Comprehensive Permit Site Approval Application/Homeownership

www.masshousing.com  www.masshousingrental.com
Comprehensive Permit Site Approval Application/Homeownership

Attached is the Massachusetts Housing Finance Agency ("MassHousing") application form for Project Eligibility/Site Approval ("Site Approval") under the state's comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as "Chapter 40B". Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund ("NEF") program must receive Site Approval from MassHousing. This approval (also referred to as "project eligibility approval") is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located.

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site; (ii) the applicant is a public agency, non-profit organization or limited dividend organization; and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

Please note that MassHousing requires that all applicants meet with a member of our 40B Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves, conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing's Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

www.mass.gov/hed/economic/eohed/dhcd/legal/regs/760-cmr-56.html and
Instructions for completing the Site Approval Application are included in the application form, which is attached. The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to

**Gregory Watson, Manager of Comprehensive Permit Programs**  
MassHousing, One Beacon Street, Boston, MA 02108

We look forward to working with you on your proposed development. Please contact Gregory Watson at 617-854-1880 or gwatson@masshousing.com to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one.

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**Our Commitment to You**

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval:

Within two (2) business days of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.

If we have received the information that is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal; (ii) schedule and conduct a site visit; and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 60 days of our receipt of your application package.
Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

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

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

Name of Proposed Project: 59 North Main Street Village

Municipality: Sherborn, Massachusetts
Address of Site: 59 North Main Street
Cross Street (if applicable): 
Zip Code: 01770
Tax Parcel I.D. Number(s) (Map/Block/Lot): Map 10 / Lot 25

Name of Proposed Development Entity (typically a single purpose entity): 59 N. Main Street Village, Inc.

Entity Type: Limited Dividend Organization ☑  Non-Profit ☐  Government Agency ☐

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

Has this entity already been formed? Yes ☑  No ☐

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

Applicant’s Web Address, if any: www.TheHeritgageCo.com

Does the Applicant have an identity of interest with any other member of the development team or other party to the Proposed Project? Yes ☑  No ☐  If yes, please explain: Applicant is also the General Contractor - See Primary Contact Info below

Primary Contact Information (required)

Name of Individual: Vin Gately
Relationship to Applicant: President/Owner
Name of Company (if any): Healthcare Resource Group, Inc. D/B/A Heritage Properties (General Contractor)
Street Address: 490-B Boston Post Road, Suite 202
City/State/Zip: Sudbury, MA 01776
Telephone (office and cell) and Email: 978-443-4642 (Office)  508-314-6959 (Cell)  Vin@TheHeritageCo.com

Secondary Contact Information (required)

Name of Individual: Kevin Crowley
Relationship to Applicant: Employee  Project Manager
Name of Company (if any): Heritage Properties
Street Address: 490-B Boston Post Road, Suite 202
City/State/Zip: Sudbury, MA 01776
Telephone (office and cell) and Email: 978-443-4642 (Office)  508-395-3017 (Cell)  Kevin@TheHeritageCo.com
Additional Contact Information (optional)
Name of Individual: 
Relationship to Applicant: 
Name of Company (if any): 
Street Address: 
City/State/Zip: 
Telephone (office and cell) and Email: 

Anticipated Permanent Financing:  
MassHousing [ ]  NEF Bank [x] 
If NEF Bank, Name of Bank: Marlborough Savings Bank

Total Number of Units 12  # Affordable Units 3  # Market Rate Units 9
Age Restricted? Yes/No [No] If Yes, 55+ or 62+? [No]

Brief Project Description (150 words or less):
59 N. Main Street will be a community of 12 detached single family homes with between 2 and 3 bedrooms, 2.5 baths and 2 car garages. Home design is best described as contemporary colonial. 59 N. Main Street is located on Main Street about 0.25 miles from the town center where there are small stores, restaurants and a pharmacy. Home exteriors have been designed to blend nicely into this bucolic New England community. Interiors have been designed to have an open floor plan on the first floor with all of the features of modern day living. Due to the price points of market rate homes, it is expected that the target market will be on the younger side of the over 55 market. Homes will be built with a small elevator option that will serve the 1st floor, 2nd floors and basement. Buyers will have the option to finish the elevator when they first move in, or, later as they age in place. This elevator option allows for a much more expansive and open floor plan on the 1st floor with easy access to the 2nd floor where all bedrooms are located.

Required Attachments Relating to Section 1
1. Location Map
   Provide a USGS or other form of map clearly marked to show the site's location, and an approximate property boundary.

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

1.3 Directions
   Provide detailed written directions to the site, noting the entrance to the site, relevant boundaries and any prominent landmarks that can be used for identification purposes.
Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

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

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

Name of Proposed Project: 59 North Main Street Village

<table>
<thead>
<tr>
<th>Buildable Area Calculations</th>
<th>Sq. Feet/Acres (enter &quot;0&quot; if applicable—do not leave blank)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Site Area</td>
<td>276,436 Sq. Ft. / 6.342 Acres</td>
</tr>
<tr>
<td>Wetland Area</td>
<td>85,113 Sq. Ft. / 1.954 Acres</td>
</tr>
<tr>
<td>Flood/Hazard Area</td>
<td>0</td>
</tr>
<tr>
<td>Endangered Species Habitat</td>
<td>0</td>
</tr>
<tr>
<td>Conservation/Article 97 Land</td>
<td>0</td>
</tr>
<tr>
<td>Protected Agricultural Land</td>
<td>0</td>
</tr>
<tr>
<td>Other Non-Buildable (Describe)</td>
<td>0</td>
</tr>
<tr>
<td>Total Non-Buildable Area</td>
<td>85,113 Sq. Ft. / 1.954 Acres</td>
</tr>
<tr>
<td>Total Buildable Site Area</td>
<td>191,323 Sq. Ft. / 4.388 Acres</td>
</tr>
</tbody>
</table>

Current use of the site and prior use if known: Prior to the early 1900's this site was open wooded land with no structures. In the early 1900's, the land was cleared and a two story single family house and barn were constructed. The house and barn were occupied until approx. 1995. Since 1995 the house was not occupied and the house and barn became dilapidated. In May 2016, the house and barn were demolished.

Is the site located entirely within one municipality? Yes [ ] No [X]

If not, in what other municipality is the site located? N/A

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

Current zoning classification and principal permitted uses: Zoning District: RA (Residential/Single Family)

Previous Development Efforts

Please list (on the following page) any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant's role, if any, in the previous applications.

Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).
There have not been any previous applications pertaining to construction or development of this site. This site had a single family home located on it from the early 1900's until the Spring of 2016 when the house was demolished.

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

<table>
<thead>
<tr>
<th>Existing Utilities and Infrastructure</th>
<th>Yes/No</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wastewater-private wastewater treatment</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Wastewater-public sewer</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Storm Sewer</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Water-public water</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Water-private well</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td>Natural Gas</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Electricity</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Roadway Access to Site</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Sidewalk Access to Site</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Describe surrounding land use(s): The immediate surrounding land is single family use. Although 59 N. Main Street is not in a Historic District, many of the homes located in the same general area are in a Historic District. The property is bordered on the West property line by Conrail railroad tracks that are still active for freight trains that pass less than 10 times per week. This site also abuts land owned by the Town of Sherborn that is conservation land with walking trails that would be available for 59 N. Main Street residents.

<table>
<thead>
<tr>
<th>Surrounding Land Use/Amenities</th>
<th>Distance from Site</th>
<th>Available by Public Transportation?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shopping Facilities</td>
<td>2.6 miles (Roche Bros)</td>
<td>No</td>
</tr>
<tr>
<td>Schools</td>
<td>Elementary - 0.4 mi., Middles &amp; High School - 4.3 mi</td>
<td>No</td>
</tr>
<tr>
<td>Government Offices</td>
<td>2.2 mi</td>
<td>No</td>
</tr>
<tr>
<td>Multi-Family Housing</td>
<td>Woodhaven (elderly apts.) 2.9 mi.</td>
<td>No</td>
</tr>
<tr>
<td>Public Safety Facilities</td>
<td>Police - 0.9 mi., Fire Dept. - 0.4 mi.</td>
<td>No</td>
</tr>
<tr>
<td>Office/Industrial Uses</td>
<td>0.4 mi.</td>
<td>No</td>
</tr>
<tr>
<td>Conservation Land</td>
<td>Between 0.8 mi. and 4.5 mi.</td>
<td>No</td>
</tr>
<tr>
<td>Recreational Facilities</td>
<td>Between 0.9 mi. and 2.5 mi.</td>
<td>No</td>
</tr>
<tr>
<td>Houses of Worship</td>
<td>0.3 mi.</td>
<td>No</td>
</tr>
<tr>
<td>Other</td>
<td>Library - 0.75 mi.</td>
<td>No</td>
</tr>
</tbody>
</table>
List any public transportation near the site, including type of transportation and distance from the site:
The closest public transportation from the site is 2.5 miles away in downtown Natick. Here there is access
to bus transportation to surrounding towns and the Natick Mall. Also there is a commuter rail station in Natick
with service to Boston - South Station.

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

Are there any easements, rights of way or other restrictions of record affecting the development of the site? No
Are there documented hazardous waste sites on or within a ½ mile radius of the site? No
Is there any evidence of underground storage tanks or releases of hazardous material, including hazardous waste, on
the site or within close proximity to the site? Unknown
Are there any above-ground storage containers with flammable or explosive petroleum products or chemicals on or
within 1 mile of the site? Unknown
Is the site, or any portion thereof, located within a designated flood hazard area? No
Does the site include areas designated by Natural Heritage as endangered species habitat? No
Are there documented state-designated wetlands on the site? Yes
Are there documented vernal pools on the site? No
Is the site within a local, state or federal Historic District? No
Is the site or any building(s) on the site listed, nominated or eligible for listing on the National Register of
Historic Places? No
Has the site or any building(s) on the site been designated as a local, state or national landmark? No
Are there existing buildings and structures on site? No
Does the site include documented archeological resources? Unknown
Does the site include significant areas of ledge? No
Does the site include areas with slopes greater than 10%? No
If applying for MassHousing Financing, is any portion of the site considered "Prime" or "Unique" agricultural land under
Executive Order 193? No
Required Attachments Relating to Section 2

2.1 Existing Conditions Plan

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

a. Reduced scale locus map
b. Surveyed property boundaries
c. Topography (2' contours)
d. Wetland boundaries (if applicable)
e. Existing utilities (subsurface and above ground)
f. Natural features including bodies of water, rock outcroppings
g. Existing easements and/or rights of way on the property
h. Existing buildings and structures, including walls, fences, wells
i. Existing vegetated areas; specimen trees or those with caliper greater than 18" should be shown individually
j. Existing site entries and egresses

Please provide two (2) sets of full size (30" x 40" plans) along with three (3) sets of 11" x 17" reproductions.

2.2 Aerial Photographs

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

2.3 Site/Context Photographs

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

2.4 Documentation Regarding Site Characteristics/Constraints

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

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

2.5 By-Right Site Plan (if available)

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

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

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

Name of Proposed Project: 59 North Main Street Village

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

Total Number of Dwelling Units: 12
Total Number of Affordable Units: 3

Unit Mix: Affordable Units

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>0 Bedroom</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Units</td>
<td></td>
<td></td>
<td></td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Number of Bathrooms</td>
<td></td>
<td></td>
<td></td>
<td>2.5</td>
<td></td>
</tr>
<tr>
<td>Square Feet/Unit</td>
<td></td>
<td></td>
<td></td>
<td>2,150</td>
<td></td>
</tr>
</tbody>
</table>

Unit Mix: Market Rate

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>0 Bedroom</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Units</td>
<td></td>
<td></td>
<td>8</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Number of Bathrooms</td>
<td></td>
<td></td>
<td>2.5</td>
<td>2.5</td>
<td></td>
</tr>
<tr>
<td>Square Feet/Unit</td>
<td></td>
<td></td>
<td>2,347 - 2,677</td>
<td>3,178</td>
<td></td>
</tr>
</tbody>
</table>

Percentage of Units with 3 or More Bedrooms*: 33%

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

Number of Handicapped Accessible Units: 0  Market Rate: 9  Affordable: 3
Gross Density (units per acre): 1.89
Net Density (units per buildable acre): 2.73
### Residential Building Information

<table>
<thead>
<tr>
<th>Building Type and Style</th>
<th>Construction or Rehabilitation</th>
<th>Number of Stories</th>
<th>Height</th>
<th>GFA</th>
<th>Number Bldgs. of this type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Detached</td>
<td>New Construction</td>
<td>2.5</td>
<td>32 Ft,</td>
<td>29,700</td>
<td>12</td>
</tr>
</tbody>
</table>

### Non-Residential Building Information

<table>
<thead>
<tr>
<th>Building Type and Style</th>
<th>Construction or Rehabilitation</th>
<th>Number of Stories</th>
<th>Height</th>
<th>GFA</th>
<th>Number Bldgs. of this type</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Will all features and amenities available to market unit residents also be available to affordable unit residents? If not, explain the differences. There will be some differences between interior finish items for affordable units compared to market rate units. I have not made any final decisions on differences but I expect that affordable units will not include as much hardwood flooring as market rate units. Also, I expect that there will be differences in the value of kitchen appliances and kitchen and bath cabinetry.

