	572	5.8%
Mashpee	6,473	363	337	5.2%
Mattapoissett	2,626	70	70	2.7%
Maynard	4,430	398	380	8.6%
Medfield	4,220	358	304	7.2%
Medford	23,968	2,243	1,694	7.1%
Medway	4,603	468	284	6.2%
Melrose	11,714	1,425	932	8.0%
Mendon	2,072	77	40	1.9%
Merrimac	2,527	397	141	5.6%

Methuen	18,268	1,931	1,641	9.0%
Middleborough	8,921	979	589	6.6%
Middlefield	230	2	2	0.9%
Middleton	3,011	173	151	5.0%
Milford	11,379	976	708	6.2%
Millbury	5,592	244	221	4.0%
Millis	3,148	181	118	3.7%
Millville	1,157	26	26	2.2%
Milton	9,641	737	481	5.0%
Monroe	64	0	0	0.0%
Monson	3,406	138	138	4.1%
Montague	3,926	408	376	9.6%
Monterey	465	0	0	0.0%
Montgomery	337	0	0	0.0%
Mount Washington	80	0	0	0.0%
Nahant	1,612	48	48	3.0%
Nantucket	4,896	179	121	2.5%
Natick	14,052	1,798	1,458	10.4%
Needham	11,047	1,503	1,397	12.6%
New Ashford	104	0	0	0.0%
New Bedford	42,816	5,144	5,110	11.9%
New Braintree	386	0	0	0.0%
New Marlborough	692	0	0	0.0%
New Salem	433	0	0	0.0%
Newbury	2,699	94	94	3.5%
Newburyport	8,015	713	599	7.5%
Newton	32,346	2,543	2,425	7.5%
Norfolk	3,112	218	128	4.1%
North Adams	6,681	866	866	13.0%
North Andover	10,902	1,389	931	8.5%
North Attleborough	11,553	306	294	2.5%
North Brookfield	2,014	142	142	7.1%
North Reading	5,597	652	540	9.6%
Northampton	12,604	1,586	1,356	10.8%
Northborough	5,297	719	610	11.5%
Northbridge	6,144	468	453	7.4%
Northfield	1,290	27	27	2.1%
Norton	6,707	897	533	7.9%
Norwell	3,652	452	297	8.1%
Norwood	12,441	1,047	1,035	8.3%
Oak Bluffs	2,138	158	146	6.8%
Oakham	702	0	0	0.0%
Orange	3,461	405	405	11.7%
Orleans	3,290	334	304	9.2%
Otis	763	0	0	0.0%
Oxford	5,520	404	404	7.3%
Palmer	5,495	310	269	4.9%



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(n) *Filing with other Boards*

In addition to this filing, the Applicant will amend the existing Order of Conditions issued by the Conservation Commission.



(o) *Phasing*

The Applicant does not plan to phase the project but reserves the right to propose phasing if necessary.

11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	122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JENNIFER M. SCLAR, MAA
ASSESSOR/ADMINISTRATOR

TOWN OF MILFORD BOARD OF ASSESSORS

52 MAIN STREET
MILFORD, MA 01757
508-634-2306 • FAX 508-634-2324

JOSEPH F. NIRO
CHAIRMAN

JOSEPH F. ARCUDI

JOSHUA M. LIOCE

ASSESSORS@TOWNOFMILFORD.COM
WWW.MILFORD.MA.US

REQUEST FOR ABUTTER'S LIST

****PLEASE ALLOW 10 WORKING DAYS FOR PROCESSING****

\$25.00 DEPOSIT REQUIRED

RECEIVED CHECK _____ CASH _____ by _____ Date _____

PLEASE COMPLETE ALL INFORMATION BELOW:

TODAY'S DATE: February _____, 2018

NAME: The Gutierrez Company c/o Israel Lopez

ADDRESS OF SUBJECT PROPERTY: 300, 300, 400 DEER

PARCEL ID: 15-04B, 14-03A, 14-04

REASON FOR REQUEST: 40B Application to Zoning Board of Appeals

Is this for a Liquor License? Yes ☐ No ☒ (please circle answer)

include 1495
on the list

TYPE OF ABUTTER'S LIST

300 FT (needed for variance and special permit) ☒ X

100 FT (conservation commission - notice of intent) _____

Direct (pole relocation) property directly where work is to be performed or parcel performed on _____

