

NECK FARM ESTATES

*13 Neck Road
Lancaster, Massachusetts*



Application for a Comprehensive Permit

Under M.G.L. Chapter 40B, Section 20-23

Submitted By:

Neck Farm, LLC

Submitted To:

The Lancaster Zoning Board of Appeals

October 2023

NECK FARM ESTATES

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BLATMAN, BOBROWSKI, HAVERTY & SILVERSTEIN, LLC

ATTORNEYS AT LAW

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CONCORD, MA 01742
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FAX 978.371.2296

CHRISTOPHER J. ALPHEN, ESQ.
Chris@bbhslaw.net

October 19, 2023

HAND DELIVERED

Zoning Board of Appeals
Prescott Building
701 Main Street
Lancaster, MA 01523

RE: Neck Farm Estates
13 Neck Road, Lancaster – Comprehensive Permit

Dear Members of the Board:

This document constitutes an application, pursuant to G. L. c. 40B, §§ 20-23 (the “Act”), and the regulations promulgated thereunder for a Comprehensive Permit to authorize the construction of eleven (11) rental units, including three (3) affordable units (the “Project”) on a .56-acre site located on Neck Road and Center Bridge Road in Lancaster (the “Property” or “Site”). The Property is located in the Residential (“R”) Zoning District. The Application for Zoning Board of Appeals Hearing is attached hereto in “Section 1”.

1.0 Applicant

This Application is filed by Neck Farm, LLC (the “Applicant”), a Massachusetts Limited Liability Company, with a principal address of 66 West Street, Suite 1F, Leominster, Massachusetts. A copy of the Applicant’s Certificate of Organization as filed with the Massachusetts Secretary of State’s Office is attached hereto in “Section 8”.

The entire development team has significant experience in Chapter 40B. The attorneys representing Neck Farm, LLC are Christopher J. Alphen and Paul J. Haverty of Blatman, Bobrowski, Haverty & Silverstein, LLC (“BBHS”). BBHS is among the leading land use law firms and Chapter 40B experts in the state. The firm has represented both developers and municipalities in the Chapter 40B process.

Josephe D. Peznola, P.E. is the engineer for the Project. Mr. Peznola is the Director of Engineering and Branch Manager of Hancock Associates. Mr. Peznola has extensive experience in multi-family developments. Mr. Peznola has significant experience working on affordable projects under Chapter 40B. Mr. Peznola has been involved in numerous affordable housing projects, representing developers as well as consulting for local Boards.

The Applicant has retained Mangel DeStefano Architects to act as the Project’s architect. The team at Mangel DeStefano Architects are extremely familiar with Comprehensive Permit requirements and the area of the Site.

The description of the Development Team is attached hereto in “Section 2”. The Applicant respectfully requests that all notices from the Board in connection with this Application be sent to Paul J. Haverty and Christopher J. Alphen, Blatman, Bobrowski, Haverty & Silverstein, LLC, 9 Damonmill Sq., Concord, MA 01742, or electronically to paul@bbhslaw.net and chris@bbhslaw.net.

2.0 Limited Dividend Organization

The Applicant, Neck Farm LLC, will conform to the limited dividend requirements of Chapter 40B.

The Regulatory Agreement stipulates that the developer's profit, which shall be payable to Developer or to the partners, shareholders or other owners of Developer or the Project, shall

be limited to a total development profit of no greater than ten percent (10%) of Owner's Equity, as determined by the cost certification report audited by MassHousing. The profit margin will be analyzed by MassHousing under its cost certification procedures and a copy of the report will be filed with the Town of Lancaster.

3.0 Project Subsidy

The Applicant has received a Project Eligibility Letter from MassHousing. A copy of the Project Eligibility Letter is attached hereto in "Section 7". The Project Eligibility Letter issued by MassHousing satisfies the jurisdictional subsidy requirements established under the Act and the regulations promulgated thereunder.

The Project Eligibility Letter issued by MassHousing contains the findings required by 760 CMR 56.04(4), including the finding that the Applicant controls the Site pursuant to 760 CMR 56.04(4)(g). Pursuant to 760 CMR 56.04(6), the determinations made by the Subsidizing Agency are conclusive, and any challenge to such determination may be made "solely upon the grounds that there has been a substantial change affecting the project eligibility requirements set forth at 760 CMR 56.04(1)."