### Parking

Total Parking Spaces Provided: 48
Ratio of Parking Spaces to Housing Units: 4:1

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

- Buildings: 8%
- Parking and Paved Areas: 8%
- Usable Open Space: 52%
- Unusable Open Space: 32%
- Lot Coverage: 100%

Does project fit definition of “Large Project” (as defined in 760 CMR 56.03 (6))? Yes/No: No
Required Attachments Relating to Section 3

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

- Proposed site grading (2' contours)
- Existing lot lines
- Easements (existing and proposed)
- Access to a public way must be identified
- Required setbacks
- Proposed site circulation (entrances/egresses, roadways, driveways, parking areas, walkways, paths, trails)
- Building and structure footprints (label)
- Utilities (existing and proposed)
- Open space areas
- Schematic landscaping and screening
- Wetland and other restricted area boundaries and buffer zones

Please provide two (2) sets of full size (30" x 40") plans along with three (3) sets of 11" x 17" reproductions.

3.2 Graphic Representations of Project/Preliminary Architectural Plans
- Typical floor plans
- Unit plans showing dimensions, bedrooms, bathrooms and overall unit layout
- Exterior elevations, sections, perspectives and illustrative rendering.

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

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

3.5 Completed Sustainable Development Principles Evaluation Assessment Form (see attached form)
All developments seeking Chapter 40B site approval must demonstrate consistency with the Commonwealth's May 2007 Sustainable Development Principles.
Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

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

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

Name of Proposed Project: 59 North Main Street Village

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

- Owned (or ground leased) by Development Entity or Applicant [☑]
- Under Purchase and Sale Agreement [ ]
- Under Option Agreement [ ]

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

Grantor/Seller: HP Sherborn LLC - Vin Gately, Manager

Grantee/Buyer: 59 North Main Street Village, Inc.

Grantee/Buyer is (check one):
- Applicant [ ]
- Development Entity [☑]
- Managing General Partner of Development Entity [ ]
- General Partner of Development Entity [ ]
- Other (explain) [ ]

Are the Parties Related? Yes, both the Buyer and Seller have the exact same ownership

For Deeds or Ground Leases

Date(s) of Deed(s) or Ground Lease(s): N/A

Purchase Price:

For Purchase and Sale Agreements or Option Agreements

Date of Agreement: November 1, 2016

Expiration Date: April 30, 2017

If an extension has been granted, date of extension: Extension will be granted if needed

If an extension has been granted, new expiration date:

Purchase Price: 1,950,000 or "as is" appraised value, whichever is less

Will any easements or rights of way over other properties be required in order to develop the site as proposed?
- Yes [ ]
- No [☑]

If Yes, please describe current status of easement:

- Owned (or ground leased) by Development Entity or Applicant
- Under Purchase and Sale Agreement
- Under Option Agreement
Note: The Grantee/Buyer on each document must be either the Applicant or the Proposed Development Entity, or you must attach an explanation showing direct control of the Grantee/Buyer by the Applicant or the Proposed Development Entity.

Grantor/Seller: HP Sherborn LLC - Vin Gately, Manager
Grantee/Buyer: 59 North Main Street Village, Inc.
Are the Parties Related? Yes, same ownership

For Easements
Date(s) of Easement(s): N/A
Purchase Price: ___________________________ _____________

For Easement Purchase and Sale Agreements or Easement Option Agreements
Date of Agreement: N/A
Expiration Date: ___________________________ _____________
If an extension has been granted, date of extension: ___________________________ _____________
If an extension has been granted, new expiration date: ___________________________ _____________
Purchase Price: ___________________________ _____________

Required Attachments Relating to Section 4

4.1 Evidence of Site Control (required)
Copies of all applicable, fully executed documents (deed, ground lease, purchase and sale agreement, option agreement, land disposition agreement) showing evidence of site control, including any required easements, along with copies of all amendments and extensions. Copies of all plans referenced in documents must be included.
**Application for Chapter 40B Project Eligibility/Site Approval**

for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

**Section 5: FINANCIAL INFORMATION – Site Approval Application Homeownership 40B**

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

Name of Proposed Project: 59 North Main Street Village

**Initial Capital Budget** *(please enter "0" when no such sales/revenue or cost is anticipated)*

<table>
<thead>
<tr>
<th>Sales/Revenue</th>
<th>Budgeted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market</td>
<td>8,914,000</td>
</tr>
<tr>
<td>Affordable</td>
<td>571,200</td>
</tr>
<tr>
<td>Identity of Interest (Market)</td>
<td>0</td>
</tr>
<tr>
<td>Other Income</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total Sales/Revenue</strong></td>
<td>9,485,200</td>
</tr>
</tbody>
</table>

**Pre-Permit Land Value, Reasonable Carrying Costs**

<table>
<thead>
<tr>
<th>Item</th>
<th>Budgeted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Acquisition, pre-permit land value <em>(to be determined by MassHousing commissioned appraisal)</em> plus reasonable carrying costs.</td>
<td>1,950,000</td>
</tr>
</tbody>
</table>

**Costs**

<table>
<thead>
<tr>
<th>Item</th>
<th>Budgeted</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Acquisition Cost</strong></td>
<td></td>
</tr>
<tr>
<td>Site Acquisition: pre-permit land value <em>(to be determined by MassHousing Commissioned Appraisal)</em> plus reasonable carrying costs</td>
<td>1,950,000</td>
</tr>
<tr>
<td><strong>Subtotal – Acquisition Costs</strong></td>
<td>1,950,000</td>
</tr>
<tr>
<td><strong>Construction Costs - Residential Construction (Hard Costs)</strong></td>
<td></td>
</tr>
<tr>
<td>Building Structure Costs</td>
<td>4,004,000</td>
</tr>
<tr>
<td>Hard Cost Contingency</td>
<td>100,100</td>
</tr>
<tr>
<td><strong>Subtotal – Residential Construction (Hard Costs)</strong></td>
<td>4,104,100</td>
</tr>
<tr>
<td>Item</td>
<td>Budgeted</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td><strong>Construction Costs – Site Work (Hard Costs)</strong></td>
<td></td>
</tr>
<tr>
<td>Earth Work</td>
<td>310,000</td>
</tr>
<tr>
<td>Utilities: On Site</td>
<td>290,000</td>
</tr>
<tr>
<td>Utilities: Off Site</td>
<td>0</td>
</tr>
<tr>
<td>Roads and Walks</td>
<td>95,000</td>
</tr>
<tr>
<td>Site Improvement</td>
<td>50,000</td>
</tr>
<tr>
<td>Lawns and Planting</td>
<td>160,000</td>
</tr>
<tr>
<td>Geotechnical Condition</td>
<td>0</td>
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<tr>
<td>Environmental Remediation</td>
<td>4,000</td>
</tr>
<tr>
<td>Demolition</td>
<td>30,000</td>
</tr>
<tr>
<td>Unusual Site Conditions/Other Site Work</td>
<td>30,000</td>
</tr>
<tr>
<td><strong>Subtotal – Site Work (Hard Costs)</strong></td>
<td>969,000</td>
</tr>
<tr>
<td><strong>Construction Costs – General Conditions, Builder's Overhead and Profit (Hard Costs)</strong></td>
<td></td>
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<tr>
<td>General Conditions</td>
<td>40,000</td>
</tr>
<tr>
<td>Builder's Overhead</td>
<td>495,000</td>
</tr>
<tr>
<td>Builder's Profit</td>
<td>495,000</td>
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<tr>
<td><strong>Subtotal – General Conditions Builder's Overhead and Profit (Hard Costs)</strong></td>
<td>1,030,000</td>
</tr>
<tr>
<td><strong>General Development Costs (Soft Costs)</strong></td>
<td></td>
</tr>
<tr>
<td>Appraisal and Marketing Study (not 408 &quot;as is&quot; appraisal)</td>
<td>4,000</td>
</tr>
<tr>
<td>Lottery</td>
<td>20,000</td>
</tr>
<tr>
<td>Commissions/Advertising-Affordable</td>
<td>17,000</td>
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<tr>
<td>Commissions/Advertising-Market</td>
<td>350,000</td>
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<tr>
<td>Model Unit</td>
<td>17,500</td>
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<tr>
<td>Closing Costs (unit sales)</td>
<td>50,000</td>
</tr>
<tr>
<td>Real Estate Taxes (during construction)</td>
<td>20,000</td>
</tr>
<tr>
<td>Utility Usage (during construction)</td>
<td>10,000</td>
</tr>
<tr>
<td>Insurance (during construction)</td>
<td>35,000</td>
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<tr>
<td>Security (during construction)</td>
<td>2,000</td>
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<tr>
<td>Inspecting Engineer</td>
<td>10,000</td>
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<tr>
<td>Fees to Others</td>
<td>0</td>
</tr>
<tr>
<td>Construction Loan Interest</td>
<td>150,000</td>
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<tr>
<td>Fees to Construction Lender</td>
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</tr>
<tr>
<td>Architectural</td>
<td>60,000</td>
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<tr>
<td>Engineering</td>
<td>50,000</td>
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<tr>
<td>Survey, Permits, etc.</td>
<td>76,000</td>
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<tr>
<td>Clerk of the Works</td>
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</tr>
<tr>
<td>Construction Manager</td>
<td>60,000</td>
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<tr>
<td>Item</td>
<td>Budgeted</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>----------</td>
</tr>
<tr>
<td><strong>General Development Costs (Soft Costs) – Continued</strong></td>
<td></td>
</tr>
<tr>
<td>Bond Premiums (Payment/Performance/Lien Bond)</td>
<td>0</td>
</tr>
<tr>
<td>Legal</td>
<td>35,000</td>
</tr>
<tr>
<td>Title (including title insurance) and Recording</td>
<td>8,000</td>
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<tr>
<td>Accounting and Cost Certification (incl. 40B)</td>
<td>10,000</td>
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<tr>
<td>Relocation</td>
<td>0</td>
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<tr>
<td>40B Site Approval Processing Fee</td>
<td>2,500</td>
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<tr>
<td>40B Technical Assistance/Mediation Fund Fee</td>
<td>3,100</td>
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<tr>
<td>40B Land Appraisal Cost (as-is value)</td>
<td>2,500</td>
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<tr>
<td>40B Final Approval Processing Fee</td>
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<tr>
<td>40B Subsidizing Agency Cost Certification Examination Fee</td>
<td>5,000</td>
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<td>40B Monitoring Agent Fees</td>
<td>18,000</td>
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<td>40B Surety Fees</td>
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<td>Other Financing Fees</td>
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<tr>
<td>Development Consultant</td>
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<td>Other Consultants (describe)</td>
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<tr>
<td>Other Consultants (describe)</td>
<td></td>
</tr>
<tr>
<td>Other Consultants (describe)</td>
<td></td>
</tr>
<tr>
<td>Soft Cost Contingency</td>
<td>50,000</td>
</tr>
<tr>
<td>Other General Development (Soft) Costs</td>
<td>15,000</td>
</tr>
<tr>
<td><strong>Subtotal – General Development Costs (Soft Costs)</strong></td>
<td>1,103,100</td>
</tr>
<tr>
<td><strong>Developer Overhead</strong></td>
<td></td>
</tr>
<tr>
<td>Developer Overhead</td>
<td>75,000</td>
</tr>
<tr>
<td><strong>Subtotal – Developer Overhead</strong></td>
<td>75,000</td>
</tr>
</tbody>
</table>

**Summary of Subtotals**

- Sales/Revenue: 9,485,200
- Site Acquisition: 1,950,000
- Residential Construction: 4,194,100
- Site Work: 969,000
- Builder’s Overhead, Profit and General Conditions: 1,030,000
- General Development Costs: 1,103,100
- Developer Overhead: 75,000

**Summary**

- Total Sales/Revenue: 9,485,200
- Total Development Costs (TDC): 9,231,200
- Profit (Loss) from Sales/Revenue: 254,000
- Percentage of Profit (Loss) Over the Total Development Costs: 2.75%
Required Attachments Relating to Section 5

5.1 New England Fund Lender Letter of Interest *(required for projects with NEF financing)*

Please attach a Letter of Interest from a current Federal Home Loan Bank of Boston (FHLBB) member bank regarding financing for the proposed development. The letter of interest must include, at a minimum, the following:

- Identification of proposed borrower, and brief description of the bank’s familiarity with the borrower;
- Brief description of the Proposed Project, including location, number of units, and type of building (townhouse, garden style, etc.);
- Confirmation that the bank is a current FHLBB member bank and that the bank will specifically use NEF funds for the proposed development.