Liquor License (Immediate abutters, not across a public way, include churches, hospitals
and schools w/in 500') _____

DO YOU WISH ABUTTER'S LIST MAILED TO YOU? ☒ X

IF SO, PROVIDE MAILING ADDRESS: Goulston & Storrs PC, 400 Atlantic Avenue, Boston, MA 02110 c/o Jaime Bedard

DO YOU WISH TO BE CALLED TO PICK UP THE ABUTTER'S LIST? _____ PHONE NUMBER: 617-574-4117

will mail 7/1

FOR OFFICE USE ONLY

Deposit and copy to Legal by _____ Date _____

Copy to Town Clerk by _____ Date _____



TOWN OF MILFORD

BOARD OF ASSESSORS

CERTIFIED ABUTTERS LIST

Certified by:

Date:

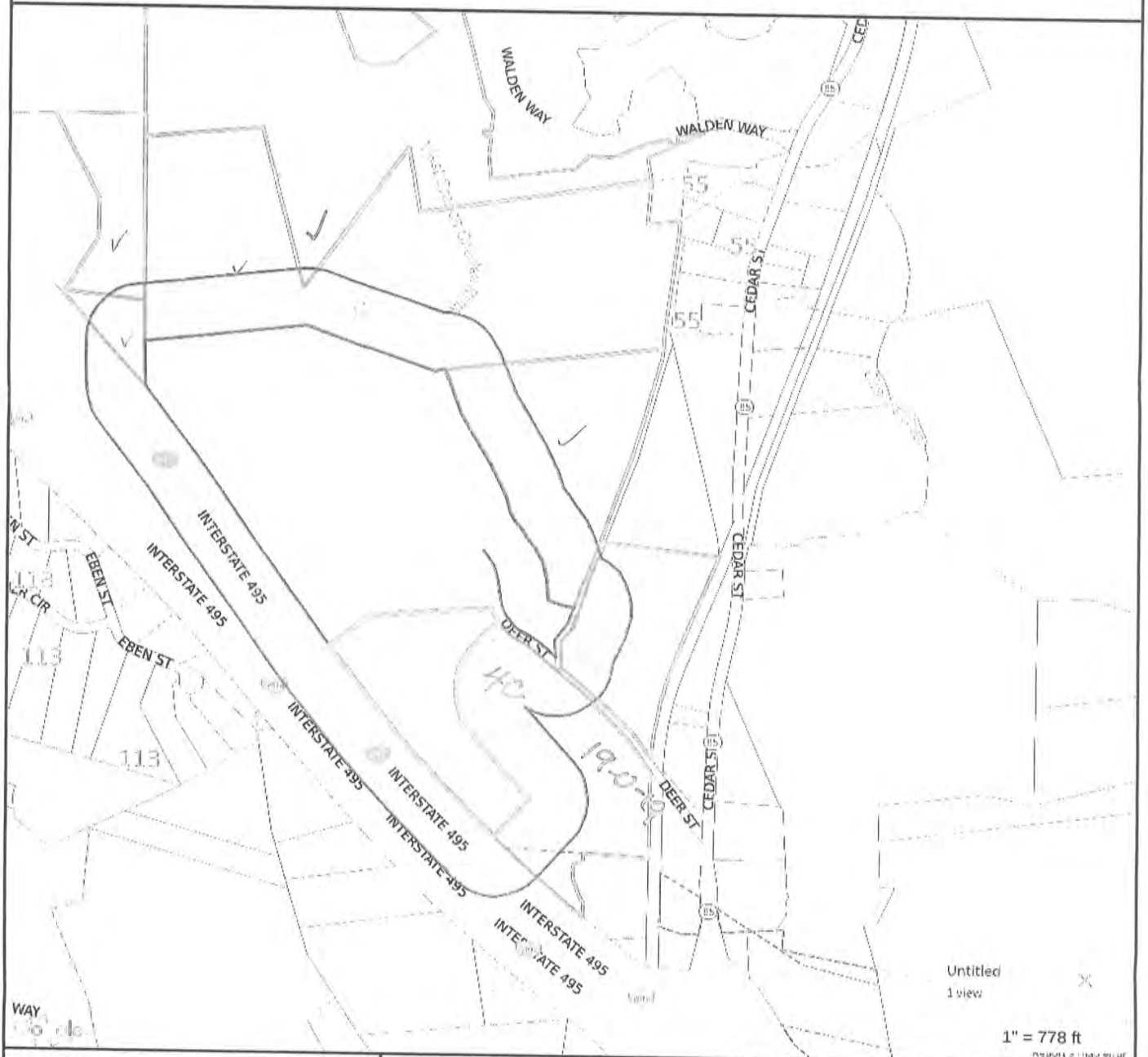
Property data updated February 1, 2018.

