

Red Robin Pastures

Dover, MA

Project Eligibility Application



Submitted To: Masshousing

May 2020

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Comprehensive Permit Site Approval Application/Rental****

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Comprehensive Permit Site Approval Application/Rental

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

<http://www.mass.gov/hed/economic/eohed/dhcd/legal/regs/760-cmr-56.html> and
www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf.

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.

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 which 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”) Rental Projects

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

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

Name of Proposed Project: _____

Municipality: _____

Address of Site: _____

Cross Street (*if applicable*): _____

Zip Code: _____

Tax Parcel I.D. Number(s) (*Map/Block/Lot*): _____

Name of Proposed Development Entity (*typically a single purpose entity*): _____

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: _____

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: _____

Primary Contact Information (*required*)

Name of Individual: _____

Relationship to Applicant: _____

Name of Company (*if any*): _____

Street Address: _____

City/Town/Zip: _____

Telephone (*office and cell*) and Email: _____

Secondary Contact Information (*required*)

Name of Individual: _____

Relationship to Applicant: _____

Name of Company (*if any*): _____

Street Address: _____

City/Town/Zip: _____

Telephone (*office and cell*) and Email: _____

Additional Contact Information (optional)

Name of Individual: _____

Relationship to Applicant: _____

Name of Company (*if any*): _____

Street Address: _____

City/Town/Zip: _____

Telephone (*office and cell*) and Email: _____

Anticipated Construction Financing: MassHousing _____ NEF Bank _____

If NEF Bank, Name of Bank: _____

Anticipated Permanent Financing: MassHousing _____ NEF Bank _____

If NEF Bank, Name of Bank: _____

Total Number of Units _____ # Affordable Units _____ # Market Rate Units _____

Age Restricted? Yes/No _____ If Yes, 55+ or 62+? _____

Brief Project Description (150 words or less):**Required Attachments Relating to Section 1****1.1 Location Map**

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

1.2 Tax Map

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

1.3 Directions

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

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

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

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

Name of Proposed Project: _____

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

Current use of the site and prior use if known: _____

Is the site located entirely within one municipality? Yes ___ No ___

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

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

Current zoning classification and principal permitted uses: _____

Previous Development Efforts

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

Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? _____

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment		
Wastewater - public sewer		
Storm Sewer		
Water-public water		
Water-private well		
Natural Gas		
Electricity		
Roadway Access to Site		
Sidewalk Access to Site		
Other		

Describe surrounding land use(s):

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities		
Schools		
Government Offices		
Multi-Family Housing		
Public Safety Facilities		
Office/Industrial Uses		
Conservation Land		
Recreational Facilities		
Houses of Worship		
Other		

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

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? _____

Is there any evidence of hazardous, flammable or explosive material on the site? _____

Is the site, or any portion thereof, located within a designated flood hazard area? _____

Does the site include areas designated by Natural Heritage as endangered species habitat? _____

Are there documented state-designated wetlands on the site? _____

Are there documented vernal pools on the site? _____

Is the site within a local or state Historic District or listed on the National Register or Historic Places? _____

Has the site or any building(s) on the site been designated as a local, state or national landmark? _____

Are there existing buildings and structures on site? _____

Does the site include documented archeological resources? _____

Does the site include any known significant areas of ledge or steep slopes? _____

Required Attachments Relating to Section 2

2.1 Existing Conditions Plan

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

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

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

2.2 Aerial Photographs

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

2.3 Site/Context Photographs

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

2.4 Documentation Regarding Site Characteristics/Constraints

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

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

2.5 By-Right Site Plan (*if available*)

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

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

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

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

Name of Proposed Project: _____

Project Type (*mark both if applicable*): New Construction _____ Rehabilitation _____ Both _____

Total Number of Dwelling Units: _____

Total Number of Affordable Units: _____

Number of 50% AMI Affordable Units: _____

Number of 80% AMI Affordable Units: _____

Number of Market Rate Units: _____

Unit Mix: Affordable Units

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number of Bathrooms					
Square Feet/Unit					

Unit Mix: Market Rate

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number of Bathrooms					
Square Feet/Unit					

Percentage of Units with 3 or More Bedrooms*: _____

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

Number of Handicapped Accessible Units: _____ Market Rate: _____ Affordable: _____

Gross Density (units per acre): _____

Net Density (units per buildable acre): _____

Residential Building Information

Building Type and Style (single family detached, townhouse, multi-family)	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type

Non-Residential Building Information

Building Type and Style	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type

Will all features and amenities available to market unit residents also be available to affordable unit residents?
If not, explain the differences.

Parking

Total Parking Spaces Provided: _____

Ratio of Parking Spaces to Housing Units: _____

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

Buildings: _____

Parking and Paved Areas: _____

Usable Open Space: _____

Unusable Open Space: _____

Lot Coverage: _____

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

Required Attachments Relating to Section 3

3.1 Preliminary Site Layout Plan(s)

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

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

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

3.2 Graphic Representations of Project/Preliminary Architectural Plans

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

3.3 Narrative Description of Design Approach

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

3.4 Tabular Zoning Analysis

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

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

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

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

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

Name of Proposed Project: _____

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: _____

Grantee/Buyer: _____

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? _____

For Deeds or Ground Leases

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

Purchase Price: _____

For Purchase and Sale Agreements or Option Agreements

Date of Agreement: _____

Expiration Date: _____

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

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

Purchase Price: _____

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

Yes _____ No _____

If Yes, please describe current status of easement:

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

Under Purchase and Sale Agreement _____

Under Option Agreement _____

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

Grantor/Seller: _____

Grantee/Buyer: _____

Are the Parties Related? _____

For Easements

Date(s) of Easement(s): _____

Purchase Price: _____

For Easement Purchase and Sale Agreements or Easement Option Agreements

Date of Agreement: _____

Expiration Date: _____

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

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

Purchase Price: _____

Required Attachments Relating to Section 4

4.1 Evidence of Site Control (required)

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

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

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

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

Name of Proposed Project: _____

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

Sources

Description	Source	Budgeted
Private Equity	Owner's Cash Equity	
Private Equity	Tax Credit Equity	
Private Equity	Developer Fee Contributed or Loaned	
Private Equity	Developer Overhead Contributed or Loaned	
Other Private Equity		
Public/Soft Debt		
Subordinate Debt		
Permanent Debt		
Permanent Debt		
Construction Debt	<i>For informational purposes only, not to be included in Sources total</i>	
Additional Source (please identify)		
Additional Source (please identify)		
Total Sources		\$

Pre-Permit Land Value, Reasonable Carrying Costs

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

Uses (Costs)

Item	Budgeted
Acquisition Cost (Actual)	
Actual Acquisition Cost: Land	_____
Actual Acquisition Cost: Buildings	_____
Subtotal Acquisition Costs	_____
Construction Costs-Building Structural Costs (Hard Costs)	
Building Structure Costs	_____
Hard Cost Contingency	_____
Subtotal – Building Structural Costs (Hard Costs)	_____
Construction Costs-Site Work (Hard Costs)	
Earth Work	_____
Utilities: On Site	_____
Utilities: Off-Site	_____
Roads and Walks	_____
Site Improvement	_____
Lawns and Planting	_____
Geotechnical Condition	_____
Environmental Remediation	_____
Demolition	_____
Unusual Site Conditions/Other Site Work	_____
Subtotal –Site Work (Hard Costs)	_____
Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs)	
General Conditions	_____
Builder's Overhead	_____
Builder's Profit	_____
Subtotal – General Conditions Builders Overhead and Profit (Hard Costs)	_____
General Development Costs (Soft Costs)	
Appraisal and Marketing Study (<i>not 40B "as is" appraisal</i>)	_____
Marketing and Initial Rent Up (<i>include model units, if any</i>)	_____
Real Estate Taxes (<i>during construction</i>)	_____
Utility Usage (<i>during construction</i>)	_____
Insurance (<i>during construction</i>)	_____
Security (<i>during construction</i>)	_____
Inspecting Engineer	_____

Budgeted**General Development Costs (Soft Costs) - Continued**

Fees to Others	_____
Construction Loan Interest	_____
Fees to Construction Lender	_____
Fees to Permanent Lender	_____
Architecture/Engineering	_____
Survey, Permits, etc.	_____
Clerk of the Works	_____
Construction Manager	_____
Bond Premiums (<i>Payment/Performance/Lien Bond</i>)	_____
Environmental Engineer	_____
Legal	_____
Title (<i>including title insurance</i>) and Recording	_____
Accounting and Cost Certification (<i>incl. 40B</i>)	_____
Relocation	_____
40B Site Approval Processing Fee	_____
40B Technical Assistance/Mediation Fund Fee	_____
40B Land Appraisal Cost (<i>as-is value</i>)	_____
40B Final Approval Processing Fee	_____
40B Subsidizing Agency Cost Certification	_____
Examination Fee	_____
40B Monitoring Agent Fees	_____
MIP	_____
Credit Enhancement	_____
Letter of Credit Fees	_____
Other Financing Fees: Tax Credit Allocation Fee	_____
Other Financing Fees	_____
Development Consultant	_____
Other Consultants (<i>describe</i>) _____	_____
Other Consultants (<i>describe</i>) _____	_____
Syndication Costs	_____
Soft Cost Contingency	_____
Other Development (Soft) Costs	_____
Subtotal – General Development Costs (Soft Costs)	_____

Developer Fee and Overhead

Developer Fee	_____
Developer Overhead	_____
Subtotal – Developer Fee and Overhead	_____

Capitalized Reserves

Development Reserves	_____
Initial Rent-Up Reserves	_____
Operating Reserves	_____
Net Worth Account	_____
Other Capitalized Reserves	_____
Subtotal – Capitalized Reserves	_____

Summary of Subtotals

Item	Budgeted
Acquisition: Land	_____
Acquisition: Building	_____
Building Structural Costs (Hard Costs)	_____
Site Work (Hard Costs)	_____
General Conditions, Builder's Overhead, Profit (Hard Costs)	_____
Developer Fee and Overhead	_____
General Development Costs (Soft Costs)	_____
Capitalized Reserves	_____
Total Development Costs (TDC)	_____
Summary	
Total Sources	_____
Total Uses (TDC)	_____

Projected Developer Fee and Overhead*: _____

Maximum Allowable Developer Fee and Overhead**: _____

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

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

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

Initial Unit/Rent Schedule

Affordable Units @ 80% AMI	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number Square Feet					
Monthly Rent					
Utility Allowance					

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

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

Market Rate Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number Square Feet					
Monthly Rent					

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

Item	Notes	Amount
Permanent Debt Assumptions		
Loan Amount	Lender:	
Annual Rate		
Term		
Amortization		
Lender Required Debt Service Coverage Ratio		
Gross Rental Income		
Other Income (utilities, parking)		
<i>Less Vacancy (Market Units)</i>	5% (vacancy rate)	
<i>Less Vacancy (Affordable Units)</i>	5% (vacancy rate)	
Gross Effective Income		
<i>Less Operating Expenses</i>	Per Unit:	
Net Operating Income		
<i>Less Permanent Loan Debt Service</i>		
Cash Flow		
Debt Service Coverage		

Describe "other income": _____

Rental Operating Expense Assumption

Item	Notes	Amount
Assumed Maximum Operating Expenses	<i>Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above.</i>	
Assumed Maximum Operating Expense/Unit*	<i>Number of Units:</i>	

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

Required Attachments Relating to Section 5

5.1 New England Fund Lender Letter of Interest

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

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

5.2 Market Rental Comparables (required)

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

5.3 Market Study (if requested)

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

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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: _____

Development Team

Developer/Applicant: _____

Development Consultant (if any): _____

Attorney: _____

Architect: _____

Contractor: _____

Lottery Agent: _____

Management Agent: _____

Other (specify): _____

Other (specify): _____

Role of Applicant in Current Proposal

Development Task	Developer/Applicant	Development Consultant (identify)
Architecture and Engineering		
Local Permitting		
Financing Package		
Construction Management		
Other		

Applicant's Ownership Entity Information

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

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

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

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

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

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

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

1. Applicant

Name of Applicant: _____

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

State in which registered/formed: _____

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

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

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

2. Proposed Development Entity

Name of Proposed Development Entity: _____

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

State in which registered/formed: _____

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

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

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

Certification and Acknowledgment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Signature: _____

Name: _____

Title: _____

Date: _____

Required Attachments Relating to Section 6

6.1 Development Team Qualifications

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

6.2 Applicant Entity 40B Experience

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

6.3 Applicant's Certification

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

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

Section 7: NOTIFICATIONS AND FEES

Name of Proposed Project: _____

Notice

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

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

Date notice of application sent to DHCD: _____

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

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

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

a. Base Fee:
(*Limited Dividend Sponsor \$2500, Non-Profit or Public Agency Sponsor \$1,000*) _____

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

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

Land Appraisal Cost

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

Required Attachments Relating to Section 7

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

Application Checklist

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

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

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

SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

Project Name: _____

Project Number: _____

Program Name: _____

Date: _____

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

DEVELOPER SELF-ASSESSMENT (for consistency with the Sustainable Development Principles)

Redevelop First

Check "X" below if applicable

If Rehabilitation:

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

If New Construction:

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

Explanation (Required)

Optional – Demonstration of Municipal Support:

Check "X" below if applicable

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

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

Explanation (Required)

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

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

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

(1) Concentrate Development and Mix Uses

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

Check "X" below if applicable

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

Explanation (Required)

(2) Advance Equity & Make Efficient Decisions

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

Promote development in accordance with smart growth and environmental stewardship.

Check "X" below if applicable

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

Explanation **(Required)**

(3) Protect Land and Ecosystems

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

Check "X" below if applicable

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

Explanation (Required)

(4) Use Natural Resources Wisely

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

Check "X" below *if applicable*

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

Explanation (Required)

(5) Expand Housing Opportunities

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

Check "X" below *if applicable*

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

Explanation (Required)

(6) Provide Transportation Choice

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

Check "X" below if applicable

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

Explanation (Required)

(7) Increase Job and Business Opportunities

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

Check "X" below if applicable

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

(6) Provide Transportation Choice

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

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- Increased bike and ped access
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations
- Other (discuss below)

Explanation (Required)

(7) Increase Job and Business Opportunities

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

Check "X" below if applicable

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

Explanation (Required)

(8) Promote Clean Energy

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

Check "X" below if applicable

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

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

Explanation (Required)

(9) Plan Regionally

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

Check "X" below if applicable

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

Explanation (Required)

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

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

Signature: Paul McGovern

Name: PAUL McGOVERN

Title: PRINCIPAL / MANAGER

Date: 4/29/2020

DEVELOPER'S
ACKNOWLEDGMENT OF OBLIGATIONS

[Rental]

***For Comprehensive Permit Projects in Which Funding is Provided
Through Other than a State Entity***

Cost Examination
and
Limitation on Profits and Distribution Requirements

The undersigned, Red Robin Pastures, LLC ("Developer"), in accordance with requirements for Project Eligibility of Comprehensive Permit Projects found at 760 CMR 56.04(4), hereby acknowledges its commitment and obligation to comply with requirements for cost examination under pains and penalties of perjury, and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in Sections 7 and 21 of a Regulatory Agreement by and between Developer and the Massachusetts Housing Finance Agency acting as Subsidizing Agency as defined under the provisions of 760 CMR 56.02 (the "Subsidizing Agency").