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

5.2 Market Sale Comparables *(required)*

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

5.3 Market Study *(if available)*

MassHousing may require a market study at Final Approval for projects located in areas where the need or demand for the type of housing being proposed cannot be clearly demonstrated.
Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION AND CERTIFICATION

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

Name of Proposed Project: 59 North Main Street Village

Development Team
Developer/Applicant: Vin Gately
Development Consultant (if any): None
Attorney: Gerald Cournoyer, Esq.
Architect: Reeves Design Associates, Larry Reeves
Contractor: Heritage Properties
Lottery Agent: MCO Housing Services
Management Agent: Heritage Properties
Other (specify):
Other (specify):

Role of Applicant in Current Proposal

<table>
<thead>
<tr>
<th>Development Task</th>
<th>Developer/Applicant</th>
<th>Development Consultant (identify)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architecture and Engineering</td>
<td>Vin Gately - Heritage Properties</td>
<td></td>
</tr>
<tr>
<td>Local Permitting</td>
<td>Vin Gately - Heritage Properties</td>
<td></td>
</tr>
<tr>
<td>Financing Package</td>
<td>Vin Gately - Heritage Properties</td>
<td></td>
</tr>
<tr>
<td>Construction Management</td>
<td>Vin Gately - Heritage Properties</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Applicant’s Ownership Entity Information

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

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

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

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

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

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

Applicant
Name of Applicant: 59 North Main Street, Inc.
Entity Type (limited liability company, limited partnership, limited liability partnership, corporation, trust, etc.): Corporation
State in which registered/formed: Massachusetts
List all Managing Entities of Applicant (you must list at least one):
Vin Gately - Heritage Properties

List all Principals and Controlling Entities of Applicant and (unless the Managing Entity is an individual) its Managing Entities (use additional pages as necessary):
Vin Gately - Heritage Properties - 100% Owner

List all Affiliates of Applicant and its Managing Entities (use additional pages as necessary):
None
Proposed Development Entity

Name of Proposed Development Entity: 59 North Main Street, Inc.

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

State in which registered/formed: Massachusetts

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

Vin Gately - Heritage Properties

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

Vin Gately

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

Applicant Entity 40B Experience

Please identify every Chapter 40B project in which the Applicant or any Applicant Entity (as defined above) has or had an interest. For each such project, state whether the construction has been completed and whether cost examination has been submitted (use additional pages as necessary).

<table>
<thead>
<tr>
<th>40B Project</th>
<th>Municipality</th>
<th>Number of Units/Type</th>
<th>Year Completed</th>
<th>Cost Cert Submitted?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sunset Ridge</td>
<td>Bolton, MA</td>
<td>28/Townhouse</td>
<td>2016</td>
<td>In-Process</td>
</tr>
</tbody>
</table>

20 40B Site Approval Application 8/14
Certification

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

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

Is there pending litigation with respect to any of the Applicant Entities?  Yes □  No ✓

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

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

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

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

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

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

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

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

I further certify that we have met with a representative of the 40B Department at MassHousing and understand the requirements for a) completing this application and b) the procedures if and when Site Approval is granted, including the requirement for (i) the use of the standard MassHousing Regulatory Agreement, (ii) submission to MassHousing, within one hundred eighty (180) days after substantial completion or, if later, within ninety (90) days of the date on which all units are sold, of a cost certification examined in accordance with AICPA attestation standards by an approved certified public accountant and (iii) the posting of surety for completion of the cost certification as a condition of Final Approval by MassHousing under Chapter 40B.

Signature:  
Name: Vincent Getoly
Title: President, 59 North Main Street Village, Inc.
Date: November 2, 2016
Required Attachments Relating to Section 6

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

(If the Applicant (or, if the Applicant is a single purpose entity, its parent developer entity) has received financing from MassHousing within the past five (5) years for a development of comparable size and complexity to the Proposed Project, no resume or list of project experience need be submitted for the Applicant or, as applicable, its parent developer entity. Information regarding the other team members still will be required.)

6.2 Applicant’s Certification
Please attach any additional sheets and any written explanations for questions answered with "yes" as required for Certification.
Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 7: NOTIFICATIONS AND FEES

Name of Proposed Project: 59 North Main Street Village

Notice
Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing: June 2016 - Sherborn Board of Selectmen

Date copy of complete application sent to chief elected office of municipality: Not yet

Date notice of application sent to DHCD: N/A

Fees (all fees should be payable to MassHousing)
MassHousing Application Processing Fee ($2500): 2,500
Chapter 40B Technical Assistance/Mediation Fee
   a. Base Fee: 2,500
      (Limited Dividend Sponsor $2500, Non-Profit or Public Agency Sponsor $1,000)
   b. Unit Fee (all projects) $30 per Unit: 600
      Total TA/Mediation Fee (Base Fee plus Unit Fee): 3,100
Total Fees Due: 5,600

Land Appraisal Cost
You will be required to pay for an "as-is" market value appraisal of the site to be commissioned by MassHousing. MassHousing will contact you once a quote has been received for the cost of the appraisal.
Required Attachments Relating to Section 7

7.1 Narrative describing any prior correspondence and/or meetings with municipal officials

7.2 Evidence (such as a certified mail receipt) that a copy of the complete application package was sent to the chief elected official of municipality (may be submitted after the application is submitted to MassHousing)

7.3 Copy of notice of application sent to DHCD

7.4 Check made payable to MassHousing for Processing Fee ($2500)

7.5 Check made payable to MassHousing for Technical Assistance/Mediation Fee

7.6 W-9 (Taxpayer Identification Number)
Application Checklist

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

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

- Completed application form, and certification under pains and penalties of perjury (one (1) signed original accompanied by two (2) copies of the complete application package)
- Location Map
- Tax Map
- Directions to the Proposed Site
- Existing Conditions Plan
- Aerial Photographs
- Site/Context Photographs
- Documentation Regarding Site Characteristics/Constraints
- By Right Site Plan, if applicable
- Preliminary Site Layout Plan(s)
- Graphic Representations of Project/Preliminary Architectural Plans
- Narrative Description of Design Approach
- Tabular Zoning Analysis
- Sustainable Development Principles Evaluation Assessment Form
- Evidence of Site Control (documents and any plans referenced therein)
- Land Disposition Agreement, if applicable
- NEF Lender Letter of Interest
- Market Sales Comparables
- Market Study, if required by MassHousing
- Development Team Qualifications
- Applicant's Certification (any required additional sheets)
- Narrative describing prior contact (if any) with municipal officials
- Evidence that a copy of the application package has been received by the chief elected official in the municipality (may follow after initial submission of application package, but site visit will not be scheduled nor request for municipal comments made until such evidence is received by MassHousing)
- Copy of Notification Letter to DHCD
- Fees ($5,000 plus $30 per unit of housing proposed) payable to MassHousing (once an appraiser has been selected by MassHousing and an appraisal fee quoted, an additional non-refundable appraisal fee will be required)
1.1 Location Map
1.2 Tax Map
1.3 Directions
Directions to 59 N. Main St, Sherborn MA

From Boston:

Take 90W (Mass Pike) for about 14 miles. Merge onto MA-30 E/Cochituate Rd toward Natick. Merge onto 30 E/Cochituate Rd. Turn right on Speen St. Continue straight to stay on Speen St. Turn left onto Coolidge St. Turn right onto MA-27 S. Arrive at 59 N Main St.

Total distance from Boston: 22 miles
2.1 Existing Conditions Plans
2.2 Aerial Photographs
2.3 Site/Context Photographs
Directly across street from 59 N. Main
Curb cut entrance to 59 N. Main and view facing South
North facing view from 59 N. Main
2.4 Documentation Regarding Site Characteristics/Constraints

The only constraint on this 6.342 acre lot is that there are wetlands in the northwest section of this parcel. These wetlands have been delineated and are clearly outlined on the full plan size attachments included in this application and the plans are labeled as "Section 2.1 – Existing Conditions" and "Section 3.1 – Site Development Plan."
2.5 By-Right Site Plan
3.1 Preliminary Site Layout Plans
3.2 Graphic Representations of Project/Preliminary Architectural plans
## Schedule of Unit Types & Sq. Ft.

59 N. Main Street

<table>
<thead>
<tr>
<th>Unit #</th>
<th>Unit Type</th>
<th>Affordable Unit (X)</th>
<th>SF</th>
<th># Bedrooms</th>
</tr>
</thead>
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<td></td>
<td>3,178</td>
<td>3</td>
</tr>
<tr>
<td>2</td>
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<td>3</td>
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<td>2,506</td>
<td>2</td>
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<td>4</td>
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<td>5</td>
<td>B</td>
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<tr>
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<td>7</td>
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<td>8</td>
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<td>2</td>
</tr>
<tr>
<td>10</td>
<td>C</td>
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<td>2,347</td>
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</tr>
<tr>
<td>11</td>
<td>A</td>
<td></td>
<td>2,506</td>
<td>2</td>
</tr>
<tr>
<td>12</td>
<td>A</td>
<td>X</td>
<td>2,150</td>
<td>3</td>
</tr>
</tbody>
</table>

TOTAL 12 3 29,700 28
Main Floor Area = 1,356.0 ft²
Upper Floor Area = 1,320.5 ft²
FIRST FLOOR PLAN

C-1

Main Floor Area = 1,669.3 ft²
Upper Floor Area = 1,177.0 ft²

Revere Design Associates  Jan 21, 2014
3.3 Narrative Description of Design Approach

59 North Main will be a community of twelve (12) detached single family homes that will range in size from 2,150 SF to 3,178 SF with 2 or 3 bedrooms, 2.5 baths and 2 car garage. The architectural design style is best described as contemporary colonial. Home exteriors have been designed to nicely compliment the immediate surrounding neighborhood and the bucolic New England Town of Sherborn. Each of the four style homes have 2 to 3 different options for the house front elevation. This will allow for homes with the same interior layout to have a different more interesting streetscape look.

The interiors have been designed with an open floor plan on the first floor that includes all of the features of modern day living. All bedrooms will be located on the 2nd floor along with 2 full baths, laundry room and large open loft area that is open to the first floor below.

Since the target market will be married couples that are over 50 years old and most likely empty nesters, all of the market rate units have been designed with an elevator to serve 3 levels (Basement, 1st & 2nd floors). All of the market rate units will be prepped for an elevator that can be finished at the time of closing for approximately $15,000. If a Buyer does not want to finish the elevator initially, the space reserved for the elevator (closet size) can be used as a closet. In the future, the Buyer can easily have the elevator finished and installed for $15,000. This option will allow Buyers to age in place and be able to add the elevator at any time should the need arise.
3.4 Tabular Zoning Analysis

At this point, the Applicant does not expect to request any waivers. Since final engineering is not complete, this may change.