Subject Properties

15-0-4B, 14-0-3A, 14-0-4 : 200, 300, 400 Deer Street
300 Feet

Abutters

ID	Site Address	Owner Name	Owner Name2	Owner Address	Owner City	Owner	Owner Zip
14-0-6	REAR 1495	TOWN OF MILFORD		52 MAIN ST	MILFORD	MA	01757
15-0-B	REAR CEDAR ST	TOWN OF MILFORD		52 MAIN ST	MILFORD	MA	01757
14-0-5	REAR 1495	TOWN OF MILFORD		52 MAIN ST	MILFORD	MA	01757
3-0-C	CEDAR ST	TOWN OF MILFORD		52 MAIN ST	MILFORD	MA	01757
15-0-17	REAR CEDAR ST	TOWN OF MILFORD		52 MAIN ST	MILFORD	MA	01757
15-0-3	REAR CEDAR ST	MILFORD WATER COMPANY		66 DILLA ST	MILFORD	MA	01757
15-0-4C	100 DEER ST	JMDH REAL ESTATE OF MILFORD LLC	C/O JETRO CASH & CARRY ENTERPRISES LLC	15-24 132ND ST	COLLEGE POINT	MA	01757
19-0-19	80 DEER ST	ARTURO J GUTIERREZ & JOHN CATALDO	ARTHUR GUTIERREZ JR, TR, CEDAR ST REALTY	200 WHEELER ROAD	BURLINGTON	NY	11356
			SUBJECT ALSO ABUTTS INTERSTATE 495			MA	1803



Property Information

Property ID 15-0-4B
 Location 200 DEER ST
 Owner GUTIERREZ ARTURO,CATALDO JOHN+



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town of Milford, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated February 2017
 Properties updated 02/01/2018

The Residences at Stone Ridge



Exhibits

1. Listing agreement from 2006 and more recent Marketing Brochure

Christopher P. Tosti
Executive Vice President/Partner

CB Richard Ellis - N.E. Partners, LP
111 Huntington Avenue, 12th Floor
Boston, MA 02199

T 617.867.2491
F 617.867.2360
C 617.650.6820

chris.tosti@cbre-ne.com
www.cbre-ne.com

RECEIVED
DEC 16 2005

December 15, 2005

Mr. Dan Clarey
Project Manager
Gutierrez Company
One Wall Street
Burlington, MA 01803

Dear Dan:

I have signed and enclosed two listing agreements for Milford. Please return one fully executed original.

We look forward to working for you on this project.

Sincerely,



Christopher P. Tosti
Executive Vice President/Partner

December 6, 2005

Mr. Christopher Tosti
CB Richard Ellis/Whittier Partners
Federal Reserve Plaza
600 Atlantic Avenue
Boston, Massachusetts 02210

Re: Proposed Office Park
Milford, Massachusetts

Dear Chris:

You are hereby appointed sole and exclusive leasing agent ("Agent") for The Gutierrez Company for approximately 550,000 square feet of space to be developed in a master planned office/research and development park at the I-495/Cedar Street Interchange (Exit 20), in Milford, Massachusetts (the "Park").