The undersigned Developer further acknowledges that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and Section 21 of the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8), and as set forth in Section 7(h) of the Regulatory Agreement.

Executed as a sealed instrument this day of May 4, 2020.

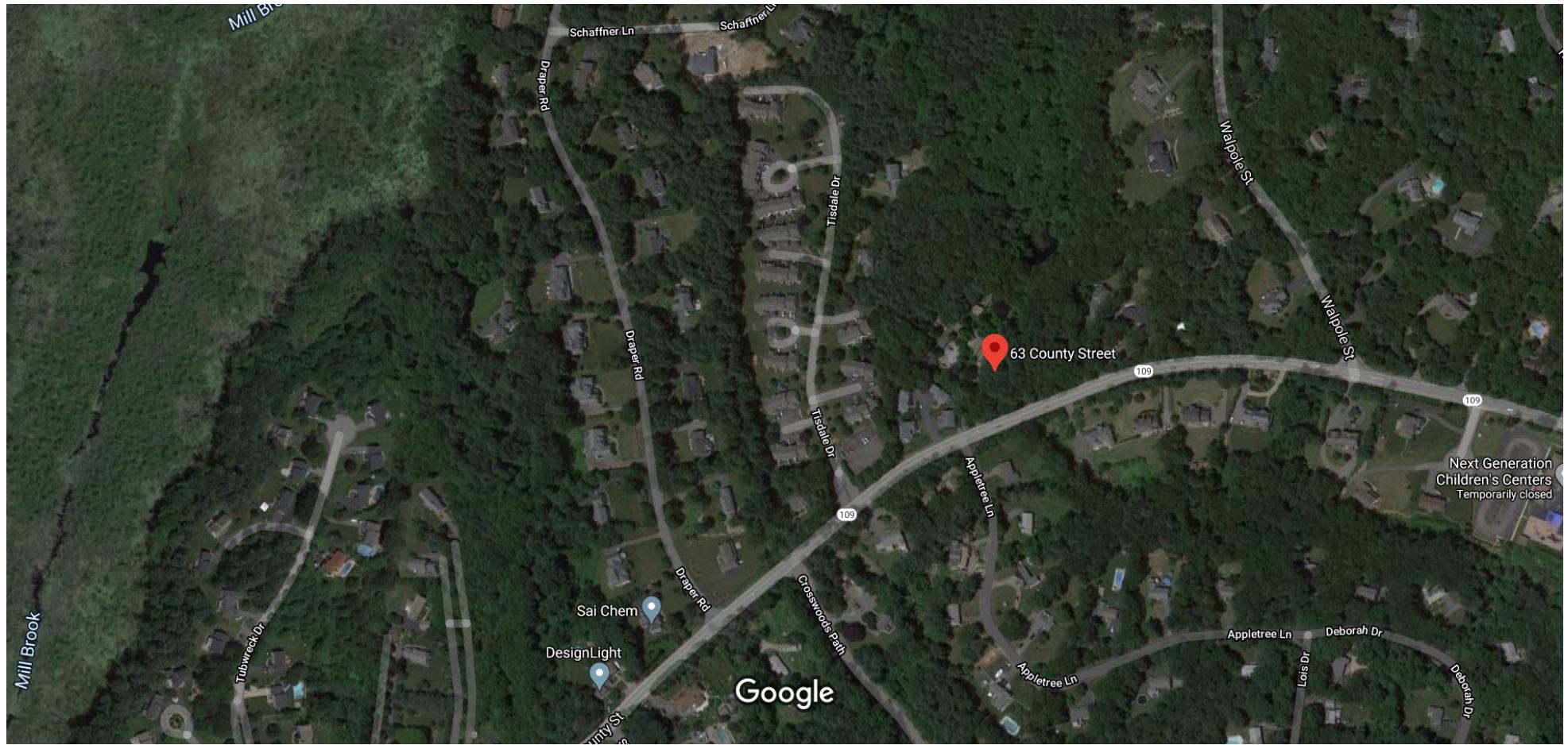
Red Robin Pastures, LLC

By:

Paul McRae
Principal Manager

Its:

Google Maps 63 County St



Imagery ©2020 MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, USDA Farm Service Agency, Map data ©2020

200 ft



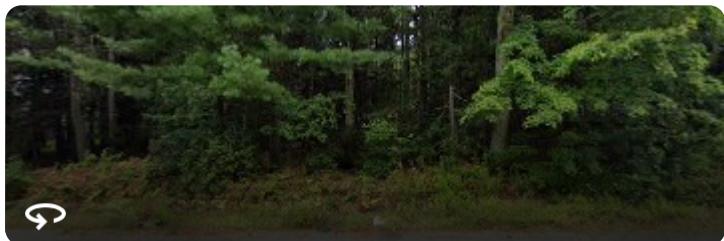
63 County St

Dover, MA 02030

[Directions](#)[Saved](#)[Nearby](#)[Send to your phone](#)[Share](#)

6P3P+JV Dover, MA

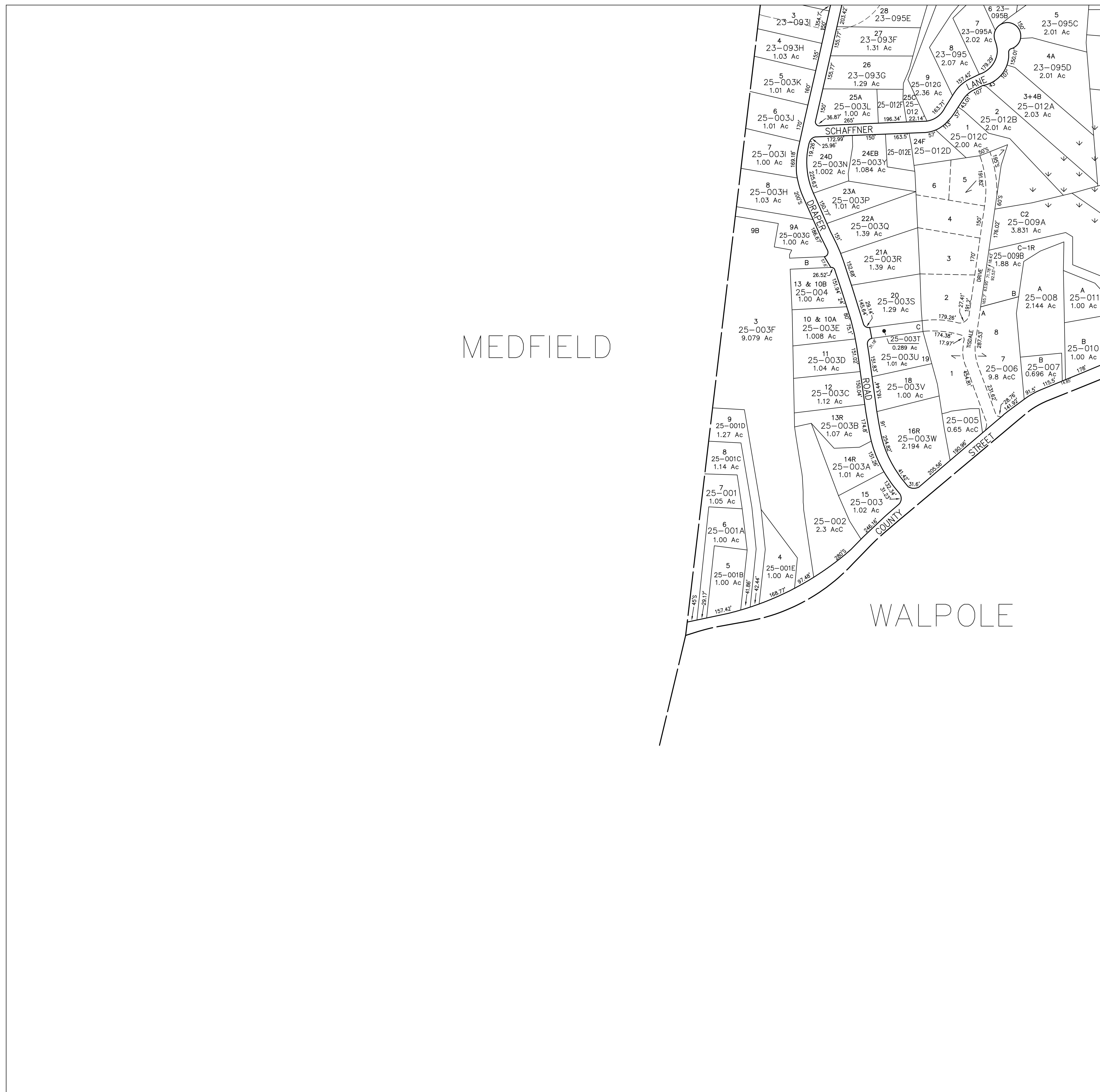
Photos



Saved in your lists



Starred places



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LITTLETON, NEW HAMPSHIRE 03561
(603)444-6768 - 1(800)322-4540 - FAX (603)444-1366 - WWW.CAI-INFO.COM

MAP-LOT (PARCEL) NO.
SUBDIVISION LOT NO.

MAP-LOT (PARCEL) NO.
SUBDIVISION LOT NO.
FRONTAGE IN FEET
SCALED FROM MAP
WATER

LEGEN

16-073	COMMON OWNERSHIP	— — — — —
B or 4	EASEMENT	— — — — —
153.54'	TOWN LINE	— — — — —
(S)	PARCEL BOUNDARY	— — — — —
	WETLANDS	— — — — —

SCALE 1" = 200
FEET 100 0 200

PROPERTY MAPS

DOVER

MASSACHUSETTS

INDEX DIAG

22	23	24
	26	

MAP NO.

One Beacon Street

1 Beacon St, Boston, MA 02108

Get on I-93 S from Congress St

5 min (1.1 mi)

1. Head southwest on Tremont St toward Freedom Trail
144 ft
2. Turn left onto School St
0.1 mi
3. Turn left onto Washington St
108 ft
4. Turn right onto Water St
463 ft
5. Turn right onto Congress St
0.3 mi
6. Use the 2nd from the right lane to turn right onto Purchase St
43 ft
7. Use the left lane to take the I-93 S ramp to I-90 W/Quincy/Worcester
0.5 mi
8. Keep left at the fork, follow signs for Interstate 93 S and merge onto I-93 S
0.1 mi

Continue on I-93 S to Dedham. Take exit 16B from I-95 N

21 min (20.3 mi)

9. Merge onto I-93 S
9.0 mi

- ➡ 10. Keep right to stay on I-93 S
6.6 mi
- ↑ 11. Continue onto US-1 S
0.6 mi
- ↑ 12. Continue onto I-95 N
3.9 mi
- ➡ 13. Take exit 16B to merge onto MA-109 W/High St toward Westwood
0.2 mi

Drive to MA-109 W

- 10 min (4.9 mi)
- ↗ 14. Merge onto MA-109 W/High St
1.3 mi
- ↑ 15. Continue onto MA-109 W/High St
0.3 mi
- ↑ 16. Continue onto MA-109 W
i Destination will be on the right
3.3 mi

61 County St

Dover, MA 02030

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



N

Dover, MA

1 inch = 139 Feet

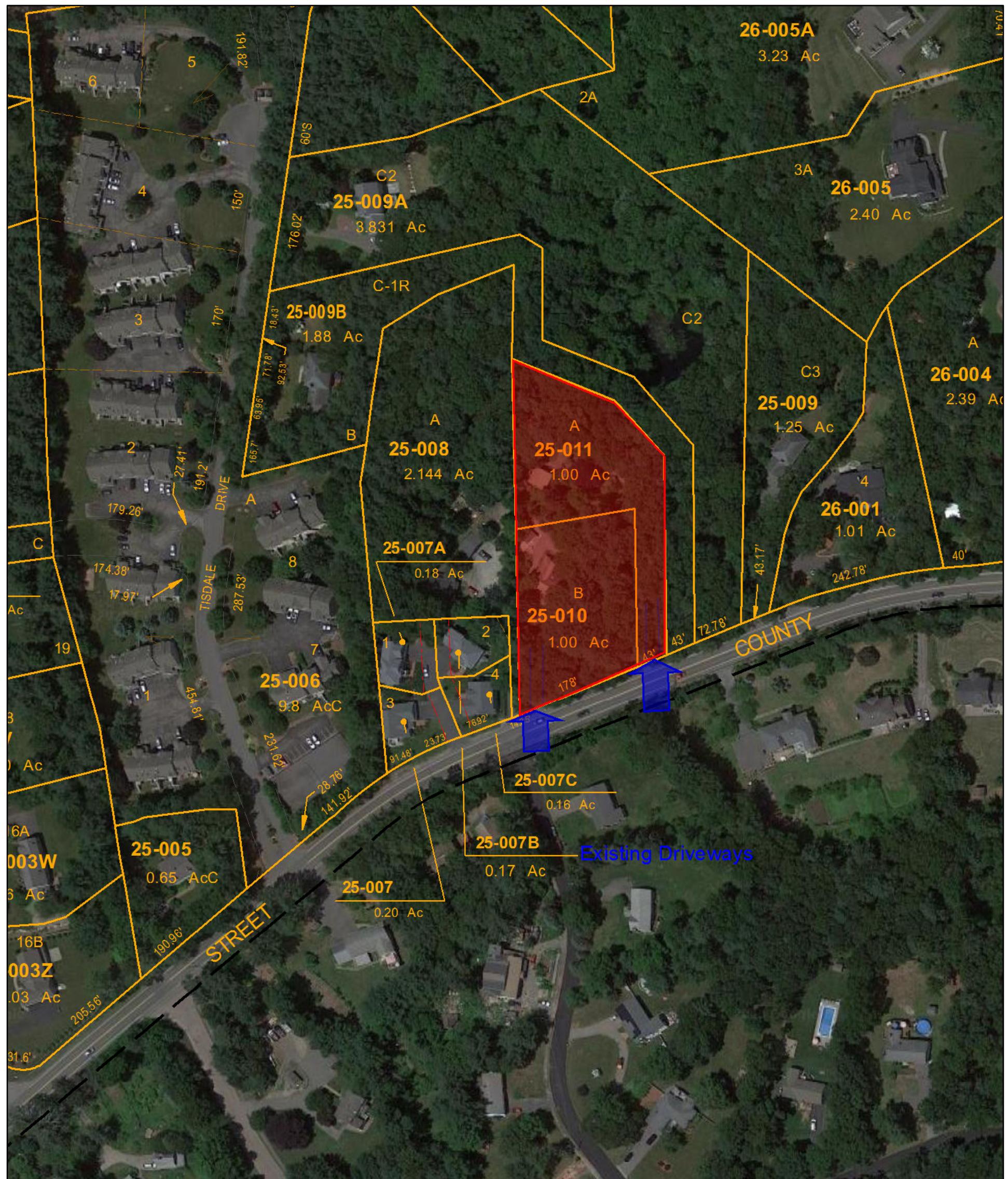
0 139 279 418



CAI Technologies

Precision Mapping. Geospatial Solutions.