<table>
<thead>
<tr>
<th>ASSESSORS REFERENCE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>MAP: 10 LOT: 25</td>
</tr>
</tbody>
</table>

**CURRENT ZONING INFORMATION**

ZONING DISTRICT = RA

<table>
<thead>
<tr>
<th>DIMENSIONAL REQUIREMENTS</th>
<th>REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>AREA</td>
<td>43,560 S.F.</td>
</tr>
<tr>
<td>FRONTAGE</td>
<td>150.0 FT.</td>
</tr>
<tr>
<td>WIDTH</td>
<td>150.0 FT.</td>
</tr>
</tbody>
</table>

**BUILDING SETBACK:**

| FRONT | 60 FT. |
| SIDE  | 30 FT. |
| REAR  | 30 FT. |
| HEIGHT| 35' MAX., |
|       | 2.5 STORY |
3.5 Completed Sustainable Development Principles Assessment form
Kevin:

Thank you for selecting us as your HERS rater, we appreciate your business and look forward to working with you.

| Project Address | 66 | 65 |

These projected scores are based on the drawings you provided and the following assumptions:

- **Fuel Type:** Natural Gas
- **Insulation:** Code Insulation throughout the House
- **Window Specs:** U-Factor 30, SHGC 29
- **High Efficacy Lighting Installed (CFL and/or LED):** 80%
- **Ventilation:** Required

<table>
<thead>
<tr>
<th>Location</th>
<th>Basement</th>
<th>Attic</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Condition</strong></td>
<td>Unconditioned</td>
<td>Unconditioned Attic Flat</td>
</tr>
<tr>
<td><strong>Heating</strong></td>
<td>95 AFUE Furnace</td>
<td>95 AFUE Furnace</td>
</tr>
<tr>
<td><strong>Cooling</strong></td>
<td>1.5 Ton SEER 13 Air Conditioner</td>
<td>1.5 Ton SEER 13 Air Conditioner</td>
</tr>
<tr>
<td><strong>Hot Water</strong></td>
<td>Gas DHW 75 Gal Ef 0.65</td>
<td></td>
</tr>
</tbody>
</table>

2 HVAC Systems Per House

If these are not accurate and you intend to make changes, please contact us to review the implications and maintain conformance to Building Code and or incentive programs.

Please review condensate freeze-up issues in the attic with your HVAC contractor. Blown-in insulation is highly recommended, since bats create issues due to the strapping on the ceiling.

For your review, please find the following documents attached to the email:

- **Projected HERC Certificate:** Include this with your permit application.
- **HVAC Checklist:** For the HVAC contractor. Please forward this checklist to your HVAC sub. It must be returned to us by the beginning of ductwork rough-in.
- **Panasonic Programmable Bath Fan Cut Sheet:** Mechanical ventilation is a requirement for the Mass Save program. We highly recommend using a model listed on this cut sheet.

Please understand and remember that we must visit the house to inspect insulation and air sealing before wallboard is installed. As always, please feel free to contact us with any questions or concerns.

Regards,
SEAN Team
**Home Energy Rating Certificate**

**Projected Rating: Based on Plans - Field Confirmation Required.**

**HERS Index:** 66  
**Efficient Home Comparison:** 34% Better

### General Information
- **Conditioned Area:** 2603 sq. ft.  
- **Conditioned Volume:** 22222 cubic ft.  
- **House Type:** Single-family detached  
- **Foundation:** Unconditioned basement  
- **Bedrooms:** 4

### Mechanical Systems Features
- **Heating:** Fuel-fired air distribution, Natural gas, 95.0 AFUE.  
- **Cooling:** Air conditioner, Electric, 13.0 SEER.  
- **Duct Leakage to Outside:** 156.00 CFM25.  
- **Ventilation System:** Exhaust Only: 64 cfm, 20.0 watts.  
- **Programmable Thermostat:** Heat=Yes; Cool=Yes

### Building Shell Features
- **Ceiling Flat:** R-38.0  
- **Sealed Attic:** NA  
- **Vaulted Ceiling:** NA  
- **Above Grade Walls:** R-21.0  
- **Foundation Walls:** R-0.0

### Lights and Appliance Features
- **Percent Interior Lighting:** 80.00  
- **Percent Garage Lighting:** 0.00  
- **Refrigerator (kWh/yr):** 691  
- **Dishwasher Energy Factor:** 0.46

### Estimated Annual Energy Cost

<table>
<thead>
<tr>
<th>Use</th>
<th>MMBtu</th>
<th>Cost</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heating</td>
<td>31.5</td>
<td>$941</td>
<td>34%</td>
</tr>
<tr>
<td>Cooling</td>
<td>11.2</td>
<td>$172</td>
<td>6%</td>
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<tr>
<td>Hot Water</td>
<td>12.0</td>
<td>$357</td>
<td>13%</td>
</tr>
<tr>
<td>Lights/Appliances</td>
<td>27.5</td>
<td>$1115</td>
<td>40%</td>
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<tr>
<td>Photovoltaics</td>
<td>0.0</td>
<td>$0</td>
<td>0%</td>
</tr>
<tr>
<td>Service Charges</td>
<td>$196</td>
<td></td>
<td>7%</td>
</tr>
<tr>
<td>Total</td>
<td>82.3</td>
<td>$2783</td>
<td>100%</td>
</tr>
</tbody>
</table>

### Criteria
- This home meets or exceeds the minimum criteria for the following:
  - 2009 International Energy Conservation Code
  - Massachusetts Stretch Energy Code
- Compliance is determined by the rater.

---

**Sustainable Energy Analytics**  
4 Millis Drive, Suite 6  
Lexington, MA. 02421  
781-553-8282  
EnergyStarMassa.edu.com

**Certified Energy Rater:**  
Jeff Pielack

---

RESNET HERS RATING  

**This information does not constitute any warranty of energy cost or savings. © 1985-2016 NERESCO, Boulder, Colorado.**  
The Home Energy Rating Standard Disclosure for this home is available from the rating provider.
Massachusetts Residential New Construction Program (MARNC) Adjustment

The Rater Incentive has been adjusted as of 07/01/16. The changes are outlined below:

Prior to 7/1/2016

<table>
<thead>
<tr>
<th>Low-Rise Performance Packages</th>
<th>Single Family</th>
<th>Multi-Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tier I ≤ 15%</td>
<td>Builder: $750</td>
<td>Builder: $650</td>
</tr>
<tr>
<td></td>
<td>Rater: $700</td>
<td>Rater: $450</td>
</tr>
<tr>
<td>Tier II ≤ 30%</td>
<td>Builder: $1250</td>
<td>Builder: $1150</td>
</tr>
<tr>
<td></td>
<td>Rater: $900</td>
<td>Rater: $550</td>
</tr>
<tr>
<td>Tier III ≤ 45%</td>
<td>Builder: $7000</td>
<td>Builder: $4000</td>
</tr>
<tr>
<td></td>
<td>Rater: $0</td>
<td>Rater: $0</td>
</tr>
</tbody>
</table>

After 7/1/2016

<table>
<thead>
<tr>
<th>Low Rise Performance Packages</th>
<th>Single Family</th>
<th>Multi-Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tier I ≤ 15%</td>
<td>Builder: $750</td>
<td>Builder: $650</td>
</tr>
<tr>
<td></td>
<td>Rater: $500</td>
<td>Rater: $250</td>
</tr>
<tr>
<td>Tier II ≤ 30%</td>
<td>Builder: $1250</td>
<td>Builder: $1150</td>
</tr>
<tr>
<td></td>
<td>Rater: $1000</td>
<td>Rater: $550</td>
</tr>
<tr>
<td>Tier III ≤ 45%</td>
<td>Builder: $4500</td>
<td>Builder: $2000</td>
</tr>
<tr>
<td></td>
<td>Rater: $1200</td>
<td>Rater: $800</td>
</tr>
</tbody>
</table>

Due to these changes there may be a final balance upon project completion.
HVAC Cooling System Sizing
Contractor Verification Form

Program requirements:

1. All cooling equipment must be sized according to the latest editions of ACCA Manuals 1 and 5, ASHRAE 2001 Handbook of Fundamentals, or an equivalent computation procedure. The maximum over sizing limit for air conditioners is 15%, 25% for heat pumps. Documentation must be provided to the HERS Rater.

   The interior design temperatures used for heating and cooling load calculations shall be a maximum of 72°F (22°C) for heating and a minimum of 74°F (24°C) for cooling.

   The maximum over-sizing limit for the Program is 15% for air conditioners, and 25% for heat pumps. This should be calculated by multiplying the overall load (in Btu) by 1.15 for air conditioners, or 1.25 for heat pumps, then choosing the next available size.

   Cooling systems with variable speed compressors are exempt from this requirement.

2. A Thermal Expansion Valve (TXV) or Electronic Expansion Valve (EXV) is required on all cooling systems.

3. Performance Path: Homes with HVAC ducted systems have a leakage rate at or below six (6) CFM to outdoors per 100 sq. ft. of conditioned floor area. Testing is required on ALL ducted systems, including systems with all the ductwork located within conditioned space.

4. Projects that apply for Cool Smart and Gas Networks CANNOT participate in the program.

Home Address: ___________________________________________ City: __________________ State: ____________

Whole Home:
Design Total Heat Gain: __________________________ BTU/h
Design Total Heat Loss: __________________________ BTU/h (for heat pumps)

HVAC Company Name: __________________________ HVAC Contractor Name: __________________________

HVAC Contractor Signature: __________________________ Date: ____________

The block load calculations for the home listed above have been completed in compliance with the requirements listed on page 1 of this form.
PANASONIC WHISPERGREEN SELECT

Panasonic's WhisperGreen Select is a customizable, all-in-one fan and fan/LED light combination for your IAQ solution. The new Pick-A-Flow technology gives you the ability to select your required air flow with just the flip of a switch.

Benefits

- Pick-A-Flow speed selector
- Ease of selection for required air flow
- Plug 'N Play modules
- 3 value-added features for further customization
- SmartFlow™ technology
- Constant CFM performance
- Best in class LED Light engine
- Long Life - 40,000 hours, no maintenance
- Flex-Z Fast™ bracket
- Flexible, fast and secure installation

Plug N' Play Modules

<table>
<thead>
<tr>
<th>Multi-Speed</th>
<th>Continuously</th>
<th>CFM</th>
<th>Sones</th>
<th>Power</th>
<th>Dust</th>
<th>Price</th>
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<tbody>
<tr>
<td>Fan Only</td>
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<td></td>
<td></td>
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<tr>
<td>5505.401</td>
<td>50-110</td>
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</tr>
<tr>
<td>Fan Light</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>5505.404</td>
<td>50-110</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$213.57</td>
</tr>
</tbody>
</table>

Call now at 800.876.0660 x1 to place your order or for more information: ef.org/wholesale | wholesale@efi.org
4.1 Evidence of Site Control
QUITCLAIM DEED

JULIANI LABADINI PROPERTIES, LLC, a Massachusetts Limited Liability Company, duly organized and existing under the law of the Commonwealth of Massachusetts, now of Wellesley, Norfolk County, Massachusetts, see Certificate of Good Standing filed herewith,

In consideration of One Million Two Hundred Seventy-Five Thousand and 00/100 Dollars ($1,275,000.00)

grant to HP Sherborn, LLC, a Massachusetts Limited Liability duly organized and existing under the law of the Commonwealth of Massachusetts, see Certificate of Good Standing filed herewith,

with a mailing address of 490-B Boston Post Road, Suite 202, Sudbury, Massachusetts 01776

with QUITCLAIM COVENANTS

The land in Sherborn with the buildings thereon on the westerly side of Main Street and shown as parcel entitled "Estate of Everett L. Houghton..." on plan of land entitled "Plan of Land, Sherborn, Mass., Scale 1" - 40', Date: Nov. 25, 1980..." by Connorstone, Inc., which plan is recorded with Middlesex South District Registry of Deeds in Book 1981, Page 661, bounded and described according to said plan as follows:

SOUTHWESTERLY by land now or formerly of Mozdiez, et al, as shown on said plan 449.37 feet;

NORTHWESTERLY by land now or formerly of Conrail, as shown on said plan 63.35 feet and 73.60 feet;
NORTHEASTERLY by land of Town of Sherborn, 58.61 feet and 112.13 feet and 132.10 feet;

SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY by land now or formerly of Carolyn D. Cialdea, as shown on said plan 133.34 feet, 210.89 feet and 104.04 feet; and

SOUTHEASTERLY by Main Street, 35.87 feet and 361.34 feet.

Containing according to said plan, 6.346 acres, more or less.

Being the same premises described in deed dated October 3, 2013 and recorded on October 7, 2013 with Middlesex South District Registry of Deeds in Book 62749, Page 279.

The Grantor, Juliani Labadini Properties, LLC is not classified for the current taxable year as a corporation for federal income tax purposes.

Executed as a sealed instrument this 23th day of June, 2015.

JULIANI LABADINI PROPERTIES, LLC

Ronald P. Labadini, Manager

Richard J. Juliani, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk; ss

On this 23rd day of June, 2015 before me, the undersigned notary public, personally appeared Ronald P. Labadini and Richard J. Juliani, Managers as aforesaid, and proved to me through satisfactory evidence of identification, which was based on the notary’s personal knowledge of the individuals, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily, as Managers, for its stated purpose.