The term of this Leasing Agreement shall commence on the date this Agreement is fully executed and shall continue for a period of six months, at which time this Agreement shall terminate, unless specifically renewed in writing by both Agent and Landlord. Beginning three months from the date hereof, this Agreement may be terminated by either Agent or Landlord after having served 30 days written notice. Prior to the service of such a termination notice by Landlord, Landlord agrees to meet with Agent to review Agent's leasing efforts.

Agent agrees to put forth the best efforts of its organization toward the leasing of the available space in the Park. Agent also agrees to work with other leasing agents for the purpose of leasing space, and should such a cooperating leasing agent produce a tenant which does execute a lease for space in the Park, Agent will share with this co-agent all commissions due to Agent resulting from the lease. In no case will Landlord be required to pay more than one full commission.

Agent must duly register all potential tenants with Landlord. Agent shall be deemed to have properly registered a potential tenant with Landlord only when Agent has arranged for and held a meeting between an authorized representative of the potential tenant and an authorized representative of the Landlord. At the Landlord's option, upon receipt of notification from Agent as to the time and place of the meeting, Landlord may choose not to send its authorized representative to the meeting, and in such case, registration shall be deemed to have properly been taken. Such registration shall be considered to have terminated if for a period of 90 days there is no substantial activity, as determined by Landlord, between the potential tenant and the Landlord.



Build-To-Suit: 80,000 - 625,000 SF First Class Office Space

Stone Ridge Corporate Center
Milford, Massachusetts

Situated on 80-acres and featuring over 3,500 linear feet of frontage along I-495 northbound, Stone Ridge Corporate Center offers excellent exposure and an attractive campus setting for its tenants.

CBRE
CB RICHARD ELLIS



THE GUTIERREZ COMPANY

Stone Ridge Corporate Center | Milford, Massachusetts

Stone Ridge Corporate Center encompasses several build-to-suit opportunities in a premier location off of Route 85 in Milford, Massachusetts with direct access to Interstate 495. Tenants have office opportunities ranging from 80,000 SF – 625,000 SF.

About The Gutierrez Company

Incorporated in 1978, The Gutierrez Company provides a full range of real estate development services including site selection, financing, master planning, design coordination, project management and supervision, and property management. Through their wholly-owned subsidiary, Gutierrez Construction Co., Inc., the firm also provide complete, pre-construction consulting, construction management, and general contracting services.

The Gutierrez Company has developed over 9 million square feet of office, office/R&D, retail, residential, and industrial space in suburban Boston and southern New Hampshire for various regional, national and international clients and tenants. Gutierrez currently own and manage a building portfolio of over 4 million square feet of space. Additionally, the company controls and/or owns land to develop an additional 11 million square feet of space.

Their in-depth capabilities within each phase of the development process enables a seamless transaction from 'concept to keys'. Whether structuring a joint-venture on a single property, developing an asset for their own account, or constructing a customized project for a third party, all of the vital services needed for each phase can be provided in-house.

Examples of The Gutierrez Company's Work



880 Technology Park Drive
Billerica, MA



Burlington Office Park II
Burlington, MA



Westford Technology Park West
Westford, MA



Bedford Woods Corporate Center
Bedford, MA

Build-To-Suit 80,000 - 625,000 SF Office Space

Build-To-Suit Opportunities

- Building 1: 150,000 SF
- Building 2: 295,000 SF*
- Building 3: 100,000 SF
- Building 4: 80,000 SF

**Can be phased*

Start-To-Finish Customization

- LLC creation
- Site selection
- Code review
- In-house design
- Permitting and approval process
- Pricing
- Construction

Stone Ridge Corporate Center Conceptual Site Plans



Building 1



Building 2



Building 3



Building 4

For more information, please contact:

Chris Tosti
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rob.walles@cbre-ne.com

Bob McGuire
617.912.7065
bob.mcguire@cbre-ne.com

Britton Derkac
617.912.7040
britton.derkac@cbre-ne.com

Distances:

To I-90:	10 miles
To I-95:	17 miles
To Boston:	37 miles
To Worcester:	22 miles

33 Arch Street, 28th Floor
Boston, Massachusetts 02110
617.912.7000 Fax 617.912.7001
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