April 23, 2020



Large Scale	ParcelText_Leaders
— CAI Town Line	ParcelText_Arrowheads
PROPERTYLINE	TaxmapText_Leaders
PVTRD	TaxmapText_Arrowheads
ROAD	
HOOK	
TRACT	
Private Road ROW	
Utility	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.























Existing Site Summary

61 and 63 County Street (Route 109) (Assessors ID 25-10 & 25-11) Dover, MA

The subject property consists of two parcels located at 61 and 63 County Street identified as Assessors ID 25-10 & 25-11. The property is comprised of a total of 87,120 square feet of land and is currently occupied by two existing single family dwellings, gravel driveways and landscaped areas. The property is located in the General Residence Zoning District -R1 and is abutted by single family residences to the west, north and easterly sides, Dover Village Condominiums consisting of four units are in close proximity to the west, on County Street.

The site is currently developed as residential property with two existing dwellings, one accessory structure, associated parking, walkways and driveways. The topography for the site ranges from an elevation of 305'± at the property frontage along the County Street to elevation 275'± located near the northly part of the site. The northern part of the property is landscaped and has slopes that vary from gradual to steep. According to the NRCS Soil Survey for Norfolk county, the entire site consists of Canton Fine Sandy Loam (map ID 420B).

Surrounding Area

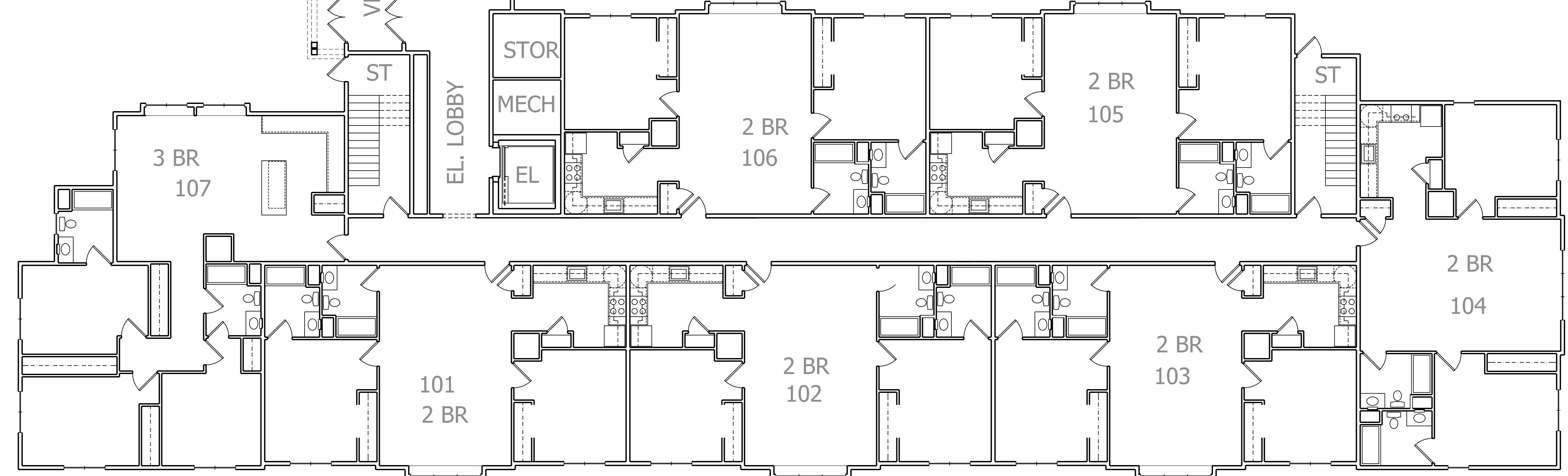
The site is located in close proximity to the Chickering Elementary School and has access to a variety of retail shops and restaurants directly along County Street from the subject property to the north and south on County Street.

Existing Site Constraints

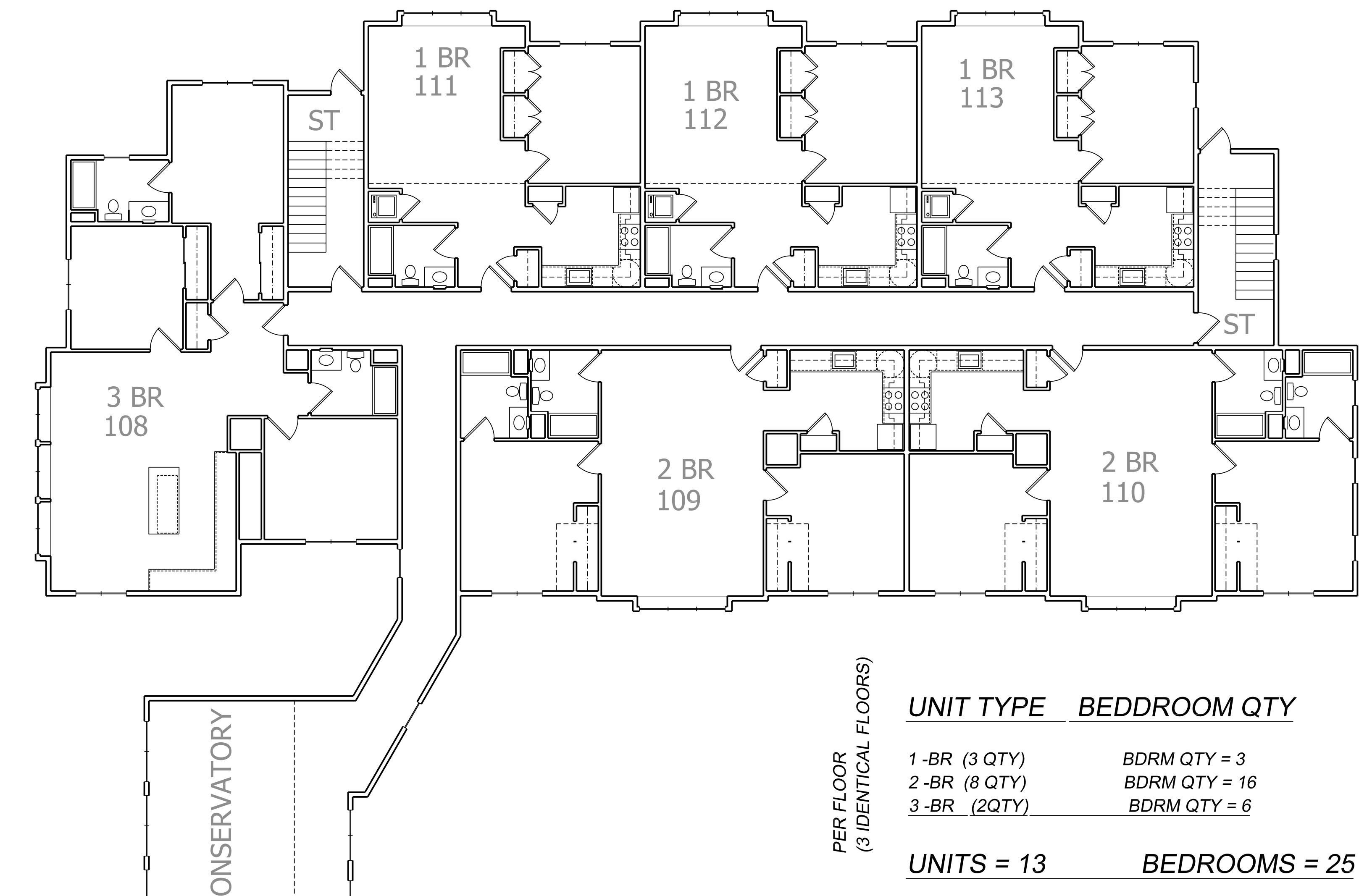
The property does not contain any area of critical concern or areas of estimated or priority habitat of rare species, wildlife or vernal pools. The FEMA Flood Insurance Rate Map for Norfolk County, Massachusetts, Map No. 25021C0159E, effective 7/17/2012 shows that the property is located in an area of minimal flood hazard (not in flood).

The site has no easements of record, but is subject to 100' buffer zone of jurisdictional wetlands on the northern edge of the property. Subsurface investigations have determining perc-able soils conducive for septic systems under the Massachusetts Title V Regulations.





FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

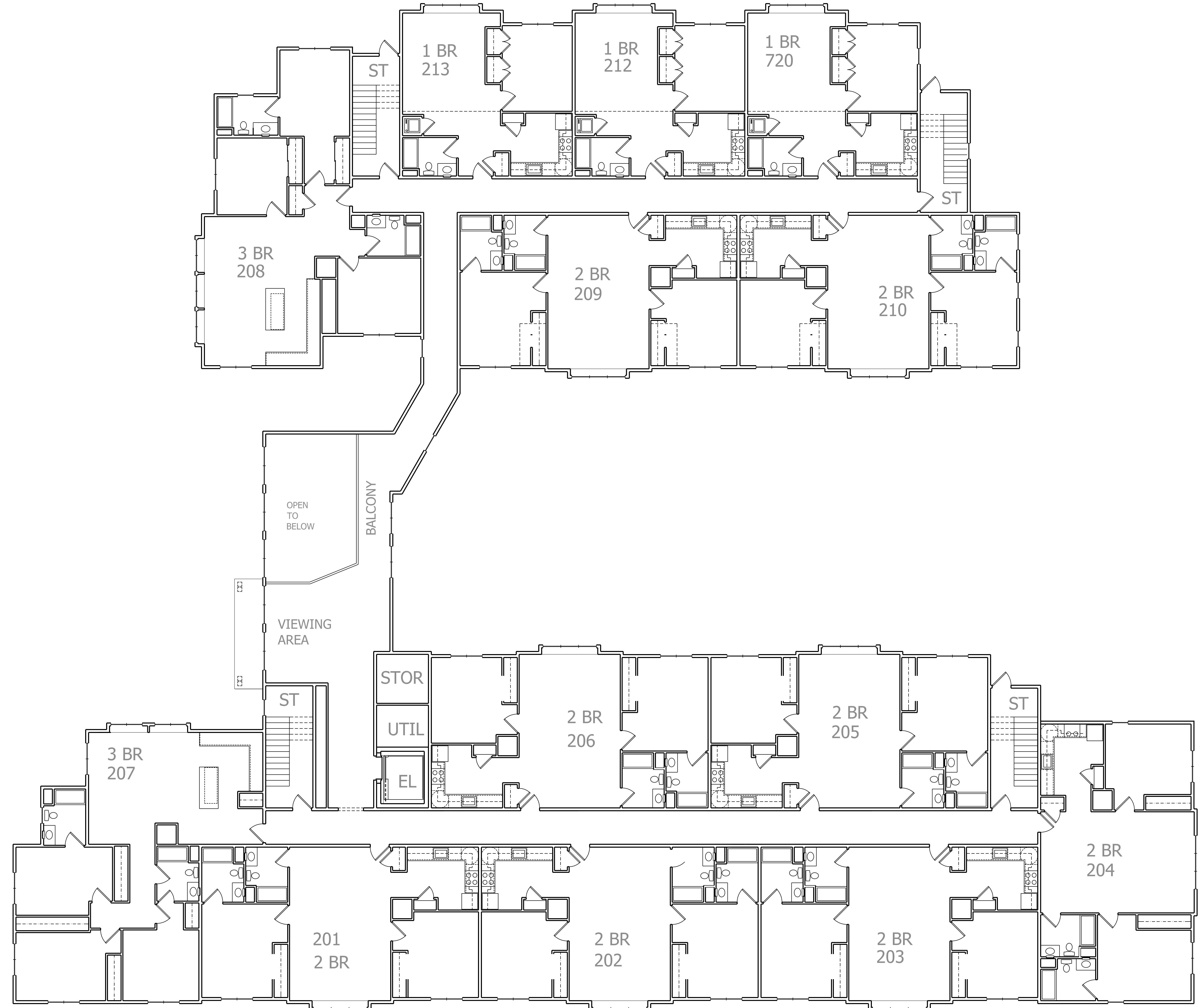


UNIT TYPE BEDROOM QTY

1 -BR (3 QTY) BDRM QTY = 3
2 -BR (8 QTY) BDRM QTY = 16
3 -BR (2QTY) BDRM QTY = 6

UNITS = 13 BEDROOMS = 25

TOTAL UNITS = 39 TOTAL BEDROOMS = 75



SECOND FLOOR PLAN

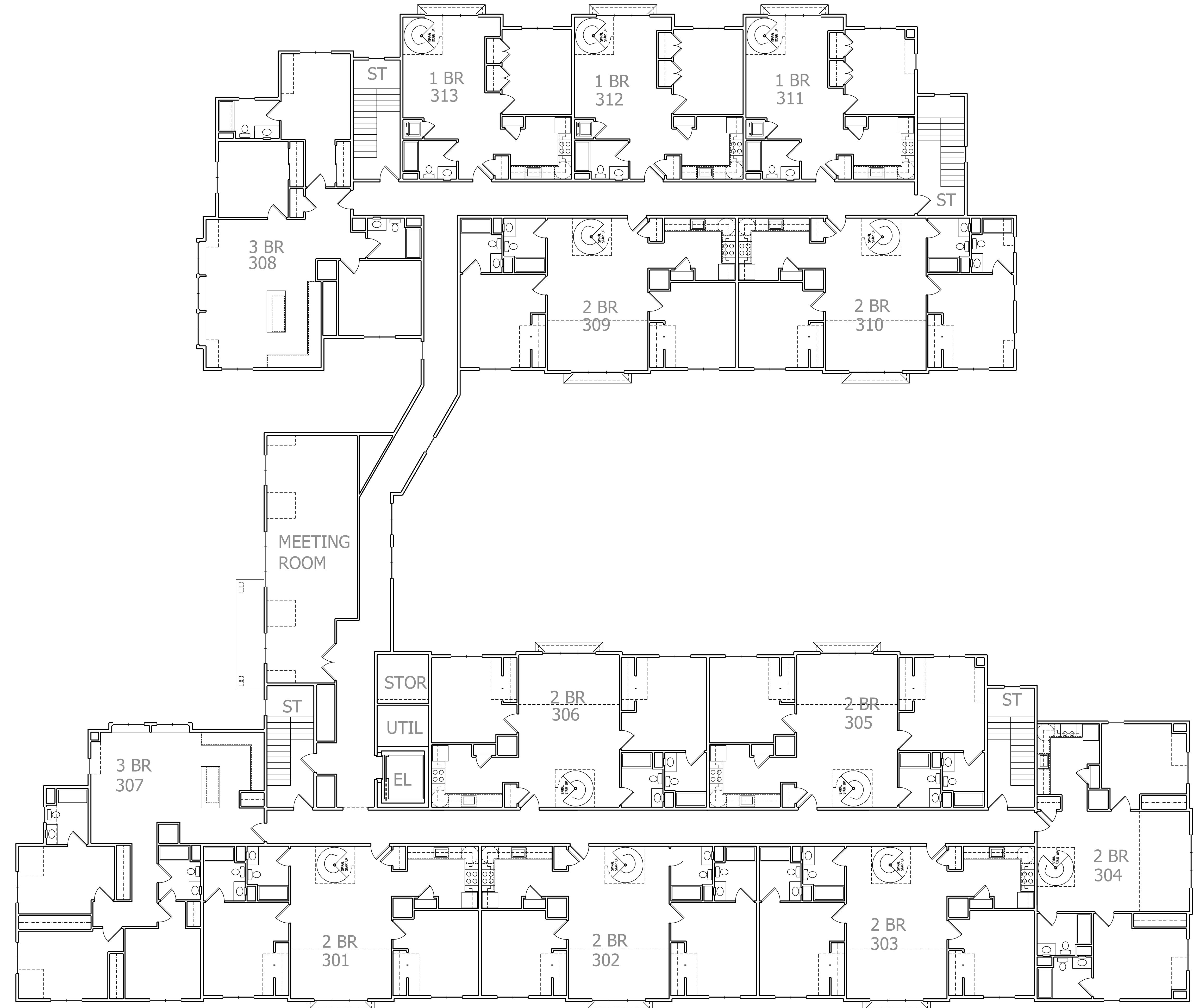
Use and Interpretation of this Drawing

1. By use of these Construction Drawings (CD's) the CONTRACTOR represents that he has visited the site, familiarized himself with the local conditions, verified field dimensions and correlated his observations with the requirements of the CD's. Plan examiner shall not accept edited titleblock project address.
2. As instruments of service, all Drawings, Specifications and copies thereof furnished by Signature Designs-Architecture (SD-A) are the property of SD-A. They are to be used only for this Project and are not to be used on any other Project. Changes to the CD's may only be made by SD-A. (C) 2020
3. SD-A is providing Design, Drafting & Limited Site Verification services, SD-A is not responsible for site visitations or verifying: A project is built in accordance with CD's, B. is properly constructed, C. Workmanship practices, D. use & furnishing of equipment & materials in accordance with industry standard

Second Floor
Red Robin Pastures
Cover, MA

The logo for Signature Designs features a large, stylized letter 'A' and 'D' intertwined. To the left of the logo, the company name 'Signature Designs' is written in a bold, italicized serif font. Below the name, the word 'ARCHITECTURE' is written in a bold, sans-serif font. To the right of the logo, the address '13 Bishop Road, Sharon, MA 02067' is written in a smaller, sans-serif font, followed by the phone number '781 806-0063'.

Sheet No.
A2
of: 6



THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

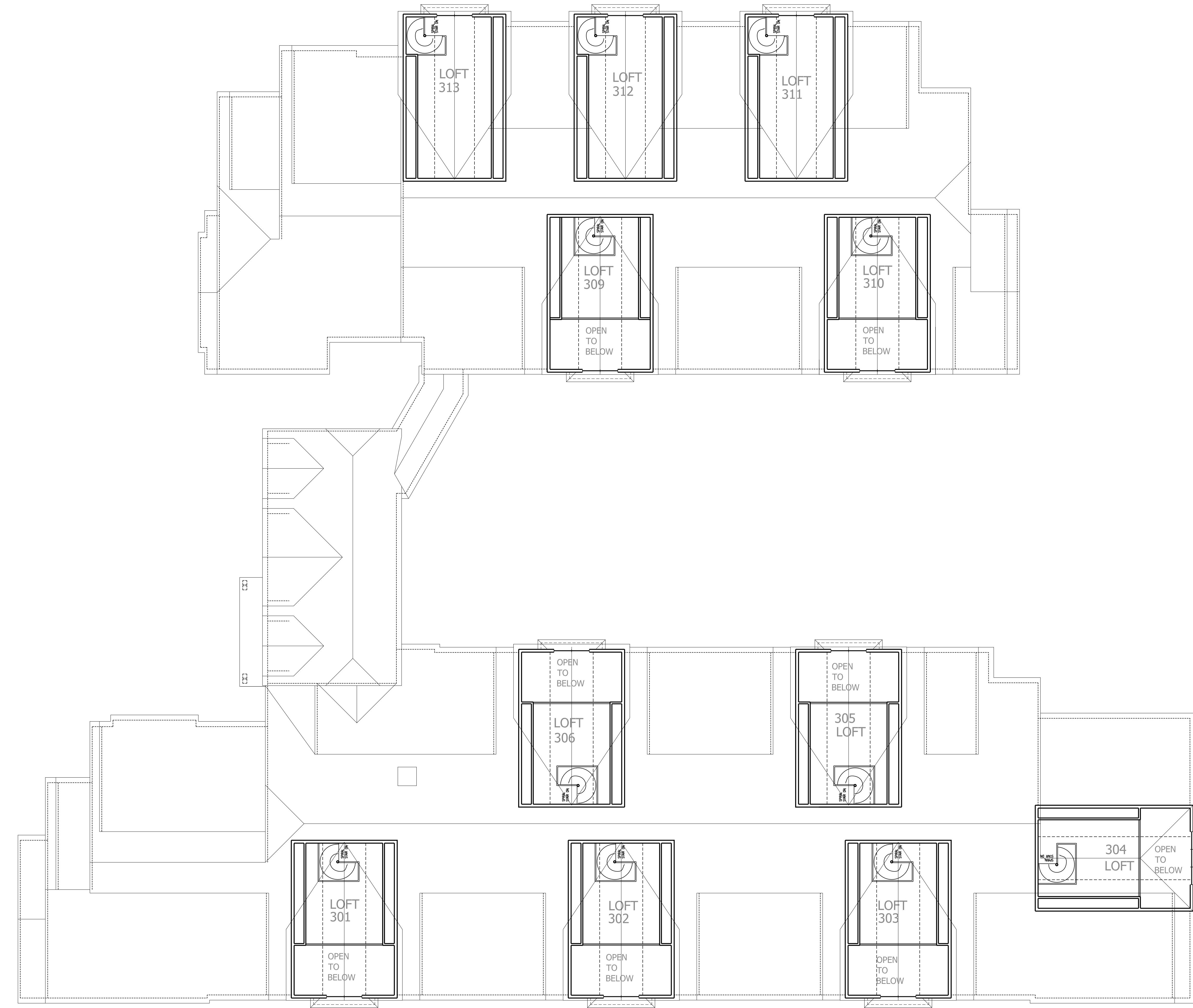
Design & Drafting services performed by:
Signature Designers
ARCHITECTURE
73 Bishop Road, Sharon, MA 02067 781.886.0063

Sheet No.
A3
of 6

Drawing Description
THIRD FLOOR
RED ROBIN PASTURES
DOVER, MA

Use and interpretation of this Drawing by the Contractor agrees that he has visited the site, familiarized himself with the local conditions, verified the data furnished and collected for construction, with the requirements of the City's Plan Commission, has read and understood the Back of the Drawing, and agrees to follow the same in the construction of the Project. Changes in the Drawing, Specifications and Codes, when furnished by Signature Designers-Architect (SD-A) are the property of SD-A. They are to be used only for this Project, or Drawing, or Drawings, or Codes, or Specifications furnished by SD-A. As instruments of service, all Drawings, or Codes, or Specifications, or Drawings, or Codes, or Specifications furnished by SD-A are the property of SD-A. SD-A is providing Design, Drafting & Limited Site Verification services. SD-A is not responsible for site relations or verifying Project is built in accordance with City's property constructed. Engineering practices, uses, & furnishing of equipment & materials in accordance with industry standards.

Designers/Drafter
HB
Revs. #
Date
AS NOTED
Dated
04/27/20



LOFT LEVEL & ROOF PLAN

SCALE: 1/8" = 1'-0"

Design & Drafting services performed by:
Signature Designers
ARCHITECTURE
 73 Bishop Road, Sharon, MA 02067 781.806-0063

Sheet No.
A4
 of 6

Drawing Description:
LOFT LEVEL & ROOF PLAN
RED ROBIN PASTURES
DOVER, MA

Use and interpretation of this Drawing by the Contractor agrees that he has visited the site, familiarized himself with the local conditions, verified the data contained in the Drawing and concluded that the requirements of the C.O.'s, Blueprints, and all other documents and instructions furnished by the architect, engineer, and architect-engineer, shall be followed. The drawings, specifications and codes furnished by Signature Designers-Architecte (SD-A) are the property of SD-A. They are to be used only for this Project and are not to be used on any other Project. Changes to C.D.'s may only be made by SD-A. SD-A is providing Design, Drafting & Limited Site Verification services. SD-A is not responsible for site variations or verifying a Project is built in accordance with C.O.'s. It is the property constructed, engineering practices, uses, & furnishing of equipment & materials in accordance with industry standards.

Designers/Drafter
HB
 Rev. #
 Date
 Date
 AS NOTED
 Date
 04/27/20



COUNTY STREET ELEVATION

SCALE: 1/8" = 1'-0"



ENTRY ELEVATION

SCALE: 1/8" = 1'-0"

ENTRY & STREET ELEVATIONS
RED ROBIN PASTURES
DOVER, MA

Signature Designs
ARCHITECTURE
73 Bishop Road, Sharon, MA 02067 781.806.0063

A5
6

Use and interpretation of this drawing
1. By use of these Construction Drawings (CD's) the CONTRACTOR represents that he has visited the site, familiarized himself with the local conditions, verified field dimensions and correlated his observations with the requirements of the CD's. Plan Examiner shall not accept, edit, file, block, project, addenda, 2. As instruments of service, all Drawings, specifications and copies thereof furnished by Signature Designs-Architecture (SD-A) are the property of SD-A. They are to be used only for this Project and are not to be used on any other Project. Changes to the CD's may only be made by SD-A. C) 2020
3. SD-A is providing Design/Building & Limited Site Verifications services. SD-A is not responsible for site violations or verifying a Project is built in accordance with CD's property constructed. C) 2020
Date: 04/27/20

Design/Drawings
HB
Rev. #
Date



Signature Designs
ARCHITECTURE

Design & Drafting services performed by:
Signature Designs
73 Bishop Road, Shrewsbury, MA 02662
781.806.0063

Sheet No. A6
6

Use and Interpretation of this Drawing
1. By use of these Construction Drawings (CD's) the CONTRACTOR represents that he has visited the site, familiarized himself with the local conditions, and correlated his observations with the requirements of the CD's. Plan Examiner shall not accept, edit, or file block project.
2. As instruments of service, all Drawings, specifications and copies thereof furnished by Signature Designs-Architecture (SD-A) are the property of SD-A. They are to be used only for this Project and are not to be used on any other Project. Changes to the CD's may only be made by SD-A. C2020
3. SD-A is providing Design/Building & Limited Site Verification services. SD-A is not responsible for site variations or verifying a Project is built in accordance with CD's property constructed. C2020
Date: 04/27/20

Designer/Drawer Rev. # Date
HB

ARCHITECTURE

Signature Designs

PROJECT NARRATIVE

RED ROBIN PASTURES 61 COUNTY STREET DOVER, MASSACHUSETTS

The proposed community consists of 39 apartment units: 9 One Bedroom, 24 Two Bedroom and 6 Three Bedroom units spread across three levels of residential living space. There is also a basement which will include additional resident storage and back-of-the-house functions including indoor trash storage. The three main levels and basement are all accessible by elevator. The 1BR and 2BR units on the top level have a $\frac{1}{2}$ story loft accessible from an interior circular stairway. There is a 2-story 465 square foot conservatory on the entry level First Floor, a 200 square foot resident common area on the Second Floor and a 535 square foot meeting room on the Third Floor.

The exterior of the building has been designed to feature finishes commonly found in the local residential buildings including, clapboards, shingles, paneling and 8" cornerboards. Roof rakes are projected away from their gables and fascia/ subfacia board detailing has been included. Other architectural features included to create a "Dover-like" residential feel include a two-piece watertable trim transition located at the foundation; windows located in the shingled & 4-1/2" to the weather clapboard areas have a three-piece surround with an applied sill piece; and the gable roof styled building is finished with architectural roof shingles. The typical 8 pitch roofline is punctuated with 4-1/2 pitch shed roofs and small gabled 12 pitched roofs. Some of the gable roofs are clipped with a hip detail to lower the roofline. The public view of this U-shaped building is from County street only. It appears to be two separate 3-1/2 story multi-gabled buildings 56' wide and 57'-6" wide 45' apart from each other. The massing of the building is stepped with the end gables. The 8 pitch roof slopes down to 5' high kneewalls also designed to help lower the massing. The wall sections shift from each other to break the wall planes into smaller sections. The small gables and roofed 2-story boxed window units help to reduce the massing and add dimension to the facades. The First Floor of this 50' high building is 4' below the street level, making the lower eave of the 8 pitch roof 24' above the street

Each unit is designed with the living room window view visible upon entry. All units will have stacked washer/dryers and individually metered heating and air conditioning. The 1BR units will have 1 bathroom, the 2BR and 3BR units will have 2 bathrooms.

The location of the proposed development is contextual and in an ideal location for Dover, which is almost exclusively large lot single family homes. More specifically, the project site is located on the edge of Dover adjacent to a 32 foot wide, east-west two lane suburban route, on the west-bound side. County street (Route 109) connects interstates 95 and 495. This 2 acre site is located in a 1 acre single family zone. The site combines two 1-acre lots that currently have single family homes.

This project site is located between a cluster 40B project featuring a small cluster of family homes on a common hammerhead driveway and a 46 unit townhouse development with 12 separate buildings to the west. There is a single family lot to the east.

WAIVER REVIEW

Below is a summary of the requested waivers. Please note in some instances, we do not believe a waiver is necessary based on a review of local bylaws, but we have chosen to include a comment for the benefit of the ZBA.