Leslie B. Shea = Notary Public
My commission expires: April 1, 2022
PURCHASE AND SALE AGREEMENT

WITNESS THIS AGREEMENT made as of the 1st day of November 2016, between HP Sherborn, LLC, a Massachusetts limited liability company with a usual place of business at 490-B Boston Post Road, Sudbury, Middlesex County, Massachusetts (the "SELLER"), and 59 Main Street Village, Inc., a Massachusetts corporation with a usual place of business at 490-B Boston Post Road, Sudbury, Middlesex County, Massachusetts (the "BUYER").

1. SELLER hereby agrees to sell and BUYER agrees to purchase a certain parcel of vacant, unimproved land situated in Sherborn, Middlesex County, Massachusetts on the westerly side of Main Street now known and numbered 59 Main Street and shown on a plan entitled "Plan of Land in Sherborn, Mass" Dated: Nov. 25, 1980: by Connorstone, Inc., which plan is recorded with the Middlesex South District Registry of Deeds as Plan No. 661 of 1981 to which plan reference is made for a more particular description of the parcel. Said parcel contains 6.346 +/- acres according to said plan. For title see Book65811, Page 264.

2. Included in this sale as a part of said premises are, fences, gates, and hardy shrubs and other fixtures, in so far as the same are or can by agreement of the parties be made a part of the parcel.

3. Said premises are to be conveyed on or before April 30, 2017 (the "Closing Date"), Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven (7) days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except
   a. Provisions of local zoning laws, if any.
   b. Such taxes for the current year as are not due and payable on the date of the delivery of such deed, and any liens for municipal betterments assessed after the date of this Agreement;
   c. Easements, restrictions, reservations, if any.

4. To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed or, in the case of institutional mortgages granted by the SELLER being paid in full from the sale proceeds, arrangements
for subsequent recording are made in accordance with customary conveyancing practice.

5. The agreed purchase price for said premises is One Million, Nine Hundred Fifty Thousand and 00/100 ($1,950,000.00) dollars, of which

$ 1,000.00 shall be paid at the time of the execution of this agreement
$ 1,949,000.00 shall be paid at the time of closing, certified or an attorney's IOLTA check

$ 1,950,000.00 TOTAL, or, the value of the appraisal completed in accordance with the Buyer's application to Mass Housing for a Comprehensive Permit pursuant to M. G. L. c. 40B, whichever is less

6. Full possession of the said premises is to be delivered to the BUYER at the time of the delivery of the deed. The premises to be then (a) in the same condition in which they are at present. Said premises shall, until full performance of this Agreement, be kept insured as at present.

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

7. The deed is to be delivered and the consideration paid at the Middlesex South Registry of Deeds on the Closing Date, April 30, 2017 at 12:00 noon unless some other place and time should be mutually agreed upon. It is agreed that time is of the essence hereof.

8. If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises, all as herein stipulated, or if at the time of delivery of the deed the premises do not conform with the provisions hereof, the SELLER shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended
for a period of thirty (30) days, provided that the BUYER may obtain a similar extension of his mortgage commitment on the same or better terms and without additional expenditures. "Reasonable efforts" shall not be deemed to require the expenditure by the SELLER of greater than $5,000.00, exclusive of the cost of removing monetary liens.

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

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

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

11. There are no Broker's Fees associated with this transaction.

12. All deposits made hereunder shall be held in escrow by the Seller's attorney, subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement.

13. There is no Mortgage Contingency

14. BUYER agrees to arrange and to pay for examination of title of the premises. All matter or practice arising under or relating to this Agreement that is the subject of a title, practice or ethical standard of the Real Estate Bar Association (formerly Massachusetts Conveyancers Association) shall be governed by such standard to the extent applicable.

15. If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER and it shall not be the SELLER'S sole remedy at law and in equity.

16. The contracting parties agree that this contract contains all the terms and conditions of this sale. It is mutually agreed that any oral representation made by either party prior to
the signing of this Agreement is null and void, and that BUYER has not been induced to execute this Agreement based upon any representations of SELLER.

17. All notices required to be given under this Agreement shall be by hand delivery; or mailed, postage prepaid, certified mail return receipt requested; or sent by facsimile to: the SELLER and/or the BUYER at their addresses set forth above. Any such notice may be given directly to counsel for either party without a copy to the party.

18. The SELLER certifies that it is not subject to back up withholding by the Internal Revenue Service. The SELLER further certifies that it is either exempt from, or this transaction is not subject to, the provisions of 26 USCA 1445 regarding the withholding tax on disposition of real property interests by foreign persons and foreign corporations. The information furnished under the provisions of this paragraph is made under the penalties of perjury. The SELLER also certifies that its addresses are as set forth on the first page of this Agreement.

19. This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and enures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. The Parties may rely upon facsimile copies of such written instruments. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several.

20. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or be used in determining the intent of the parties to it.

21. The SELLER shall execute and deliver simultaneously with the delivery of the deed, and, such documents as may reasonably be required by the BUYER'S lender or the BUYER'S attorney, including without limiting the generality of the foregoing, certifications, or affidavits with respect to: (a) that there are no persons or parties in possession of the Premises; (b) that there are no facts or conditions which may give rise to mechanic's or materialmen's liens; (c) a 1099 reporting form.

[Signatures are set forth on the following page]
IN WITNESS WHEREOF, the said parties hereto, in any number of counterpart copies, each of which counterpart copy shall be deemed an original for all purposes, set their hands and seals as of the day and year first above written.

SELLER: HP Sherborn, LLC.

BUYER: 59 Main Street Village, Inc.

By: Vincent J. Gately, Manager

By: Vincent J. Gately, President
5.1 New England Fund Lender Letter of Interest
June 28, 2016

Vincent J. Gately, Manager
HP Sherborn LLC
400-B Boston Post Road
Sudbury, MA

RE: Sherborn Village, 59 North Main Street, Sherborn, MA

Dear Mr. Gately,

This letter serves to document our discussion pertaining to Marlborough Savings Bank’s interest in working with you to structure financing for the proposed 12 unit Chapter 40-B project known as Sherborn Village. The 12 single family detached units are anticipated to provide 9 market residential units and 3 affordable residential units as set forth in Chapter 40B.

At the present time, Marlborough Savings Bank is providing financing for Clark’s Hill; a 28 unit project consisting of both market and affordable units in Framingham, MA, that you acquired, permitted, constructed and are now in the final stages of sellout. Previously, Marlborough Savings Bank has assisted you in financing a 28 unit 40B project in Bolton as well as various market rate projects.

It is our understanding that this project is in the planning stage and that it may take several months to complete permitting and approvals.

Marlborough Savings Bank has an interest in the project and would welcome the opportunity work with the Borrower to structure a mutually acceptable financing package that would be subject to a full credit review by the Bank including, but not limited to; economic feasibility, housing market conditions and full underwriting of the Borrower and affiliates. Marlborough Savings Bank is a member of the Federal Home Loan Bank of Boston and would look to utilize NEF Funding in this financing opportunity.

While not a commitment for financing, it is my understanding that this letter may be used to support your Mass Housing project application.

Please contact me if we can be of further assistance.

Sincerely,

Christopher J. Berglund
Executive Vice President
5.2 Market Sale Comparables
## Sales Price by Unit

59 N. Main Street

<table>
<thead>
<tr>
<th>Unit #</th>
<th>Unit Type</th>
<th>Sales Price</th>
<th>SF</th>
<th>Bedrooms</th>
<th>Affordable</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>D</td>
<td>1,150,000</td>
<td>3,178</td>
<td>3</td>
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</tr>
<tr>
<td>2</td>
<td>A</td>
<td>190,400</td>
<td>2,150</td>
<td>3</td>
<td>X</td>
</tr>
<tr>
<td>3</td>
<td>A</td>
<td>979,000</td>
<td>2,506</td>
<td>2</td>
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</tr>
<tr>
<td>4</td>
<td>A</td>
<td>190,400</td>
<td>2,150</td>
<td>3</td>
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<td>5</td>
<td>B</td>
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<td>895,000</td>
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<tr>
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<td>2,347</td>
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**TOTAL**

| 12     | 9,485,200 | 29,700 | 28 | 3        |
### Single Family Listings

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<th>Status: SLD</th>
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<th>DTO: 79</th>
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<th>List Price: $875,000</th>
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<tr>
<td>153 Mason Hill Road</td>
<td>Sherborn, MA 01770</td>
<td></td>
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</tr>
<tr>
<td>Style: Detached - Contemporary</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rooms: 9</td>
<td>Beds: 4</td>
<td>Bath: 3f 2h</td>
<td>Living Area: 4530</td>
<td>Tax: $17316</td>
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</table>

**Remarks:** One of a kind stone and wood-sided contemporary four bedroom home privately sited on 6.11 wooded acres! Lots of light and space, sun-filled rooms filled with large windows and walls of glass and custom built as a passive solar energy home. Enjoy the sunny and wonderful wooded views from every room. This home has flexible floor plan design, large master suite with newer travertine bath. New wood burning stove in family room. Large open spaces on lower level and upper level. Check out the floor plan that one can use to accommodate a work-from-home business, in-law or au pair suite and includes both open and private spaces. The landscaped yard has ornamental trees, flowering shrubs and wonderful stone walls. Enjoy the level backyard with separate fenced pool area. Separate 2-car detached garage has plenty of storage on walk-up second level. Enjoy Dover-Sherborn's top school system, tranquil Farm Pond, and miles of trails.

|-------------|----------------------------------|----------------|

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<table>
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<th>MLS #: 71821185</th>
<th>Status: SLD</th>
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<th>Sale Price: $827,800</th>
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<tr>
<td>44 Page Farm Rd</td>
<td>Sherborn, MA 01770</td>
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<td>Rooms: 9</td>
<td>Beds: 5</td>
<td>Bath: 2f 1h</td>
<td>Living Area: 3375</td>
<td>Tax: $152083.2</td>
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<tr>
<td>Garage: 2</td>
<td>Parking: 6</td>
<td>Acres: 2.65 (151434 sq.ft.)</td>
<td>Year Built: 1967</td>
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**Remarks:** Lovely setting draws you to this property with everything you would ever want in this impeccably maintained 5 bedroom, 2.5 bath Colonial in coveted Sherborn neighborhood. Spacious front-to-back living room with fireplace and magnificent bay window and lush backyard views. Formal dining room with French doors and lots of light opens to fabulous granite and cherry chef's kitchen with top-of-the-line appliances, double ovens and breakfast bar. The adjoining fireplaced family room features glass doors opening to a sun room, cut to the pano and spacious backyard. Master suite with wink-in closet and bath. All freshly painted, complemented with gleaming hardwood floors. Beautifully located on 2.5 level acres with pastoral views of delightful barn.

<table>
<thead>
<tr>
<th>List Office:</th>
<th>Rutledge Properties</th>
<th>(781) 235-4663</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sale Office:</td>
<td>Berkshire Hathaway HomeServices Stephan Real Estate</td>
<td>(978) 443-7300</td>
</tr>
<tr>
<td>Sale Agent:</td>
<td>Karen Shaylor Woxi</td>
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<table>
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<th>Sale Price: $900,000</th>
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<tr>
<td>1 Cider Hill Lane</td>
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<td></td>
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<td></td>
<td></td>
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<tr>
<td>Style: Detached - Colonial</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Rooms: 11</td>
<td>Beds: 4</td>
<td>Bath: 2f 1h</td>
<td>Living Area: 4364</td>
<td>Tax: $19215</td>
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<td>Garage: 3</td>
<td>Parking: 8</td>
<td>Acres: 1.06 (46173 sq.ft.)</td>
<td>Year Built: 1998</td>
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**Remarks:** Incredible opportunity! Here is your chance- come see Sherborn's best value! Young Contemporary Victorian with incredible natural light, generous proportioned rooms, and a very sunny open floor plan. Large family room with beautiful natural stone fireplace, granite and wood floors, banquet sized dining room and first floor office with private entrance and pastoral views of sweeping lawn and old stone walls. Features include fire detailing, gleaming hardwood floors throughout, mahogany deck, tons of recessed lights, custom French doors and built-in cabinetry. Terrific master with fireplace and large windows and spaces.

