



LYNNE D. SWEET, MANAGING MEMBER  
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January 23, 2020

Electronic Delivery

Ms. Jessica Malcom  
Ms. Kat Miller  
MassHousing  
One Beacon Street  
Boston, MA 02108

Re: **31 Hunting Lane, Sherborn, MA, Apple Hill Estates**

Dear Jessica and Kat:

As I notified you last week, the applicant has decided to remove an 8-acre parcel of land from the PEL application known as Map 11, Parcel 3B. This parcel of land was deemed not necessary for any purpose relative to the development of Apple Hill Estates. It is largely covered in wetlands. While it may be use to put a water line under it for the benefit of Apple Hill Estates, the applicant is the Trustee of the Trust which owns this land. Therefore, the Applicant has site control over all of the parcels in the application as well as those need for any easements. For this reason, we are withdrawing the purchase and sale agreement.

The legal description of the applicant land is as follows:

The premises is known as a parcel of land along Hunting Lane in Sherborn, Middlesex, Massachusetts being Assessor's Parcel 11-0-02 as more particularly described as Parcel 2 in the deed recorded with the Middlesex South District Registry of Deeds in Book 66954, Page 354 and the land known as Parcel "A" on a plan entitled "Plan of Land Sherborn, Mass., Scale 1"=50', Dec. 6, 1999, Prepared For: Kent A. Fitzpatrick, Prepared By: GLM Engineering Consultants, Inc.", which plan is recorded with said Registry as Plan No. 141 of 2000 in Plan Book 31133, Page 597 containing 4.88 acres of land more or less according to said plan, excluded from the sale is Parcel 1 described in said deed; and

The premises is known and numbered as 31 Hunting Lane, Sherborn, Massachusetts 01770 being Assessor Parcel 11-0-3C being a portion of the land described or "PARCEL ONE" in the deed recorded with the Middlesex South Registry of Deeds in Book 67090, Page 363, being the parcel shown as Lot 3 on a plan of land entitled, "Plan of Lan, Sherborn, Mass." by MetroWest Engineering , Inc., dated October 1, 1993, Revised November 4, 1993, recorded with said Registry as Plan No. 194 of 1994 containing 737,415 square feet or 16.93 acres of land more or less, according to said plan

In light of this, I have provided the following documents for your review and noted changes:



1. Revised project description
2. Revised Comprehensive Permit Application
  - a. Tax parcel ID, removing parcel known as Map 11, Parcel 3B
  - b. Building Area Calculations
  - c. Lot coverage. Please note that according to our engineer since the lot known as Map 11, Parcel 2 is not contiguous, it is lot allowed to be counted in lot coverage
  - d. Removed information on purchase and sale agreement
  - e. Purchase price in several places. The reason the purchase price went up is that the owner had appraisals performed since the application that came back with higher prices on the by right subdivision lots. This negates the any minor decrease due to the loss of the 8-acre lot which has an assessed value of under \$20,000
3. Site Plans
  - a. Updated to show removal of lot and tabular zoning analysis
4. Flood Map and Tax Assessor Maps
5. Waiver List
  - a. Section 4.1 Minimum Lot Area and Frontage

Please let us know what documents you wish to receive hard copies of.

We understand that you will be providing the Town of Sherborn an additional two weeks to comment on these documents.

Thank you for your time and consideration.

Sincerely,  
LDS Consulting Group, LLC

A handwritten signature in black ink that reads 'Lynne D. Sweet'.

By: \_\_\_\_\_  
Lynne D. Sweet, Managing Member

cc: Janelle Chan, Undersecretary of Housing and Community Development  
Mr. George Morrill, Chair Sherborn Board of Selectman  
Mr. Gary Lybarsky, Trustee of Barsky Estate Realty Trust  
Mr. Paul Haverty  
Mr. John Pugh  
Mr. Michael Malynowski