GENERAL BY-LAWS

Chapter 185 ZONING BY-LAW

- - Table of Conventional Dimensional Requirements, as shown below:

Zoning District: **RI**

	<u>Required RI</u>	<u>Proposed (total)</u>	<u>Waiver</u>
Use Regulations	Single Family	Multifamily	Required
Minimum Lot Size	43560 sf	87120 sf	None Required
Minimum Frontage	150'	221'	None required
Front Setback	40'	18'	Required
Lot line Setback	30'	14' to closest building	Required
Rear Setback	30'	175'+	None Required
Building Height	35' or 2.5 stories	50' 3.5 stories.	Required
Perfect Square	150x150		None Required
Bldg. Lot Coverage	20%	19%	None Required
Parking	1.5 spaces/unit	1.8 spaces/unit	None Required

Chapter 217 Sanitary Bylaws

Section 217-3(6 a&b)- Sewage Disposal Systems 100' Setback requirement from Designated wetland areas

Section 217-3(7)- Prohibition of soil absorption system under parking area

QUITCLAIM DEED

I, STEPHEN NOBILE, TRUSTEE OF NOBILE REALTY TRUST OF 2002, under a Declaration of Trust dated August 9, 2002, recorded with the Norfolk County Registry of Deeds in Book 17014, Page 437, as amended by First Amendment recorded with the Norfolk County Registry of Deeds in Book 32488, Page 505, of Dover, Norfolk County, Massachusetts,

for consideration paid and in full consideration of: Nine Hundred Eighty-Nine Thousand and 00/100 Dollars (\$989,000.00),

grant to: Red Robin Pastures, LLC, a Massachusetts limited liability company with an address of 1218 Great Plain Avenue, Needham, MA 02492,

with QUITCLAIM COVENANTS.

PARCEL 1 [61 COUNTY STREET]

A certain parcel of land on County Street in Dover, Norfolk County, Massachusetts, with the buildings thereon, being shown as Lot A on a plan entitled, "Plan of Land in Dover, Mass.," drawn by Cheney Engineering Co., Inc., Needham, Mass., dated August 6, 1971, and filed with the Norfolk County Registry of Deeds as Plan No. 732 in Plan Book 229.

Lot A contains 43,560 square feet of land, according to said plan.

PARCEL 2 [63 COUNTY STREET]

A certain parcel of land on County Street in Dover, Norfolk County, Massachusetts, with the buildings thereon, being shown as Lot B on a plan entitled, "Plan of Land in Dover, Mass.," drawn by Cheney Engineering Co., Inc., Needham, Mass., dated August 6, 1971, and filed with the Norfolk County Registry of Deeds as Plan No. 732 in Plan Book 229.

Lot B contains 43,560 square feet of land, according to said plan.

The Grantor hereby releases and waives any and all rights of homestead in said property to which he may be entitled to under the laws of the Commonwealth of Massachusetts and certifies that at the time of recording this Deed, no beneficiary or any other person is entitled to any homestead rights in said property.

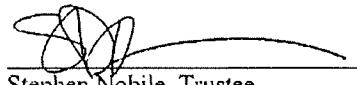
Meaning to convey the same premises conveyed to Julia M. Nobile, Trustee of Nobile Realty Trust of 2002 from Julia M. Nobile, by deeds dated August 9, 2002, recorded with the Norfolk County Registry of Deeds in Book 17014, Page 453 and in Book 17014, Page 454.

PROPERTY ADDRESSES: 61 and 63 County Street, Dover, MA 02030

MASSACHUSETTS STATE EXCISE TAX
Norfolk Registry of Deeds
Date: 12-10-2019 @ 03:22pm
Ctl#: 1145 Doc#: 115959
Fee: \$4,509.84 Cons: \$989,000.00

WILLIAM P. O'DONNELL, REGISTER
NORFOLK COUNTY REGISTRY OF DEEDS
RECEIVED & RECORDED ELECTRONICALLY

Witness my hand and seal this 26th day of November, 2019.



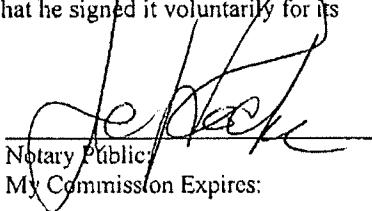
Stephen Nobile, Trustee

COMMONWEALTH OF MASSACHUSETTS

Norfolk County

November 26, 2019

On this 26th day of November, 2019, before me, the undersigned notary public, personally appeared **Stephen Nobile, Trustee**, as aforesaid, proved to me through satisfactory evidence of identification, being a valid driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public
My Commission Expires:



JOHN J. ROCHE
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES MAY 7, 2021



Charles River Bank

April 8, 2020

Paul McGovern, President
PG Construction Management, Inc.
1218 Great Plain Avenue
Needham, MA 02492

Re: Proposed financing for Red Robin Pastures, 40B project.

Dear Mr. McGovern:

Thank you for presenting preliminary information regarding development of the subject project. Based upon that preliminary information, Charles River Bank would be interested in reviewing and potentially approving a future application for construction and permanent financing.

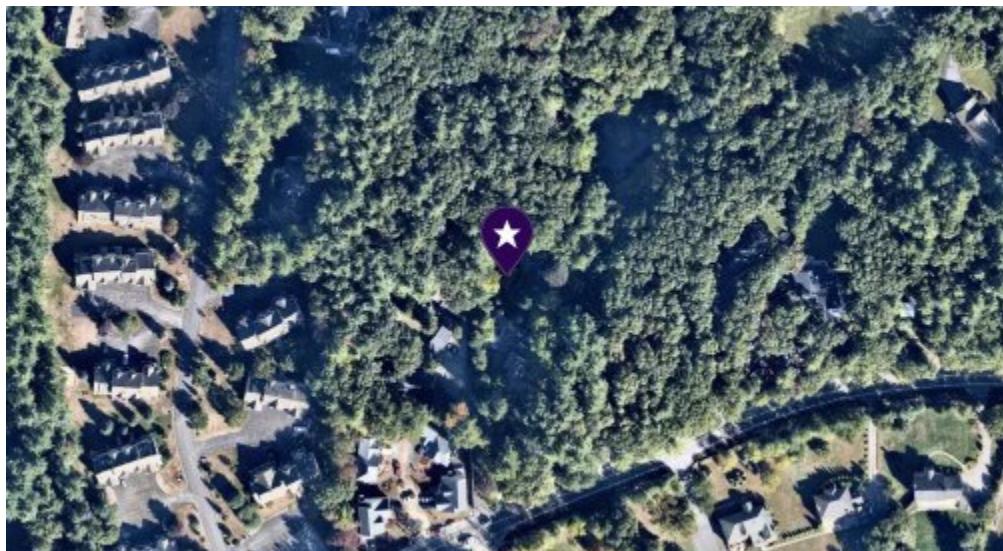
The application should include, but not be limited to, submission of plans, specifications, a detailed budget, project schedule, permits and various other items of documentation necessary for Charles River Bank to complete its evaluation of this opportunity.

This letter does not constitute a commitment for financing, which would be subject to the bank's normal underwriting standards and a formal approval by the bank's Security Committee. Where applicable, Charles River Bank will access NEF funds when necessary per the requirements of MassHousing's NEF program.

Sincerely,

Peter J. Rizzo
Vice President and Commercial Loan Officer

Comparative Market Analysis



**61 County Street, Dover, Massachusetts
02030**

Shane

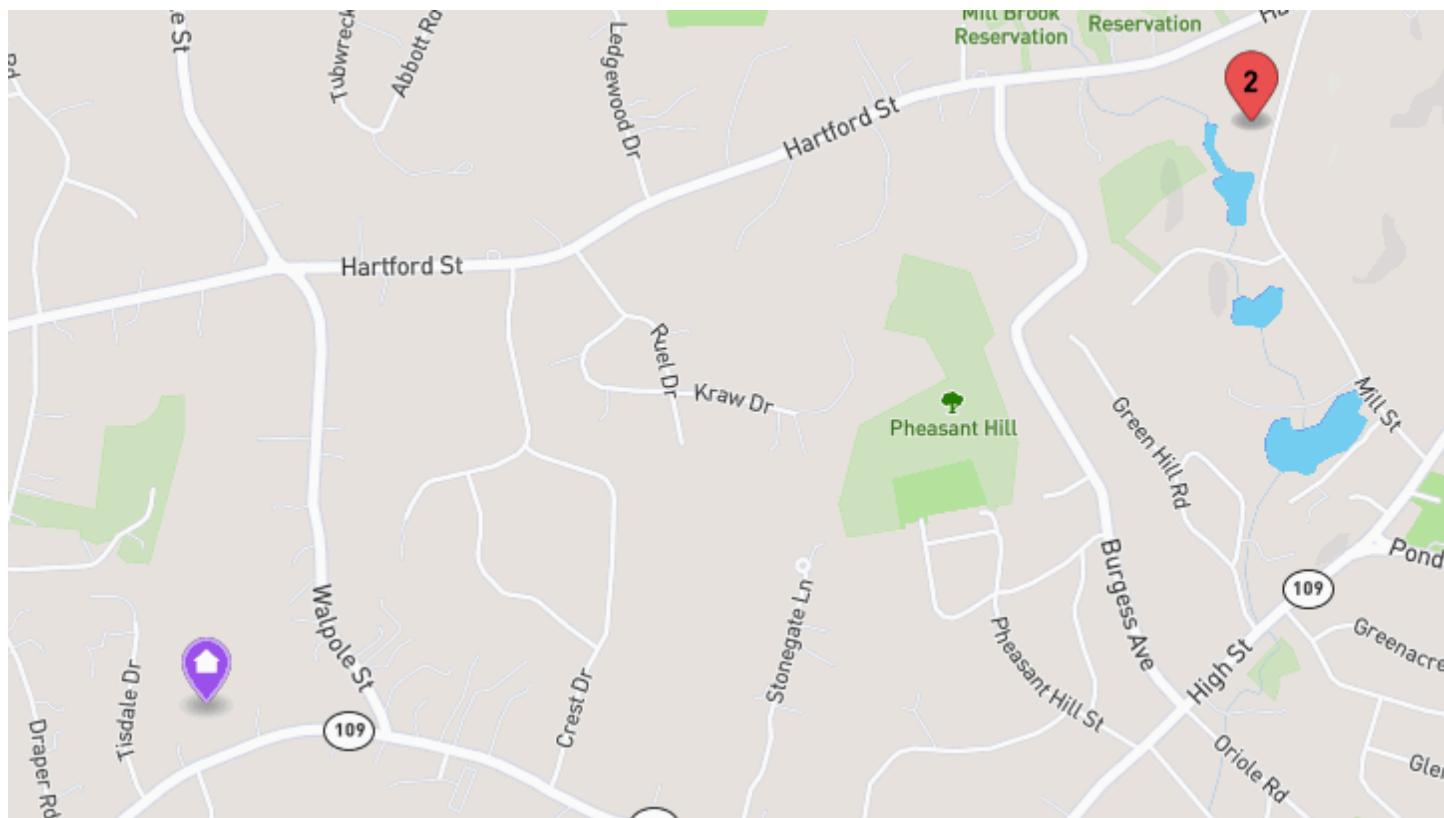
APRIL 15, 2020



Declan O'Toole

SelectRE Boston, LLC

Map of Comparable Listings



STATUS: S = CLOSED

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1 Subject		61 County St	1	-	-	-
2 72576076	S	168 Mill St 2	1	1.00	650	\$2,200



Declan O'Toole

SelectRE Boston, LLC

Cell: (617) 777-6109

DOToole@SREBoston.com | www.SREBoston.com

Summary of Comparable Properties

S Sold Listings

ADDRESS	SOLD DATE	BEDS	BATHS	YRBLT	SQFT	LOT SIZE	\$ PER SQFT	PRICE
168 Mill St 2	10/28/19	1	1.00	2014	650	25,506.0	\$3	\$2,200

Averages

STATUS	SQFT	LOT SIZE	\$ PER SQFT	PRICE
S Sold Listings	650	25,506	\$3.38	\$2,200

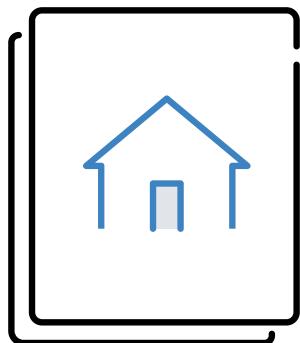


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Listings



Declan O'Toole

SelectRE Boston, LLC

168 Mill St 2

Westwood, MA 02090

MLS #72576076

\$2,200**CLOSED** 10/28/19**1 Bed 1.00 Baths****650 Sq. Ft. (\$3 / sqft)****Year Built 2014****Days on market: 18****Details**

Prop Type: Rental
County: Norfolk
Full baths: 1.0

Lot Size: 25,506.0
List date: 10/6/19
Off-market date: 10/24/19

Updated: Oct 29, 2019 12:22 PM
Orig list price: \$2,300
List Price: \$2,300

Features

Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator

Association Yn: false

Heating: Electric

Rooms Total: 3

Building Features: Shopping, Highway Access

Living Area Source: Owner

Year Built Source: Owner

Open Parking Spaces: 1

Waterfront Yn: false

Remarks

Beautifully built and fully furnished in-law for rent located on quiet residential street. Such a unique offering in Westwood with rent including all utilities; heat, hot water, cable, television, laundry, landscaping, snow removal and one parking spot. Addition was built in 2014 with an open floor plan in mind. Kitchen, living room and bedroom plus full tile bath with glass shower. Granite countertops, island, hardwood flooring, washer/dryer and central air. Convenient to major routes and shopping. Tenant must have good credit and excellent references. No pets or smoking allowed. Furnishings are optional.

**Declan O'Toole**

SelectRE Boston, LLC

Cell: (617) 777-6109

DOToole@SREBoston.com | www.SREBoston.com

168 Mill St 2

Westwood, MA 02090

MLS #72576076

\$2,200**CLOSED** 10/28/19**1 Bed 1.00 Baths****Year Built 2014****650 Sq. Ft. (\$3 / sqft)****Days on market: 18****Declan O'Toole**

SelectRE Boston, LLC

Cell: (617) 777-6109

DOToole@SREBoston.com | www.SREBoston.com



Analysis



Declan O'Toole

SelectRE Boston, LLC

Comparable Property Statistics

S Sold Listings

HIGHEST PRICE **\$2,200**

AVG PRICE / SQFT **\$3.38**

AVERAGE PRICE **\$2,200**

AVG DOM **18**

LOWEST PRICE **\$2,200**

SOLD LISTINGS **1**



Declan O'Toole

SelectRE Boston, LLC

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Sold Property Analysis

Averages

95.7%

Homes sold for an average of 95.7% of their list price.

18 Days on market

It took an average of 18 days for a home to sell.