<table>
<thead>
<tr>
<th>List Office:</th>
<th>Coldwell Banker Residential Brokerage - Westwood</th>
<th>(781) 320-0550</th>
</tr>
</thead>
<tbody>
<tr>
<td>List Agent:</td>
<td>Ellen S. McGilvray</td>
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<td>3 Oldfield Dr</td>
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<tr>
<td>Rooms: 10</td>
<td>Beds: 4</td>
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<td>Garage: 2</td>
<td>Parking: 5</td>
<td>Acres: 4.01 (174675 sq.ft)</td>
<td>Year Built: 1974</td>
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</table>

**Remarks:** LOVELY 10 ROOM COLONIAL ON 4 BUCOLIC ACRES in a sought after neighborhood has much to offer! First floor addition with separate entrance works as a GREAT ROOM or as an AU/PAIR OR IN-LAW get-a-way. Gracious living room with bowed window and fireplace is charming. The updated kitchen opens to fireplaced-family room and skylit sun room. There is a second floor Master Bedroom suite with large dressing/sitting room plus three generously sized bedrooms. The entire house feels very open and bright. THREE STALL BARN AND TACK ROOM, THREE level fence enclosed FIELDS, one with riding ring and special footing for the accomplished equestrian... Room for a pool or tennis court. The professionally landscaped perennial and shrubs would appeal to the fussiest of gardeners. Open houses Saturday and Sunday from 2-4PM

<table>
<thead>
<tr>
<th>List Office:</th>
<th>Landmark Residential, Inc</th>
<th>(508) 650-9303</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sale Office:</td>
<td>Landmark Residential, Inc</td>
<td>(508) 650-9303</td>
</tr>
<tr>
<td>List Agent:</td>
<td>Linda Dwinell Logan</td>
<td></td>
</tr>
<tr>
<td>Sale Agent:</td>
<td>Martha Bohlin</td>
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https://h3p.mlspin.com/search/results.asp?printpage=yes&status=UAG,SLD&sortby=1

11/7/2016
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<td>Sold $/SqFt: 280.85</td>
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<td>Off Mkt. Date: 7/20/2016</td>
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<tr>
<td>Sherborn, MA 01770</td>
<td>Style: Detached - Colonial</td>
<td>Bath: 3f 1h</td>
<td>Living Area: 3258</td>
<td>Mkt. Date: 7/18/2015</td>
<td>Sold $/Sqft: 278.55</td>
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<tr>
<td>Remarks: 23+ Acres Parcel with a colonial revival antique built circa 1895. This family estate has wood floors 5 bedrooms, high ceilings, filled frontage. The land abuts 1500 feet of frontage on Rockwood street and frontage on North Main Street. Part of the land backs up to Sherborn conservation land. There is a 3 car detached garage and swimming pool. Lots of possibilities.</td>
<td>List Office: Century 21 Commonwealth</td>
<td>List Agent: William Anderson</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Sale Office: Dover Country Properties Inc.</td>
<td>List Agent: Chip Spalding</td>
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<td>Off Mkt. Date: 12/15/2015</td>
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<td>Sherborn, MA 01770</td>
<td>Style: Detached - Colonial</td>
<td>Bath: 4f 1h</td>
<td>Living Area: 5000</td>
<td>Mkt. Date: 12/7/2015</td>
<td>Sold $/Sqft: 259.85</td>
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<tr>
<td>Sale Office: Coldwell Banker Residential Brokerage - HQ</td>
<td>List Agent: Elaine Peterson</td>
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<td>Off Mkt. Date: 7/17/2015</td>
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<tr>
<td>Sherborn, 01770</td>
<td>Style: Detached - Colonial</td>
<td>Bath: 3f 0h</td>
<td>Living Area: 478</td>
<td>Mkt. Date: 8/18/2015</td>
<td>Sold $/Sqft: 219.57</td>
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<tr>
<td>Remarks: 50K PRICE REDUCTION! Stately center entrance colonial in Cul de sac neighborhood close to town. You are greeted by a 2 story foyer w/ terry ceiling &amp; grand staircase. 1st floor has a formal living room w/ marble fireplace &amp; a lovely arched doorway leads to the formal dining room w/ terry ceiling. The light filled kitchen boasts a Sub Zero fridge, S/S double ovens &amp; microwave, custom cabinets and opens to a step down family room w/ brick fireplace &amp; built in entertainment center. A private office w/ French doors and a full bath finishes off the first floor of this beautiful home. A grand stairway leads to the 2nd floor where there are four bedrooms, two full baths &amp; laundry room. The master suite w/ terry ceiling has a large walk in closet, skylight over jacuzzi tub, large glass shower and double sink vanity. Lower level has surround sound &amp; a walk out to brick patio. Enjoy all that Sherborn has to offer including top rated schools, miles of conservation land and beautiful Farm Pond.</td>
<td>List Office: Century 21 Commonwealth</td>
<td>List Agent: William Anderson</td>
<td></td>
<td></td>
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<tr>
<td>Sale Office: Century 21 Commonwealth</td>
<td>List Agent: Susan McPherson</td>
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<td>List $/SqFt: 259.85</td>
<td>Sold $/SqFt: 260.09</td>
<td>Sale Date: 8/13/2015</td>
<td>Off Mkt. Date: 5/17/2015</td>
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<tr>
<td>Sherborn, MA 01770</td>
<td>Style: Detached - Colonial</td>
<td>Bath: 2f 1h</td>
<td>Living Area: 4037</td>
<td>Mkt. Date: 5/12/2015</td>
<td>Sold $/Sqft: 259.85</td>
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<tr>
<td>Remarks: BEAUTIFUL NEWER HOME located in a highly coveted in-town SHERBORN location, perfect for commuters looking to live in the #1 ranked Mass school system! Built in 2006, this home has it all: 10 foot + ceilings, high-end finishes and an open floor plan perfect for entertaining and everyday living. The stunning kitchen with white custom cabinets, granite counters, center island and stainless steel appliances opens up to a dramatic, 2 story great room with gas fireplace. The four season sun room, living room/office and dining room round out the 1st floor. The master bathroom with Jacuzzi and separate shower is perfectly designed and includes an incredible walk in closet/dressing room. All 2nd floor rooms are generously sized and have plenty of over-sized windows and closets. The smartly designed lower level includes a media room, large play area/workout space, a workshop and plenty of unfinished storage space. OH S/16: 12-1-130.</td>
<td>List Office: Century 21 Commonwealth</td>
<td>List Agent: Laura Mastrobuono</td>
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<tr>
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<td>List Agent: Laura Mastrobuono</td>
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</tbody>
</table>
Contemporary Central

Room: 8 Beds: 4 Baths: 3f
Garage: 2 Parking: 6

Remarks: Featured in The Boston Globe, this dramatic contemporary home on Sherborn's Farm Pond with waterfront views from nearly every room offers incredible beauty along with total privacy, and a wonderful opportunity to be in such special location. This contemporary is uniquely designed with an open floor plan to take advantage of this setting with extensive glass walls on all sides revealing remarkable flower and water gardens with delightful paths leading to a private dock. The master bedroom has a glass ceiling allowing one to look up at blooming trees and the stars. The original owners had updated and added additions to the home, including the bathrooms with Marinace green stone and the newer kitchen boasts Marinace stone counters with built-in cherry cabinets with Sub-Zero and Wolf appliances. Other amenities are an attached greenhouse with glass ceiling allowing one to look up at blooming trees and the stars. The original owner has updated and made additions to the home, including the bathrooms with Marinace green stone and the newer kitchen boasts Marinace stone counters with built-in cherry cabinets with Sub-Zero and Wolf appliances. Other amenities are an attached greenhouse with marble floors and a built-in water feature. There is also a heated 34x23 art studio added in 2006, in addition to a separate two-car garage.

List Office: Landmark Residential, Inc. (508) 650-9303
Sale Office: Landmark Residential, Inc. (508) 650-9303

List Office: Griffin Properties (617) 354-9886
Sale Office: Coldwell Banker Residential Brokerage - Wellesley - Central St. (781) 237-9099

List Office: Shaughnessy - Mahoney Team

Remarks: A gracious and spacious home, the rooms: 13 beds: 6 and three bathrooms, the extensive and outstanding original details including extensive hardwood flooring, a two-level entrance foyer with formal stairway, high ceilings, wainscoting, detailed mouldings, a formal dining room, built-in cabinets, fireplaces and pocket doors. Currently six bedrooms and three bathrooms, with an extensive and flexible floor plan, allowing for additional possibilities. The exterior offers a two-car garage, plus large porch areas and porches that are consistent with the home's original elegance. This beautiful property awaits your updates to harmonize it with contemporary living. A portion of the land may potentially be subdivided into an additional building lot.

List Office: Realty Executives Esteemed Properties (617) 964-7776 Ext. 400
List Agent: Marie Presti

Sale Agent: Christine Norcross & Partners

Remarks: This beautiful property awaits your updates to harmonize it with contemporary living. A portion of the land may potentially be subdivided into an additional building lot.

List Office: Century 21 Commonwealth (781) 237-8000
Sale Office: Century 21 Commonwealth (508) 655-1211

List Agent: Mary J. Snyder
Sale Agent: Laura Mastrobattuto

https://h3p.mlspin.com/search/results.asp?printpage=yes&status=UAG,SLD&sortby=1
11/7/2016
MLS #: 71963543  Status: SLD
181 Maple Street
Sherborn, MA 01770
Style: Detached - Colonial
Rooms: 9  Beds: 4  Parking: 6  Bath: 4.5
Remarks: Enjoy the sweeping views from this beautifully sited Gambrel Colonial which has been meticulously cared for by its original owners. New Roof and Ext. Painting, Oct. 2015! Sun-filled gleaming white kitchen with granite counters and stainless appliances also built-in desk area and walls of cabinets with beautiful sunset views. Large eat-in kitchen area opens to family room and deck. Separate study area with French doors to cathedral family room with stone fireplace and bay & Palladian windows. Formal living room with brick and wood mantle. Tiled mudroom with direct access to tiled powder room with shower. Second floor offers four bedrooms and three full baths, bonus room. Extra large family bath with washer/dryer. Master bedroom with walk-in closet & bath. Sweeping meadow views from every room and stone walls lined with perennial gardens. Come see what Sherborn has to offer with its #1 rated Dover-Sherborn school system, Farm Pond, miles of trails.
List Office: Landmark Residential, Inc.  (508) 650-9303
Sale Office: Coldwell Banker Residential Brokerage - Westwood  (781) 320-0550
List Agent: Patricia Hombrow

MLS #: 72001599  Status: SLD
39 Mill St
Sherborn, MA 01770
Style: Detached - Colonial
Rooms: 12  Beds: 4  Parking: 10  Bath: 2.1
Remarks: This often admired, "signature" property is beautifully sited on 3.7 acres of lush lawns, colorful gardens, and open pasture. The welcoming entrance of stone walls and white fencing opens up and leads along a cobblestone lined driveway to a charming four bedroom colonial and barn. Tasteful renovations have taken place in the kitchen and bathrooms of this home reflecting a high standard of workmanship and quality throughout. Features include a formal living room with fireplace, lovely dining room with chair rail, family room with cathedral ceiling and fireplace, gourmet kitchen with breakfast area overlooking brick patio, 4 generous bedrooms and an office on the second level all providing amazing views of the grounds. The lower level offers a playroom with built ins, along with a second office, exercise room and large laundry room area. There is access to the garage from this level. The enjoyment of this home is also enhanced by the wonderful screened porch and the private brick patio.
List Office: Landmark Residential, Inc.  (508) 650-9303
Sale Office: Coldwell Banker Residential Brokerage - Wayland  (508) 358-5131
List Agent: Martine Bohn

MLS #: 71953832  Status: SLD
68 Whitney St
Sherborn, MA 01770
Style: Detached - Colonial
Rooms: 9  Beds: 4  Parking: 10  Bath: 2.1
Remarks: You can have it all! Enjoy the best of country living in this gracious & richly appointed home! The timeless beauty of this classic Colonial combines elegance for entertaining w/ the casual comfort of family living. There are generously proportioned rooms thruout, including a cook's kitchen w/breakfast area, banquet sized dining room, fireplace family room w/vaulted ceiling, formal living room for more intimate gatherings & amazing library w/angled bookcases, wet bar w/room for pool table. Front & back staircases, newly updated baths, inviting screened porch, finished lower level & attached oversized garage. Several outbuildings include 2+ stall barn, huge workshop great for hobbies & separate equipment garage. The grounds are lovely & private including a large patio for relaxing, stone walls, mature trees, plantings & separate cut flower garden. All of this on 11 acres w/space for paddocks, riding, hiking, cross country skiing & more... right out the back door!
List Office: Century 21 Commonwealth  (781) 237-8000
Sale Office: Keller Williams Realty  (781) 449-1400
List Agent: Maryann Clancy