The Applicant has notified the Subsidizing Agency of the submittal of this application. A copy of the notice to the MassHousing is attached hereto in "Section 9".

4.0 Site Control

The Applicant controls the Property within the meaning of the Act. The Property is controlled by the Applicant. The property-owning entity and the Applicant are controlled by the same persons. A copy of the applicable Deed is attached hereto in "Section 10".

5.0 The Property

The Property is located on Neck Road and Center Bridge Road. The Property has an Assessor's Parcel Id. Of 34-0-42.

The Property is a vacant 24,743 square foot parcel. The Property was previously improved with a single or two-family dwelling which became inhabitable and demolished. The Property has access to Route 2 and Route 495. The Property is near public and commercial services.

An existing conditions plan, aerial photographs of the surrounding area and town plans are attached hereto in "Section 4". Such materials, along with the existing conditions narrative contained herein, fulfill the requirement for an existing conditions summary contained in 760 CMR 56.05(2)(b).

Proposed design features and floor plans and exterior elevations for the proposed structures are shown on a set of plans, prepared by Mangel DeStafano Architects are attached hereto in "Section 5" (the "Architectural Plans") (collectively, the Site Development Plans and the Architectural Plans are referred to as the "Project Plans"). The Architectural Plans submitted herewith fulfill the requirement for submitting preliminary, scaled architectural plans contained in 760 CMR 56.05(2)©. The Project Plans are filed with this Application and are made a part hereof by reference. Under the Act, plans filed with a Comprehensive Permit Application may be preliminary plans, and the Applicant reserves the right to revise the Project Plans prior to final approval of the Project.

6.0 Project Description

The Project will contain three small multi-family buildings. One building will contain seven (7) units and the two other buildings will contain two (2) units each. The Project will

consist of four (4) one-bedroom units, five (5) two-bedroom units and two (2) three-bedroom units. A tabulation of proposed buildings type and size is attached hereto in “Section 6”.

The overall design approach for the Project was to create appropriate and contextual buildings that fit its rural New England setting. The Project is conceptualized as a simple farmhouse and a detached barn, complementing nearby residential and historic properties. First floor units in the larger structure will offer accessibility.

Individual building components are designed to a human scale and use conventional local materials, such as clapboard siding and divided-lite windows. Welcoming porches and finished carpentry details are among the features that blend in with the character of neighboring homes and civic buildings.

The layout of the buildings provides space for landscaping and plantings between the structures, with generous pathways connecting building entrances and public sidewalks. The driveway and resident parking spaces are designed to minimize visibility from public ways, allow easy access for residents and accommodate maneuvering for emergency vehicles.

Most units will be one and one-half (1.5) stories in scale, although some units will have the option of walkout basements to the rear based on site grades. All units will be similar in scale and character.

7.0 Existing Site and Surrounding Site Area Conditions (See 760 CMR 56.05(2)(b))

The Property is located in a rural section of Lancaster surrounded primarily by single-family residential homes. The existing residential fabric is fairly low density, featuring homes on large lots. These homes come in a variety of sizes but are typically in the range of one to two stories.

8.0 Proposed Landscaping/Buffers

Portions of the property will be undisturbed to provide a natural buffer between the public way and the abutting neighbors. The Applicant met with the Lancaster Affordable Housing Trust to discuss the Project. At the meeting, the Trust and some Lancaster's citizens expressed concerns regarding the setback of the principal building to Neck Road. In response, the Applicant revised the site plan to move the principal building further away from Neck Road. As shown on the Site Plan, the side/front setback is 10 feet, with the 25-foot landscaped strip between the Property boundary and Neck Road, the principal building will be located approximately 35 feet from the road.

9.0 Project Impacts

A. Municipal Services

Wastewater System

The Project will be served by public sewer. The Applicant is currently working with the Lancaster Sewer District Commission and Weston & Sampson to determine the mechanism to connect the Project.

Stormwater

The stormwater management system for the Project is designed in conformance with the Massachusetts Department of Environmental Protection's Stormwater Management Standards. No adverse impact on the municipal stormwater drainage system will be generated by the Project. A stormwater report from Hancock Associates is provided in Section 13.