Analysis

ADDRESS	LIST PRICE	SOLD PRICE	% OF LIST PRICE	DOM	\$ PER SQFT
168 Mill St 2	\$2,300	\$2,200	95.7%	18	\$3.38
Averages	\$2,300	\$2,200	95.7%	18	\$3.38



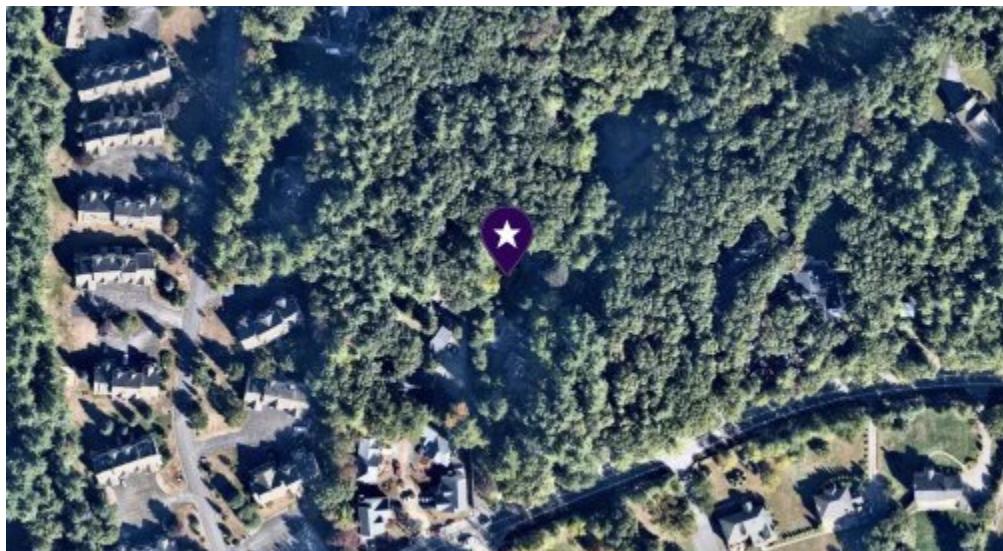
Declan O'Toole

SelectRE Boston, LLC

Cell: (617) 777-6109

DOToole@SREBoston.com | www.SREBoston.com

Comparative Market Analysis



**61 County Street, Dover, Massachusetts
02030**

Shane

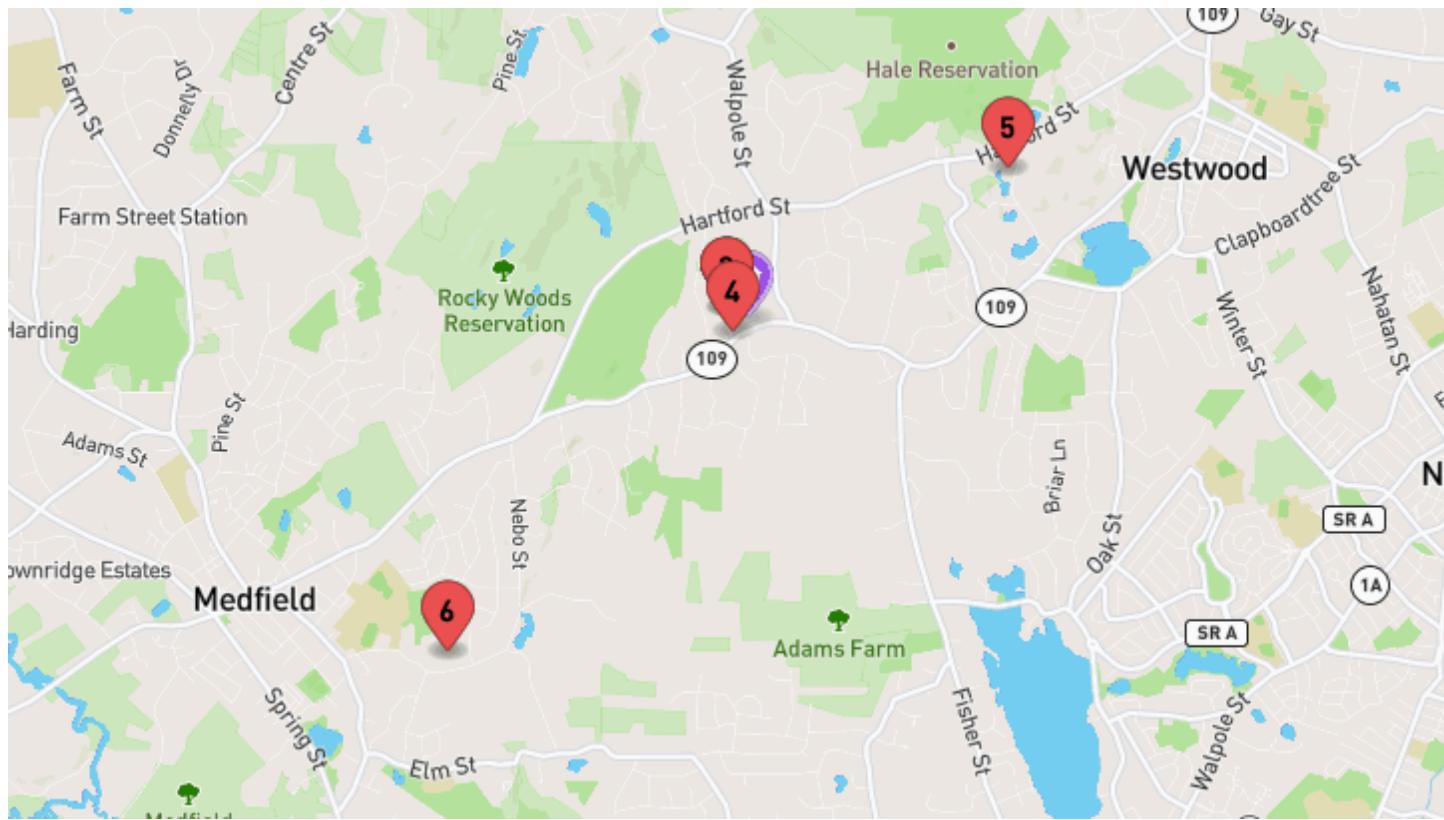
APRIL 15, 2020



Declan O'Toole

SelectRE Boston, LLC

Map of Comparable Listings



STATUS: S = CLOSED

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1 Subject	▲	61 County St	1	-	-	-
2 72588009	S	34 Tisdale Drive 34	2	3.00	1,821	\$3,500
3 72597835	S	6 Tisdale Dr 6	2	3.00	1,732	\$2,700
4 72540179	S	23 Tisdale 23	2	3.00	2,647	\$3,200
5 72576076	S	168 Mill St 2	1	1.00	650	\$2,200
6 72547578	S	56 Philip St.	2	2.00	2,325	\$2,500



Declan O'Toole

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Summary of Comparable Properties

S Sold Listings

ADDRESS	SOLD DATE	BEDS	BATHS	YRBLT	SQFT	LOT SIZE	\$ PER SQFT	PRICE
34 Tisdale Drive 34	2/29/20	2	3.00	1993	1,821	-	\$2	\$3,500
6 Tisdale Dr 6	3/15/20	2	3.00	1993	1,732	-	\$2	\$2,700
23 Tisdale 23	8/15/19	2	3.00	1993	2,647	-	\$1	\$3,200
168 Mill St 2	10/28/19	1	1.00	2014	650	25,506.0	\$3	\$2,200
56 Philip St.	9/1/19	2	2.00	1955	2,325	20,000.0	\$1	\$2,500

Averages

STATUS	SQFT	LOT SIZE	\$ PER SQFT	PRICE
S Sold Listings	1,835	22,753	\$1.83	\$2,820

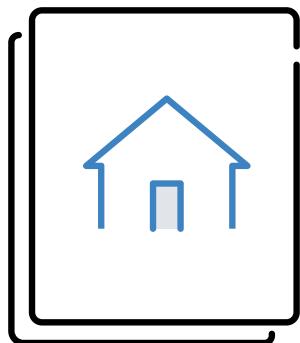


Declan O'Toole

SelectRE Boston, LLC

Cell: (617) 777-6109

DOToole@SREBoston.com | www.SREBoston.com



Listings



Declan O'Toole

SelectRE Boston, LLC

34 Tisdale Drive 34

Dover, MA 02030

MLS #72588009

\$3,500**CLOSED** 2/29/20**2 Beds 3.00 Baths****1,821 Sq. Ft. (\$2 / sqft)****Year Built 1993****Days on market: 84**

Details

Prop Type: Rental
County: Norfolk
Full baths: 2.0

Half baths: 1.0
List date: 11/3/19
Off-market date: 1/26/20

Updated: Feb 29, 2020 7:45 AM
List Price: \$3,500
Orig list price: \$3,200

High: Dover Sherborn
Middle: Dover Sherborn
Elementary: Chickering

Features

Appliances: Dishwasher, Microwave, Countertop Range, Refrigerator, Washer, Dryer

Association Yn: true

Building Features: Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Bike Path, Conservation Area, House of Worship, Private School, Public School

Exterior Features: Deck, Tennis Court, Gutters, Professional Landscaping, Decorative Lighting, Screens

Fireplaces Total: 1

Heating: Gas, Central Heat, Forced Air

Interior Features: Cable TV Available

Living Area Source: Owner

Open Parking Spaces: 2

Rooms Total: 6

Senior Community Yn: false

Year Built Source: Public Record

Waterfront Yn: false

Remarks

Location! Location! Location! Very desirable spacious end unit townhome. Updated kitchen with stainless steel appliances, breakfast nook with bow window, fireplaced livingroom/dining room combo with hardwood floors throughout,



Declan O'Toole

SelectRE Boston, LLC

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sliders to deck. Two bedrooms on the second floor including master bedroom with cathedral ceilings, full bath, plenty of closet space and stairs to loft/office/den area. Second floor laundry. New windows, doors, new furnace, AC, garage with interior access and an additional assigned parking spot. Plenty of storage space in large basement. Convenient to shopping, restaurants, easy access to Needham, Norwood, and Westwood commuter trains. Dover has #1 schools in Massachusetts. Professionally landscaped, snow removal, on site trash removal.



Declan O'Toole

SelectRE Boston, LLC

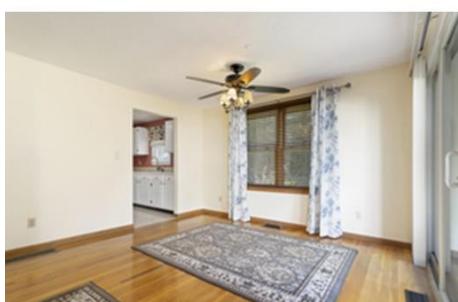
Cell: (617) 777-6109

DOToole@SREBoston.com | www.SREBoston.com

34 Tisdale Drive 34

Dover, MA 02030

MLS #72588009

\$3,500**CLOSED** 2/29/20**2 Beds 3.00 Baths****Year Built 1993****1,821 Sq. Ft. (\$2 / sqft)****Days on market: 84****Declan O'Toole**

SelectRE Boston, LLC

Cell: (617) 777-6109

DOToole@SREBoston.com | www.SREBoston.com

6 Tisdale Dr 6

Dover, MA 02030

MLS #72597835

\$2,700**CLOSED** 3/15/20**2 Beds 3.00 Baths****1,732 Sq. Ft. (\$2 / sqft)****Year Built 1993****Days on market: 104****Details****Prop Type:** Rental**Half baths:** 1.0**Updated:** Mar 26, 2020 5:51**Orig list price:** \$2,800**County:** Norfolk**List date:** 12/1/19**AM****Full baths:** 2.0**Off-market date:** 3/15/20**List Price:** \$2,700**Features****Appliances:** Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**Building Features:** Shopping, Tennis Court, Walk/Jog Trails, Stables, Conservation Area, Highway Access, House of Worship, Private School, Public School**Fireplaces Total:** 1**Rooms Total:** 8**Association Yn:** false**Heating:** Gas**Year Built Source:** Public Record**Living Area Source:** Field Card**Waterfront Yn:** false**Open Parking Spaces:** 1**Remarks**

Up for rent is a beautiful and well maintained 2-bedroom, 2.5 bath townhouse. Dover is one of the Boston's southwest charming communities with top-rated Dover-Sherborn school system. With an open layout, the home features a large living room with access to deck and backyard, large kitchen, and dining area; high-ceilinged master bedroom with ceiling fan and skylight, lots of closet space and a master bath; large second bedroom with plenty of closet space as well. Also included is a loft space, perfect as an office space. Laundry and plenty of storage space in the basement. An attached one-car garage. The complex is professionally managed, beautifully landscaped and offers tennis court. Call now for your private showing!

**Declan O'Toole**

SelectRE Boston, LLC

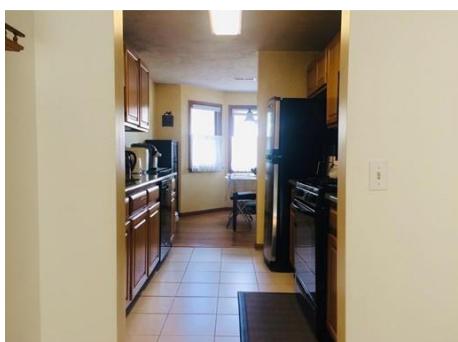
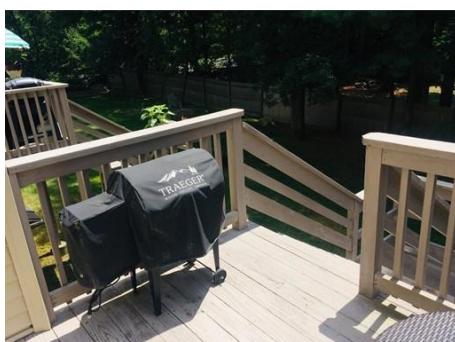
Cell: (617) 777-6109

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6 Tisdale Dr 6

Dover, MA 02030

MLS #72597835

\$2,700**CLOSED** 3/15/20**2 Beds 3.00 Baths****Year Built 1993****1,732 Sq. Ft. (\$2 / sqft)****Days on market: 104****Declan O'Toole**

SelectRE Boston, LLC

Cell: (617) 777-6109

DOToole@SREBoston.com | www.SREBoston.com

23 Tisdale 23

Dover, MA 02030

MLS #72540179

\$3,200**CLOSED** 8/15/19**2 Beds 3.00 Baths****2,647 Sq. Ft. (\$1 / sqft)****Year Built 1993****Days on market: 19**

Details

Prop Type: Rental
County: Norfolk
Full baths: 2.0

Half baths: 1.0
List date: 7/25/19
Off-market date: 8/13/19

Updated: Aug 15, 2019 4:32 AM
List Price: \$3,200
Orig list price: \$3,200

High: DS High
Middle: DS Middle
Elementary: Chickering

Features

Appliances: Range, Dishwasher, Microwave, Refrigerator

Association Yn: true

Building Features: Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Conservation Area, House of Worship, Private School, Public School

Exterior Features: Deck, Tennis Court, Gutters, Professional Landscaping

Fireplaces Total: 1

Heating: Gas, Forced Air

Interior Features: Cable TV Available

Living Area Source: Field Card

Open Parking Spaces: 1

Rooms Total: 6

Senior Community Yn: false

Year Built Source: Public Record

Waterfront Yn: false

Remarks

Highly desirable spacious end unit townhouse at Tisdale Drive. Updated maple kitchen with stainless steel appliances, breakfast nook with bow window, fireplaced living room/dining room combo with sliders to deck, hardwood throughout first floor. Two bedrooms on the second floor including master bedroom with cathedral ceilings, full bath, plenty of closet space and stairs to loft, second floor laundry, updated lower level with sliders to back yard. One car attached garage with



Declan O'Toole

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interior access and one assigned parking spot. Convenient to shopping and restaurants and easy access to Needham, Norwood and Westwood commuter trains. Pictures are from previous listing. Entire first floor, second floor hall and 2nd bedroom will be freshly painted and carpets to be professionally cleaned. Available for immediate occupancy.