MLS #: 71951548  Status: SLD
111 Woodland St
Sherborn, MA 01770
Style: Detached - Cape
Rooms: 9  Beds: 4  Parking: 10  Bath: 3.1
Remarks: Imaginative custom built expanded Cape ideally sited on 5.6 acres of open field and woodlands. This home has a timeless design that has been interwoven with a contemporary flair. The sun-filled interior generously invites the outdoors in and offers a first floor master bedroom wing, very spacious office with loads of built-ins, banquet sized dining room and fabulous cook's kitchen open to fireplace family room. There are 3 large sunny bedrooms on the second floor with 2 full baths and laundry room. A separate staircase leads to a private space ideally suited as a playroom, gameroom or exercise studio. There are 2 screened porches and stunning stone patio for relaxing. The expansive windows, high ceilings and soft colors enhance the ambiance of this lovely home. A very desirable location in a very desirable community w/P1 rated Dover-Sherborn school system. Delightfully different!
List Office: Century 21 Commonwealth  (781) 237-8000
Sale Office: Coldwell Banker Residential Brokerage - Wellesley - Central St.  (781) 237-9900 ext. 527
Sale Agent: Donna Scott
Remarks: Beautifully renovated & thoughtfully expanded, this Cape-style residence offers a stylish modern living in a country setting! This 5-bedroom home accommodates a flexible lifestyle, combining formal and informal rooms with attention to details and charm with addition in 2000 and updates 2000-2013. Bright kitchen and breakfast room, cozy family room with built-ins, spacious dining room with hardwood floors, fireplace and butler's pantry, cathedral ceiling living room with yellow brick floors, fireplace, elegant library and four-season sunroom. 2 bedrooms & 2 baths on the first floor & 3 bedrooms and 2 baths upstairs, including the master suite w/ architectural ceiling lines. The lower level features a fabulous recreation room with fireplace, exercise/game rooms, plus temperature controlled wine cellar! Elegant perennial garden, 2 sep. driveways. House is on the corner of Mill and cul-de-sac neighborhood of Saddlebrook Rd. Dover-Sherborn has top school system and bucolic Farm Pond & trails.

Sale Office: Barths Real Estate (617) 304-1082
List Agent: Mora Lynch
Sale Agent: Lisa Merriman

Remarks: This custom-built Greek Revival Reproduction on sought-after street offers exquisite gardens, flex floor plan and sunny rooms throughout. Living room with cathedral ceilings, fireplace, picture windows and both LR and DR overlooking tea garden. Butler's pantry with walk-in pantry. Brightly lit kitchen opens to family room with sliders to deck with fireplace/firewood burning insert. Master has walk-in closet, sitting room and fireplace. 1st floor office/bedroom. Walk out lower level is bright with bedroom & bath and still plenty of room for storage and large media/play room. 3-car garage to tiled mudroom. Extensive landscaping award-winning firm takes advantage of the nicely sited home on over four acres with spectacular perennial gardens and trees with an outdoor tea garden. Current owner did many updates to landscaping, roof, Buderus furnace w/ hydro air, in addition to wood-burning furnace, generator, AC (see list). Sherborn offers top schools, Farm Pond and wonderful trail systems.

Sale Office: Century 21 Commonwealth (508) 655-1213
List Agent: Laura Mastrobouro
Sale Agent: Laura Mastrobouro

Remarks: There is no place like home, and this is a home you will love! DSHS boasts the #1 High School in the state and #16 in the nation, according to Boston Magazine and Newsweek respectively. Sitting high on a knoll in a coveted neighborhood sits this beautifully decorated, supreme offering with over 4800 SF of living space. In comparison, this is one of the best values in town! The neighborhood has only one other estate. The attention to detail and custom upgrades is truly today's new construction, and there is a walk-up third floor. The chef's eat-in kitchen with granite, center island, and new stainless appliances opens to a raised family room with fireplace, and an adjoining screened porch overlooking the level, soccer field backyard that has been impeccably maintained. Entertain in the large formal dining and living room. The two-story foyer is a formal living room and a private office space with French doors. Top finished basement, a sumptuous master suite! Gas cooking! Many upgrades!

List Office: Bean Group (601) 450-7799
Sale Office: Move2Boston Group, LLC (617) 467-4889
List Agent: Luisa A. Costari
Sale Agent: Yongxiao Fu

Remarks: Welcome to Chestnut Brook Farm! This charming 1675 Saltbox Colonial is majestically sited in a serene country setting offering spectacular views across 27 acres of past & rail fenced fields, fruit trees & perennial gardens! The inviting 3BR home features generously sized rooms, wide pine floorboards, beautiful fireplaces and an abundance of natural light. The property includes a recently renovated 1BR 1BA cottage, a 2 story office, in ground pool, 3 car garage, a 2001 4 stall horse barn and several other out buildings. Set In the heart of Norfolk Hunt Country across the street from Coursebrook Farm, a professional boarding and training facility and convenient to Farm Pond, Sherborn's 125 acre equestrian center offering residents swimming, sailing and skating. Sherborn is located 18 miles southwest of Boston and the Dover-Sherborn High School was just rated #1 in Massachusetts again!

List Office: Century 21 Commonwealth (781) 444-7015
List Agent: Mary Crane
Sale Office: Coldwell Banker Residential Brokerage - Wellesley - Central St. (781) 237-9090 Ext. 374
Sale Agent: Steven Verdeli
This 2004 Cape on bucolic Snow Street has an open floor plan with newly finished Brazilian cherry floors, Chef's kitchen with Wolf and Thermador appliances, opens to dining room & family room and slides to deck. Butler's pantry off kitchen. Spacious freshly painted four bedrooms on second floor have new carpet in bath, media, project area & great storage closets. Level one-acre lot.

**List Office:** William Raveis R.E. & Home Services [R] (781) 235-3000

**Sale Office:** Century 21 Commonwealth [R] (508) 359-2355

**List Agent:** Nora Lynch [R]

**Sale Agent:** Kelda Perachi [R]
6.1 Development Team Qualifications
HERITAGE PROPERTIES
Heritage Properties
Pride in Our Dedication to Excellence
Graceful archways lead to the entrance of this estate, located at 191 Commonwealth Ave., Newton, MA. The home has been completely renovated with additions and a sunroom. The property is on the market.
The broad stairway and entrance are warm and inviting, with exceptional, detailed millwork. The home has been wired to allow the owner to take advantage of today’s numerous electronic capabilities. One can control various systems throughout the home with the touch of a button — or via the Internet anywhere in the world.
The living room has a fireplace and built-in bookcases.

Formal dining room
A POWERFUL PASSION FOR excellence in building and neighborhood preservation is the driving force behind the success of Heritage Properties. Founded in 1992 by Vin Gately, President, the Sudbury-based firm focuses on developing luxury single-family homes, condominiums and townhouses that are worthy of their prestigious locations, as well as the lofty design and construction standards set by Gately and his experienced team of industry experts. The company is also heavily involved in rehab and renovation projects at premier locations. Along with Mike Schneider — who, as Project Manager and Business Development Manager, is involved daily in all phases of the building process — Gately is steering Heritage Properties toward an even greater...
The kitchen and the butler's pantry are magnificent.
Best Tile supplied the tile in the shower off the master suite.
level of success by diversifying the company's product line and modifying its pricing strategies in accordance with market conditions.

Trained as a certified public accountant and finance professional, Gately started his career at a major accounting firm. From there, he took the position of chief financial officer with one of his former company's clients, where he would eventually rise to president. It was a construction company, where the groundwork was laid for Gately's appreciation of everything that goes into building a quality home that complements its setting.

"Back in 1990, when the housing market got soft, I saw it as a good opportunity to start my own building business," he says. "I was pretty much alone, building one home at a time."

With a degree in engineering, Schneider started out on a very dissimilar career path but would ultimately come to share Gately's ambition.

"I actually met Vin when he was doing my taxes one year," Schneider recalls. "I,
Heritage Properties is building live luxury homes on Leland Road in Brookline: one single-family home and four town homes, each designed with high-end finishes and professional detail. Brookline is one of the most prestigious areas on the outskirts of Boston and offers residents the feeling of both city and country living. These homes are just minutes from Route 9, upscale shops, parks and a wide variety of restaurants.

Too, had started my own company, but like Vin, I soon discovered it was no fun trying to do everything yourself.

The two joined forces, and the results have been nothing short of amazing for their customers — and their customers’ neighbors — ever since.

“The difference between our company and many other builders is our placing equal weight on the home buyer’s needs for modern living and a neighborhood’s need for its existing character to remain intact,” Gately says.

The project featured in this issue, a total rehab, is a brilliantly clear illustration of how well Heritage Properties unites the old and new to form an exceptional product. Heritage Properties purchased the property, which is on the prestigious carriage lane side of Commonwealth Avenue in Newton, and took over the entire rehab of the structure from its previous owner.

“The more we delved into it, the more we saw had to be done,” Schneider says. “In addition to the interior’s design components that would be upgraded and/or replaced, we discovered extensive water damage and termite infestation, which meant virtually the whole structure required new framing.”

The builder also incorporated a large addition on the back of the house, as well as a new circular driveway to provide easier accessibility. New exterior siding replaced the original brick material, but the original architectural lines and elevations remained intact to match the character of the immediate neighborhood. The now-finished home comprises cavernous living spaces totaling nearly 7,000 square feet.

Realizing the value — and rare availability — of buildable land remaining in Newton, Heritage Properties was quick to secure the two 1/4-acre building lots next to the completed rehab. Two new single-family homes, approximately 6,000 square feet each, are planned for the properties.

“It was a real bear to level out the ledged site to prepare those lots for construction,” Schneider notes.

Also in the works by Heritage Properties is the Brookline townhome project, entailing four modestly proportioned town houses, each featuring three bedrooms and three-and-a-half baths. It is sited near the Brookline Country Club. Two of the units have already sold, with the project slated for completion this month.

A new planned project is a most unusual undertaking that took years to acquire municipal go-ahead. This unique venture consists of 25 single-family “cluster” homes built on small lots surrounding a community property “centerpiece.” Located off Bishop Street in South Framingham, the homes will...
A rendering of the home to be built at 1193 Commonwealth Ave., Newton, MA

A rendering of the home to be built at 1201 Commonwealth Ave., Newton, MA

Site plan for the Framingham project
The superb design and construction included a new sunroom overlooking beautiful landscaping and a patio with a fire pit.

The design and addition to the house recently completed by Heritage Properties combine quality craftsmanship with exquisite architectural detail.

Continued from Page 10

offer from 1,400 to 1,700 square feet of living area and be priced to reflect their more modest dimensions. Local approvals were hard to come by but well worth it, according to Gately.

"It took three years to get the cluster zoning ordinance passed," he says. "The real beauty of this project is how it will take on a 'Main Street USA' persona. Research has shown that type of neighborhood quality is what today's home buyers want to get back to. In addition, cluster zoning means more of the natural landscape of the development can be preserved."

Gately and Schneider have their own versions of what they appreciate most about home building.

Gately says: "What I like most about what we do is the tangible aspect of seeing something evolve into what it can be, whether it's a rehab, renovation or completely new home."

"I enjoy the daily problem solving involved in the home building process," Schneider says. "I'm eager to figure out solutions, and, of course, I love the 'human' aspects of working on design and selecting finishes."

For more information about Heritage Properties, call (978) 443-4642 or visit www.theheritageco.com.
Vin Gately  
490-B Boston Post Road, Suite 202  
Sudbury, MA 01776  
978-443-4642 (Office)  
508-314-6959 (Cell)

PROFILE

Executive possessing over thirty years FINANCIAL and OPERATIONS MANAGEMENT experience with regional, national and international leaders in construction, real estate, audit, accounting, tax and publishing. Experienced in; real estate development; defining long and short term strategic financial and operational priorities to compete in expanding or contracting markets; developing and implementing computerized systems to control costs, maximize profits, develop long range sales, profit, labor expense and cash flow projections; developing subordinates to full management potential.