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23 Tisdale 23

Dover, MA 02030

MLS #72540179

\$3,200**CLOSED** 8/15/19**2 Beds 3.00 Baths****Year Built 1993****2,647 Sq. Ft. (\$1 / sqft)****Days on market: 19****Declan O'Toole**

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168 Mill St 2

Westwood, MA 02090

MLS #72576076

\$2,200**CLOSED** 10/28/19**1 Bed 1.00 Baths****650 Sq. Ft. (\$3 / sqft)****Year Built 2014****Days on market: 18****Details**

Prop Type: Rental
County: Norfolk
Full baths: 1.0

Lot Size: 25,506.0
List date: 10/6/19
Off-market date: 10/24/19

Updated: Oct 29, 2019 12:22 PM
Orig list price: \$2,300
List Price: \$2,300

Features

Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator

Association Yn: false

Heating: Electric

Rooms Total: 3

Building Features: Shopping, Highway Access

Living Area Source: Owner

Year Built Source: Owner

Open Parking Spaces: 1

Waterfront Yn: false

Remarks

Beautifully built and fully furnished in-law for rent located on quiet residential street. Such a unique offering in Westwood with rent including all utilities; heat, hot water, cable, television, laundry, landscaping, snow removal and one parking spot. Addition was built in 2014 with an open floor plan in mind. Kitchen, living room and bedroom plus full tile bath with glass shower. Granite countertops, island, hardwood flooring, washer/dryer and central air. Convenient to major routes and shopping. Tenant must have good credit and excellent references. No pets or smoking allowed. Furnishings are optional.

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168 Mill St 2

Westwood, MA 02090

MLS #72576076

\$2,200**CLOSED** 10/28/19**1 Bed 1.00 Baths****Year Built 2014****650 Sq. Ft. (\$3 / sqft)****Days on market: 18****Declan O'Toole**

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56 Philip St.

Medfield, MA 02052

MLS #72547578

\$2,500

CLOSED 9/1/19



2 Beds 2.00 Baths

2,325 Sq. Ft. (\$1 / sqft)

Year Built 1955

Days on market: 1



Details

Prop Type: Rental
County: Norfolk
Full baths: 1.0
Half baths: 1.0

Lot Size: 20,000.0
List date: 8/9/19
Off-market date: 8/10/19

Updated: Sep 3, 2019 9:38 AM
List Price: \$2,700
Orig list price: \$2,700

High: Medfield
Middle: Blake
Elementary: Mem/Wheek/Dale

Features

Appliances: Range, Dishwasher, Refrigerator
Association Yn: false
Building Features: Shopping, Walk/Jog Trails, Conservation Area, Public School

Exterior Features: Porch - Enclosed
Fireplaces Total: 1
Heating: Oil, Hot Water Baseboard, Propane
Interior Features: Cable TV Available

Living Area Source: Field Card
Open Parking Spaces: 4
Rooms Total: 8
Year Built Source: Public Record
Waterfront Yn: false

Remarks

Cozy Cape style home set back off a pretty country road. Nice private back yard. Living room with a fireplace. Dining room and LR have hardwood floors. First floor mud room with washer dryer hook-ups leads to a screened porch overlooking the yard. Nice sized bedrooms on first floor with hardwood floors. Partially finished basement with direct entry from 2 car garage under .



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56 Philip St.

Medfield, MA 02052

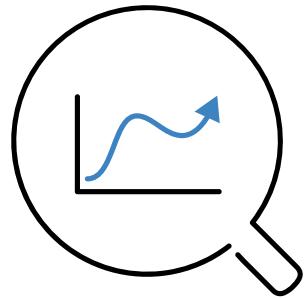
MLS #72547578

\$2,500**CLOSED** 9/1/19**2 Beds 2.00 Baths****Year Built 1955****2,325 Sq. Ft. (\$1 / sqft)****Days on market: 1****Declan O'Toole**

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Analysis



Declan O'Toole

SelectRE Boston, LLC

Comparable Property Statistics

S Sold Listings

HIGHEST PRICE **\$3,500**

AVG PRICE / SQFT **\$1.83**

AVERAGE PRICE **\$2,820**

AVG DOM **45**

LOWEST PRICE **\$2,200**

SOLD LISTINGS **5**



Declan O'Toole

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Sold Property Analysis

Averages

97.9%

Homes sold for an average of 97.9% of their list price.

45

Days on market

It took an average of 45 days for a home to sell.

Analysis

ADDRESS	LIST PRICE	SOLD PRICE	% OF LIST PRICE	DOM	\$ PER SQFT
34 Tisdale Drive 34	\$3,500	\$3,500	100.0%	84	\$1.92
6 Tisdale Dr 6	\$2,700	\$2,700	100.0%	104	\$1.56
23 Tisdale 23	\$3,200	\$3,200	100.0%	19	\$1.21
168 Mill St 2	\$2,300	\$2,200	95.7%	18	\$3.38
56 Philip St.	\$2,700	\$2,500	92.6%	1	\$1.08
Averages	\$2,880	\$2,820	97.9%	45	\$1.83



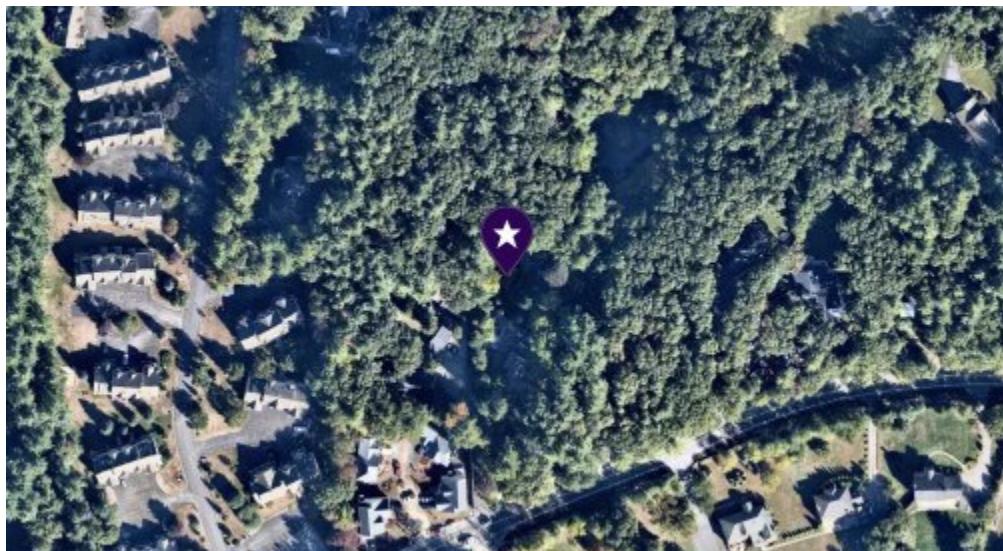
Declan O'Toole

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Comparative Market Analysis



**61 County Street, Dover, Massachusetts
02030**

Shane

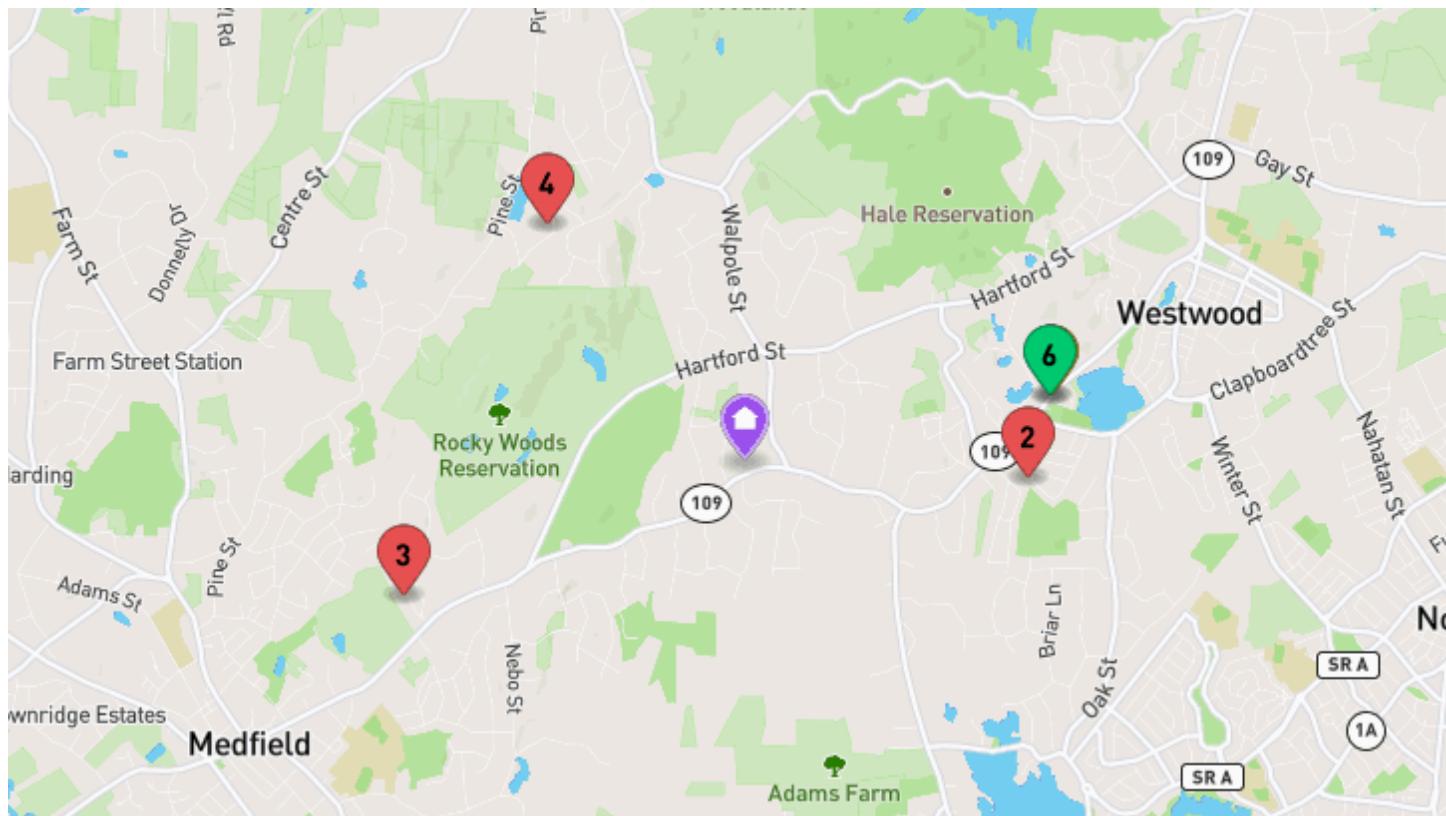
APRIL 15, 2020



Declan O'Toole

SelectRE Boston, LLC

Map of Comparable Listings



STATUS: S = CLOSED P = PENDING A = ACTIVE

MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1 Subject	▲	61 County St	3	-	-	-
2 72568713	S	122 Edgewood	3	2.00	1,552	\$3,000
3 72534119	S	22 Hatters Hill Road	3	2.00	2,027	\$2,900
4 72492842	S	9 Pond St 0	3	2.00	2,690	\$2,900
5 72555293	P	1284 High Stret	3	2.00	1,250	\$4,000
6 72406679	A	1284 High St	3	2.00	1,200	\$3,500



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Summary of Comparable Properties

S Sold Listings

ADDRESS	SOLD DATE	BEDS	BATHS	YRBLT	SQFT	LOT SIZE	\$ PER SQFT	PRICE
122 Edgewood	11/1/19	3	2.00	1952	1,552	17,947.0	\$2	\$3,000
22 Hatters Hill Road	8/1/19	3	2.00	1972	2,027	-	\$1	\$2,900
9 Pond St 0	8/15/19	3	2.00	1970	2,690	43,607.0	\$1	\$2,900

P Pending Listings

ADDRESS	SOLD DATE	BEDS	BATHS	YRBLT	SQFT	LOT SIZE	\$ PER SQFT	PRICE
1284 High Stret	-	3	2.00	-	1,250	12,000.0	\$3	\$4,000

A Active Listings

ADDRESS	SOLD DATE	BEDS	BATHS	YRBLT	SQFT	LOT SIZE	\$ PER SQFT	PRICE
1284 High St	-	3	2.00	-	1,200	18,000.0	\$3	\$3,500

Averages

STATUS	SQFT	LOT SIZE	\$ PER SQFT	PRICE
S Sold Listings	2,089	30,777	\$1.48	\$2,933
P Pending Listings	1,250	12,000	\$3.20	\$4,000
A Active Listings	1,200	18,000	\$2.92	\$3,500

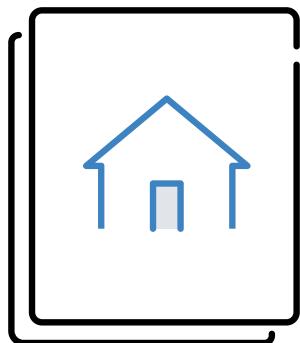


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Listings



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SelectRE Boston, LLC

122 Edgewood

Westwood, MA 02090

MLS #72568713

\$3,000

CLOSED 11/1/19

3 Beds 2.00 Baths**1,552 Sq. Ft. (\$2 / sqft)****Year Built 1952****Days on market: 12**

Details

Prop Type: Rental
County: Norfolk
Full baths: 2.0

Lot Size: 17,947.0
List date: 9/21/19
Off-market date: 10/3/19

Updated: Nov 1, 2019 5:47 AM
List Price: \$3,000

Orig list price: \$3,000
Elementary: Sheehan

Features

Appliances: Range, Dishwasher, Disposal, Refrigerator

Association Yn: false

Building Features: Public Transportation, Shopping, Private School, Public School

Fireplaces Total: 1

Heating: Oil

Interior Features: Single Living Level

Living Area Source: Field Card

Open Parking Spaces: 4

Rooms Total: 7
Year Built Source: Public Record
Waterfront Yn: false

Remarks

Adorable ranch in wonderful Sheehan elementary school neighborhood. 3/4 bedrooms with a bonus room that could be used as the 4th bedroom. Updated kitchen, 2 full baths, hardwood floors, one car garage with a large deck overlooking a nice size yard. Great location. Owner will consider short term rental. Inside photos will be online next week. Easy to show.



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122 Edgewood

Westwood, MA 02090

MLS #72568713

\$3,000**CLOSED** 11/1/19**3 Beds 2.00 Baths****1,552 Sq. Ft. (\$2 / sqft)****Year Built 1952****Days on market: 12****Declan O'Toole**

SelectRE Boston, LLC

Cell: (617) 777-6109

DOToole@SREBoston.com | www.SREBoston.com

22 Hatters Hill Road

Medfield, MA 02052

MLS #72534119

\$2,900**CLOSED** 8/1/19**3 Beds 2.00 Baths****2,027 Sq. Ft. (\$1 / sqft)****Year Built 1972****Days on market: 3**

Details

Prop Type: Rental**List date:** 7/14/19**List Price:** \$3,000**Middle:** Blake MS**County:** Norfolk**Off-market date:** 7/17/19**Orig list price:** \$3,000**Full baths:** 2.0**Updated:** Aug 2, 2019 6:58 AM**High:** Medfield HS

Features

Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer

Association Yn: false

Building Features: Shopping, Park, Walk/Jog Trails, Laundromat, Conservation Area, Highway Access, Private School, Public School

Exterior Features: Deck - Wood, Gutters, Professional Landscaping, Sprinkler System

Fireplaces Total: 1**Living Area Source:** Other**Open Parking Spaces:** 4**Rooms Total:** 8**Waterfront Yn:** false**Heating:** Gas, Hot Water Baseboard

Remarks

Here's your chance to RENT in Medfield! Get into this fabulous single-family Ranch style home before school starts - Available now! Located in a convenient location; close to local shopping, town center, top-rated schools, and major commuter routes. Master Bedroom with access to the deck and private backyard also has a master bath! Plus 2 more large bedrooms with good-sized closets and another full bath on the other side of the home. Main living space is the central focus of the home with large eat-in kitchen, dining room, living room, family room and sunroom - great for

**Declan O'Toole**

SelectRE Boston, LLC

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entertaining! Central air, washer & dryer, as well as a huge unfinished lower level ideal for extra storage and more - these are just a few of the perks this single family home for rent has to offer. This rental won't be around for long, call today for showings!



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22 Hatters Hill Road

Medfield, MA 02052

MLS #72534119

\$2,900**CLOSED** 8/1/19**3 Beds 2.00 Baths****Year Built 1972****2,027 Sq. Ft. (\$1 / sqft)****Days on market: 3****Declan O'Toole**

SelectRE Boston, LLC

Cell: (617) 777-6109

DOToole@SREBoston.com | www.SREBoston.com

9 Pond St 0

Dover, MA 02030

MLS #72492842

\$2,900**CLOSED** 8/15/19**3 Beds 2.00 Baths****2,690 Sq. Ft. (\$1 / sqft)****Year Built 1970****Days on market: 4**

Details

Prop Type: Rental
County: Norfolk
Full baths: 1.0

Half baths: 1.0
Lot Size: 43,607.0
List date: 5/2/19

Off-market date: 5/6/19
Updated: Aug 16, 2019 7:40 AM

List Price: \$2,900
Orig list price: \$2,900

Features

Appliances: Wall Oven, Microwave, Countertop Range, Refrigerator

Association Yn: false

Building Features: Park, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access, Private School, Public School, University, Other (See Remarks)

Fireplaces Total: 2
Heating: Electric Baseboard
Living Area Source: Field Card
Open Parking Spaces: 6

Rooms Total: 9
Waterfront Yn: false

Remarks

Great single family house available for rent in Dover! This 9 room ranch designed for easy living. The main level includes good size family room with fireplace, eat-in kitchen with newer appliances, dinning room has custom cabinet, three season porch overlooking the private back yard, extra large living room, and three bedrooms, laundry room, two and half bath all with beautiful hardwood floors. The lower level offers finished space with pellet stove, and a large storage area. Easy to access to highway and Dover center.



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9 Pond St 0

Dover, MA 02030

MLS #72492842

\$2,900**CLOSED** 8/15/19**3 Beds 2.00 Baths****Year Built 1970****2,690 Sq. Ft. (\$1 / sqft)****Days on market: 4****Declan O'Toole**

SelectRE Boston, LLC

Cell: (617) 777-6109

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1284 High Stret

Westwood, MA 02090

MLS #72555293

\$4,000**PENDING** 8/27/19**3 Beds 2.00 Baths****1,250 Sq. Ft. (\$3 / sqft)****Days on market: 12****Details**

Prop Type: Rental
County: Norfolk
Full baths: 2.0

Lot Size: 12,000.0
List date: 8/27/19
Off-market date: 9/8/19

Updated: Sep 8, 2019 6:58 PM
List Price: \$4,000

Orig list price: \$4,000

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Features

Appliances: Range, Wall Oven, Countertop Range, Refrigerator, Freezer, Washer, Dryer, Water Treatment, None, Refrigerator - ENERGY STAR, Refrigerator - Wine Storage, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Freezer - Upright, Washer / Dryer Combo, Vacuum System, Vacuum System - Rough-in, Vent Hood, Water Softener, Cooktop - ENERGY STAR, Range - ENERGY STAR, Water Instant Hot, Rangetop - ENERGY STAR, Oven - ENERGY STAR, Other (See Remarks)

Association Yn: false
Building Features: Public Transportation, Shopping, Swimming Pool, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Private School, Public School, T-Station, University, Other (See Remarks)

Exterior Features: Porch, Porch - Enclosed, Porch - Screened, Deck, Deck - Wood, Patio, Sprinkler System, Garden Area, Stone Wall

Fireplaces Total: 2

Living Area Source: Other
Open Parking Spaces: 3
Rooms Total: 6
Waterfront Yn: false

Remarks

**AVAILABLE JAN 1st, 2020* *FURNISHED* Lovely Cape situated on 1/3rd acre in an ideal commuter location in sought after Westwood. All Utilities Included, All furniture included just move right in! 1st floor features 2 bedrooms, living room, dining room, kitchen, and full bathroom as well as an enclosed 3-season porch leading out to a large deck and yard. Upstairs master suite features a recently renovated full bedroom and a private bathroom with a stand-up shower, double sinks. 3 Car parking. Certified Deleaded, kids ok, pets negotiable.



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1284 High Stret

Westwood, MA 02090

MLS #72555293

\$4,000**PENDING** 8/27/19**Declan O'Toole**

SelectRE Boston, LLC

Cell: (617) 777-6109

DOToole@SREBoston.com | www.SREBoston.com

1284 High St

Westwood, MA 02090

MLS #72406679

\$3,500

ACTIVE 10/5/18



3 Beds 2.00 Baths

1,200 Sq. Ft. (\$3 / sqft)

Days on market: 59



Details

Prop Type: Rental
County: Norfolk
Full baths: 2.0

Lot Size: 18,000.0
List date: 10/5/18

Updated: Mar 2, 2020 10:05 PM
Orig list price: \$3,500
List Price: \$3,500

Features

Appliances: Range, Wall Oven, Dishwasher, Disposal, Microwave, Countertop Range, Refrigerator, Freezer, Washer, Dryer, Refrigerator - ENERGY STAR, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Cooktop - ENERGY STAR, Range - ENERGY STAR, Water Instant Hot, Rangetop - ENERGY STAR, Oven - ENERGY STAR

Association Yn: false
Building Features: Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Private School, Public School, T-Station, University, Other (See Remarks)

Exterior Features: Porch, Porch - Enclosed, Porch - Screened, Deck, Deck - Wood, Patio, Patio - Enclosed, Gutters, Professional Landscaping, Sprinkler System, Satellite Dish, Integrated Pest Management, Fruit Trees, Garden Area, Solar Powered Area Lighting, Stone Wall

Fireplaces Total: 3

Heating: Oil, Propane, Wall Unit, Space Heater
Interior Features: Security System, Cable TV Available
Living Area Source: Owner
Open Parking Spaces: 3
Rooms Total: 6
Waterfront Yn: false

Remarks

Available April 1st Cozy, updated Cape with lots of New England charm. This modern cape features 3 bedrooms with 2



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SelectRE Boston, LLC

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full bathrooms, living room, dining room, a 3 season porch, a deck and a huge yard, ideal for a family with a dog. House abutts the Sheehan school and playground. Short walk to Buckmaster Pond. Furnishings Included but can be negotiable!



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1284 High St

Westwood, MA 02090

MLS #72406679

\$3,500

ACTIVE 10/5/18

3 Beds 2.00 Baths**1,200 Sq. Ft. (\$3 / sqft)**Days on market: **59****Declan O'Toole**

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Analysis



Declan O'Toole

SelectRE Boston, LLC

Comparable Property Statistics

S Sold Listings

HIGHEST PRICE	\$3,000	AVG PRICE / SQFT	\$1.48
AVERAGE PRICE	\$2,933	AVG DOM	6
LOWEST PRICE	\$2,900	SOLD LISTINGS	3

P Pending Listings

HIGHEST PRICE	\$4,000	AVG PRICE / SQFT	\$3.20
AVERAGE PRICE	\$4,000	AVG DOM	12
LOWEST PRICE	\$4,000	PENDING LISTINGS	1

A Active Listings

HIGHEST PRICE	\$3,500	AVG PRICE / SQFT	\$2.92
AVERAGE PRICE	\$3,500	AVG DOM	59
LOWEST PRICE	\$3,500	ACTIVE LISTINGS	1



Declan O'Toole

SelectRE Boston, LLC

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Sold Property Analysis

Averages

98.9%

Homes sold for an average of 98.9% of their list price.

6

Days on market

It took an average of 6 days for a home to sell.

Analysis

ADDRESS	LIST PRICE	SOLD PRICE	% OF LIST PRICE	DOM	\$ PER SQFT
122 Edgewood	\$3,000	\$3,000	100.0%	12	\$1.93
22 Hatters Hill Road	\$3,000	\$2,900	96.7%	3	\$1.43
9 Pond St 0	\$2,900	\$2,900	100.0%	4	\$1.08
Averages	\$2,967	\$2,933	98.9%	6	\$1.48



Declan O'Toole

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Cell: (617) 777-6109

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PG Construction Management, LLC

1218 Great Plain Ave, Needham, MA 02492. Ph: 617.602.8153
E-mail – paul@pgcmllc.com.

April 19th, 2020.

To whom it may concern.

I, Paul McGovern, am the Principal and manager of PG Construction Management, LLC an incorporation that controls Red Robin Pastures, LLC.

I have worked in construction at a management level for almost 20 years. I started out as a foreman and within 2 years I progressed to a project management level.

Throughout that time I have managed projects of varying sizes through all stages of construction from green field to completion.

I have worked directly with the developers of a number of projects to oversee the construction of their projects. This work has included the management of the construction of

- In excess of 150 residential homes.
- Renovation of 100 units of social housing.
- Renovation and addition to a Cinema Complex.
- Renovation and conversion of a castle ruins into a 4 star hotel with new-build additional bedroom block, leisure complex and conference center. www.kilronancastle.ie \$35m project.
- Renovation and conversion of an old Manor ruins into a 4 star hotel. www.loughrynn.ie \$20m project.

From 2010 to 2019 I acted as Senior Project Manager for a Boston based Building Restoration firm running the construction arm of the company. I was responsible for managing an average of \$6m to \$9m annually of directly completed restoration projects or varying sizes and complexity.

In 2019 I setup my own Project Management entity and I am currently contracted as OPM on a 39 Unit 40B development project in Medfield MA along with various other new construction/remodeling/renovation projects.

I assist the developer of the 40B project on all aspects of this project including permitting, finance, cost control, 40B documentation, project rental/sales, etc. providing extensive knowledge of all aspects of the 40B process.

Should you require any further information on any of the above please do not hesitate to contact me.

Kind Regards,

Paul McGovern.

Paul McGovern.
617.602.8153



“...the right to a decent, safe and suitable living environment....

May 5, 2020

Robyn Hunter
Chairperson / Dover Board of Selectmen
Dover Town Hall
5 Springdale Avenue
Dover, MA 02030

Re: Notice of Application for Chapter 40B Site Eligibility Letter – MassHousing New England Fund Project: “Red Robin Pastures” in the Town of Dover

Applicant: Red Robin Pastures, LLC

Dear Chairperson Hunter:

Red Robin Pastures LLC has been established as a limited liability company for the purpose of developing a 39-unit rental development 61-63 County Road (Route 109) in Dover, proximate to the Walpole and Medfield Town lines. In accordance with Section 31.01(2)(c) of the Rules of the Housing Appeals Committee (760 CMR 31.01), this letter serves to formally notify the Town of Dover that a request for a site approval letter has been made by Red Robin Pastures LLC under MassHousing’s New England Fund Program for this development. We have enclosed a copy of the Site Approval Application for your review.

My client has contacted Mr. Carlucci regarding this application and we have already received the benefit of technical input from the Building Inspector, the Town Engineer, the Town Fire Department and Mr. Carlucci himself. We look forward to receiving additional input from the Town throughout the process and most notably during the public hearing process before the Dover Zoning Board of Appeals.

We look forward to discussing this project with the Town in greater detail and formally presenting this application to the full Zoning Board of Appeals in the near future. We appreciate any additional comments contributed by municipal officials as we move forward in this process.

Sincerely,

Geoffrey Engler
Consultant to Red Robin Pastures, LLC



“...the right to a decent, safe and suitable living environment....”

May 5, 2020

Ms. Catherine Racer, Associate Director
Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA. 02114

*Re: Notice of Application for Chapter 40B Site Eligibility Letter – MassHousing NEF
Project: Northland Charlemont Development –Newton Upper Falls*

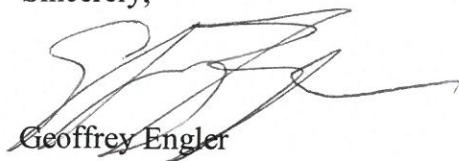
Dear Kate,

SEB is representing the applicant, Northland Charlemont LLC, for the purpose of developing a 39 unit apartment community at 61-63 County Road (Route 109) in Dover. In accordance with Section 31.01(2)(c) of the Rules of the Housing Appeals Committee (760 CMR 31.01), this letter serves to notify the Department that a request for site approval letter has been made by the applicant to MassHousing under the New England Fund Program.

According to the Rules of the Housing Appeals Committee, MassHousing cannot issue a site approval letter until at least 30 days has elapsed from the time of notification to the Town of Dover’s Board of Selectmen’s Office. Shortly after that time period, we are hopeful that MassHousing will issue a site approval letter so that the applicant can file a comprehensive permit application with the Dover Zoning Board of Appeals. Any comments received from the Town will be considered by MassHousing during this 30-day comment period.

We will notify you when the site approval letter is issued. In the interim, please contact me directly should you have any questions.

Sincerely,



Geoffrey Engler

cc: Town of Dover

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type.
 See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Red Robin Pastures, LLC					
2 Business name/disregarded entity name, if different from above					
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.					
<input checked="" type="checkbox"/> Individual/sole proprietor or <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►					
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>					
5 Address (number, street, and apt. or suite no.) See instructions. 1218 Great Plain Ave			Requester's name and address (optional)		
6 City, state, and ZIP code Needham MA 02492					
7 List account number(s) here (optional)					

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number										
029					-	92 - 9616				
or										
Employer identification number										
					-					

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ► *Paul McPherson*

Date ► *4/28/2020*

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.*