PROFESSIONAL EXPERIENCE

HERITAGE PROPERTIES; Sudbury, MA  1992 - Present

PRESIDENT
Founded and operates a company that develops real estate for residential use in Eastern Massachusetts. Past and present projects include condominium developments, single family subdivisions and single family homes in the Massachusetts towns of Framingham, Newton, Brookline, Bolton, Stow, Wayland, Somerville and Billerica. Annual sales volume for the company has grown to $8.5 Million.

PLUMB HOUSE, INC.; N. Attleboro, MA  1983 – 1997
A regionally recognized general and sub contractor specializing in public and private construction projects with annual revenues up to $30 Million.

PRESIDENT & CFO
Directed the execution of major construction projects within budgetary and contractual specifications. Negotiated and execute fixed price contracts. Developed and implemented long and short term strategic and financial plans to meet organizational objectives and market conditions. Reviewed and analyzed monthly financial statements and job cost information to develop sales volume, profitability and cash flow projections. Oversee Accounting Department operations. Direct supervision of up to five Project Managers, maintain relationships with banks, bonding and insurance companies, accounting and audit firms.

SIGNIFICANT ACCOMPLISHMENTS

- Designed and implemented a computerized job cost system to support aggressive company growth with tripled sales and an increase in staff from 50 to over 400 in only four years.

- Developed and implemented an effective strategy to downsize the organization in response to deteriorating market conditions. The plan included a rationale plan for layoffs, salary reductions, restructured benefits, space reductions and other plans to maintain profitability during a protracted sales decrease.
• Designed a computer model to track current project status and provide a detailed forecast of remaining project completion costs, manpower requirements, and cash flow. The model combines all current projects to produce a company wide sales, cost, profitability, manpower requirement and cash flow projection. The system is recognized as one of the top planning and forecasting tools in the industry.

WARREN, GORHAM & LAMONT; Boston, MA 1981 - 1983
A publishing company specializing in tax and business books and periodicals.

CONTROLLER
Managed the day to day operations of the Accounting Department with twelve direct reports. Prepared and analyzed monthly financial reports prior to submission to Vice President of Finance. Responsible for corporate tax planning efforts.

ACCOMPLISHMENTS
• Developed and implemented computerized controls for newly acquired subsidiaries.
• Instituted a cash management system and made decisions on short term investments.

ERNST & YOUNG; Boston, MA 1975 - 1980
Big Six international public accounting firm.

SENIOR ACCOUNTANT
Audited financial statement for corporate clients representing several industries including manufacturing, retail, construction, healthcare, municipal government, non profit and service. Evaluated and tested internal controls, planned and implemented year-end procedures. Maintained responsibility for the supervision of field work and Staff Accountants.

WESTERN NEW ENGLAND COLLEGE; Bedford, MA 1978 - 1982

INSTRUCTOR
Taught classes in Accounting and Finance in the school's M.B.A. program.

EDUCATION

MASTER OF BUSINESS ADMINISTRATION
Babson College, Wellesley, MA, 1984

BACHELOR OF SCIENCE IN ACCOUNTING
Babson College, Wellesley, MA, 1974

PRESENT & PAST AFFILIATIONS

Massachusetts Society of Certified Public Accountants, 1979 - Present
American Institute of Certified Public Accountants, 1979 - Present
Licensed Builder - Commonwealth of Mass, 1992 - Present
Massachusetts Assisted Living Facilities Association of America (Mass ALFAA), 1993 to 1996
Associated Builders and Contractors - Board of Directors, 1987-1992
National Scholiosis Foundation - Treasurer, 1982-1995
THE FIRM:

Reeves Design Associates, Inc. specializes in working very closely with clients to transform their unique situations and structures into exciting, cohesive concepts and solutions. By balancing appropriate style and function, Reeves Design Associates resolves their clients’ immediate requirements, while anticipating their changing needs for the future.

The firm derives much about its design style and solutions from the unique contextual cues of each project. The owner’s tastes, lifestyle and budget, the building’s history and style, the character of the site and its surrounding environment, and countless other factors are considered in order to maximize the potential of every project.

RDA’s services are tailored to the needs of each client, and to the complexity of each project. Examples from the extensive list of available services include: site selection, feasibility studies, site and master planning, conceptual design, interior design, construction documents, and construction administration. Collaborative projects with other design professionals are also welcomed.

Founded as Lawrence Z. Reeves Associates in 1990 by National award-winning architect, Lawrence Z. Reeves, AIA, Reeves Design Associates has a history of excellence and recognition in traditional wood frame design and custom residential architecture. With a broad range of experience in historic restoration, adaptive reuse, single and multi-family communities, single family homes, renovations and additions, the firm has also developed a special niche in creating exceptional and unique custom homes, kitchens, baths, renovations, and additions.

THE PRINCIPAL

Lawrence Z. Reeves, AIA received Bachelor of Architecture and Bachelor of Arts in Architecture degrees from the College of Design’s School of Architecture at Iowa State University.

Expanding on his early background and successes in small commercial and institutional projects, and community master planning, Mr. Reeves came to the Boston area to work as a designer and architect with two prominent, national award-winning residential architecture firms, Claude Miquelle Associates and Bloodgood Architects and Planners.

Since initially founding Lawrence Z. Reeves Associates - Architects in 1990, Mr. Reeves continues to prove his abilities on a wide range of projects. In addition to his work with unique, contextually sensitive custom homes, planned communities and office space planning, he specializes in all types of preservation, renovation, addition and remodeling projects.
LAWRENCE Z. REEVES, AIA

REEVES DESIGN ASSOCIATES
79 Highland Street
Marlborough, MA 01752
(508) 460-0144 (office & fax)
(508) 524-7694 (cell)
lzrees@reevesarchitects.com
www.reevesarchitects.com

PROFESSIONAL LICENSURE
REGISTERED ARCHITECT: Massachusetts (1989), New York (Inactive), and Connecticut (1998)

EXPERIENCE

REEVES DESIGN ASSOCIATES, MARLBOROUGH, MA January 2003 - Present
• PRINCIPAL / ARCHITECT
  Firm specializes in high-end residences and renovations, and has a unique focus on master planning and design of urban infill residential projects requiring special permits and innovative design and planning solutions. Currently involved in all phases of design for several multi-million dollar spec and custom homes in Massachusetts and Connecticut, planned communities of single-family homes and multi-family apartments in eastern Massachusetts, and commercial/retail property renovations.

ARCHITECTURAL PARTNERS, INC., WATERTOWN, MA April 2000 - January 2003
• VICE PRESIDENT / DIRECTOR OF DESIGN / ARCHITECT
  Responsible for design and design review of all projects in a ten-person architecture, planning and interior design practice. Project involvement from marketing and client relations through completed construction. Firm specialized in high-end residences, master planning and design of challenging urban infill single- and multi-family residential projects.

LAWRENCE Z. REEVES ASSOCIATES, MARLBOROUGH, MA June 1990 - March 2000
• PRINCIPAL / ARCHITECT
  Principal of award-winning full service architectural and interior design practice, specializing in: luxury renovation, restoration, addition and remodeling projects; high-end contextually sensitive custom homes; planned communities; and small- to medium-sized commercial and institutional specialty-use, historic restoration and adaptive re-use projects. Regularly involved in collaborative ventures with other architects. Projects primarily in eastern MA and central CT.

BLOODGOOD ARCHITECTS & PLANNERS, INC., BOSTON, MA (Now BSB Design, a nationwide firm based in Des Moines, IA)
• PROJECT DESIGNER (ARCHITECT) Dec. 1989 - June 1990
• STAFF ARCHITECT (INTERN ARCHITECT) August 1987 - Dec. 1989
  All phases of architectural services for a diverse range of single and multi-family master planned/cluster housing communities and specialty use projects. Plan and aesthetic reviews for re-styling and rejuvenating commercial and residential projects. Member of traveling design teams. Projects throughout the eastern and mid-western United States.

CLAUDE MIQUELLE & ASSOCIATES, WAKEFIELD, MA (Now MZO Group, Stoneham, MA)
• SENIOR DRAFTSMAN/DESIGNER (INTERN ARCHITECT) July 1985 - August 1987
  All aspects of architectural services for master planned single-family and multi-family communities, multi-use commercial projects, renovations, and remodeling projects throughout New England. Extensive use of historic New England architectural styles as precedent for design and detailing.

Continued...
EDUCATION

IOWA STATE UNIVERSITY
- BACHELOR OF ARCHITECTURE DEGREE
  May 1985
- BACHELOR OF ARTS IN ARCHITECTURE DEGREE
  August 1984

BOSTON UNIVERSITY
- PRESERVATION STUDIES PROGRAM
  Spring, 1987

PROFESSIONAL
AFFILIATIONS & ACTIVITIES

AMERICAN INSTITUTE OF ARCHITECTS
- AIA NEW ENGLAND
  Board Member, 1995 through 1999
- AIA MASSACHUSETTS
  Board Member, 1993 to 2000
- AIA - CENTRAL MASSACHUSETTS CHAPTER
  President, 1997/1998, and 1999
  President-Elect, 1995/1996
  Secretary/Treasurer, 1993/1994
  Member, 1990 to Present
- BOSTON SOCIETY OF ARCHITECTS
  Member, 1985 to 1990

BOSTON ARCHITECTURAL CENTER
Co-instructor for “A-1” Design Studio, Spring and Fall semesters, 1986.
Emphasis on fundamentals of two- and three-dimensional design.

ADDITIONAL AFFILIATIONS & ACTIVITIES

HISTORIC DISTRICT COMMISSION, City of Marlborough, MA.
Charter Board Member, 1993 to 2011

HISTORIC DISTRICT STUDY COMMISSION, City of Marlborough, MA.
(RESULTED IN ESTABLISHING THE FIRST HISTORIC DISTRICT IN MARLBOROUGH.)
Chairperson, 1993 to 1995

MARLBOROUGH COMMUNITY DEVELOPMENT CORPORATION
(Non-Profit Community Revitalization Collaborative.)
Charter Board Member, 2003 to 2013.
Housing Committee Member - Current

MARLBOROUGH LIBRARY BOARD OF TRUSTEES
Board Member, 2004 - 2006
Golf and Bicycling.
Mr. Cournoyer was born in Springfield, Massachusetts on August 19, 1942. He graduated from Boston College (A.B., 1964) and Boston College Law School (L.L.B., 1967). Mr. Cournoyer was admitted to Massachusetts Bar in 1968.

From 1968 until June of 1990 Mr. Cournoyer was associated with the firm of Flynn, Cournoyer, Hardy & Cohn, formerly Flynn & Flynn, in Waltham and Sudbury. In June of 1990 Mr. Cournoyer established the firm of Cournoyer & Associates in Sudbury, Massachusetts.

Mr. Cournoyer's practice has primarily involved real estate and banking/business related matters as well as the preparation of Wills and Trusts. His real estate practice commenced in 1968 when he for several years he was immersed real estate law by examining titles at the Middlesex South District Registry of Deeds. He has represented clients before Planning Boards and Zoning Boards of Appeal.

The principal office of the firm is situated in Hudson, Massachusetts with a satellite in Sudbury to meet with clients.

The Martindale-Hubbell rating for Attorney is "AV".
7.1 Narrative describing any prior correspondence and/or meetings with municipal officials

I have had several informal preliminary meetings with the Town Manager and Planning Director for the Town of Sherborn to discuss this project.

Additionally, I was on the agenda and attended the June 2016 Board of Selectmen meeting that was held on June 2, 2016. During this meeting I introduced 59 Main Street Village and reviewed preliminary site plans and architectural floor plans and exterior elevation. After reviewing this proposed project for about 15 minutes, I answered several questions from town residents.
7.2 Evidence/copy of the complete application package the chief elected
Comprehensive Permit Site Approval Application/Homeownership

www.masshousing.com | www.masshousingrental.com
7.4 Check made payable to MassHousing for processing fee (2500.00)
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Marlborough Savings -

2,500.00
7.5 Check made payable MassHousing for Technical Assistant/Mediation Fee
PAY TO THE ORDER OF Massachusetts Housing Partnership $3,100.00

Massachusetts Housing Partnership
160 Federal Street
Boston, MA 02110

11/2/2016

Date
Type
Reference
Original Amt.
Balance Due
Discount
Payment
Check Amount

11/2/2016
Bill
110216
3,100.00
3,100.00

Marlborough Savings -

3,100.00

Marlborough Savings -
7.6 W-9 (taxpayer Identification Number)

47-4363749