Public Safety

Impacts on public safety would be associated with adequate access to and from the Site. Public safety vehicle access to and from the site will be from Center Bridge Road and Neck Farm Road, public ways. Police and Fire apparatus will have full access to the side and front and rear of each of the dwelling units. The Project will have no adverse impact upon public safety.

Utilities

Utilities, including water, electric and cable television, will be extended to the Site from Center Bridge Road, as shown on the Site Development Plans. No adverse impacts relative to public services or utilities to abutting properties or to the Town in general are anticipated.

A. Construction Impacts

Anticipated impacts of the Project associated with the construction process include erosion and sedimentation, noise, dust and debris control. Although these impacts will be temporary in nature, mitigation controls will be in place to avoid and minimize any impacts. Such controls include the following:

- i. Construction sequencing, best management practices for erosion control, equipment and vehicle management, material storage and use, waste disposal and spill prevention and response.
- ii. A daily inspection of the site conditions, as needed, to control dust during construction and to provide watering, as needed.

B. Historical and Archeological Impacts

The Applicant is unaware of any historical or archeological impacts that will result from the Project. The Property is located within the Center Village Historic District.

C. Environmental Impacts

The Applicant does not expect the Project to result in any adverse environmental impacts to the Site and the development will comply with state regulatory standards. The Site is not within 100 feet of any wetland resource areas.

D. Traffic Impacts

The Applicant does not anticipate any significant traffic impacts from the Project to the surrounding roadway system. The additional traffic generated by the newly constructed units will have nominal impact on Center Bridge Road and Neck Farm Road. As indicated in the PEL, the Applicant will prepare a traffic study. The Applicant anticipates meeting with the Board to determine the scope of a traffic study, considering the size of the Project.

10.0 Request for Zoning Waivers

The subject property is zoned Residential. Certain elements of the proposed development do not comply with the current underlying zoning. Consequently, an exception of use is required to enable the proposed multi-family residential project at the density to be constructed. Other exceptions to the Town of Lancaster's Zoning Bylaws and other local land use regulations are specifically detailed in this application. If any specific exceptions have not been listed in this application, the applicant, upon notification of such an oversight, shall promptly amend the list of exceptions included herein. The Waiver Request List is attached hereto in "Section 11".

11.0 G. L. c. 40B and Local Housing Needs

The Act provides in relevant part that all communities are required to have a minimum of ten percent (10%) of their housing stock dedicated to low and moderate income housing. See G. L. c. 40B, § 20, and 760 CMR 56.03(3)(a). Based upon most recent applicable data available, subsidized housing in Lancaster for low to moderate income purposes is 5.04 %, which is well below the 10% requirement. See Executive Office of Housing and Livable Communities (EOHLC) Subsidized Housing Inventory as of June 29, 2023, attached hereto in "Section 12".

Because the Town is below the required 10% threshold, there exists a legal presumption that the regional need for affordable housing outweighs any local concerns. In such case, the municipality must approve the Comprehensive Permit or approve it with conditions, unless the project will fail to comply with federal or state health or safety concerns.

As set forth in the MassHousing's Site Approval Letter, three (3) of the dwelling units shall be affordable units. The affordable units will be marketed and rented to eligible households whose annual income may not exceed 80% of area median income, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (the "Affordable Units"). Subject to approval by EOHLC, all eleven (11) of the units shall be eligible to be included in the Town's Subsidized Housing Inventory ("SHI"), as maintained by EOHLC.

The affordable units will initially be made available based on a selection plan, on terms acceptable to the Subsidizing Agency, in accordance with applicable fair housing laws.

12.0 Filing with Other Boards

The Applicant has not filed any other applications with any other boards. The Applicant will file with the Conservation Commission once the site plan has been approved by the Board.

13.0 Additional Information

The Applicant has provided additional information / documents to this Application as described in the Table of Contents attached hereto.

The Applicant reserves the right to provide, and anticipates providing, additional information to the Board of Appeals during the course of the hearing process.

14.0 Phasing

The Applicant does not currently plan to phase the Project. The Applicant reserves the right to propose phasing, if necessary.

15.0 Finding of Fact

The applicant requests that the Board of Appeals make the following findings of fact in connection with the action of the Board on this application:

1. Neck Farm, LLC, a limited dividend organization within the meaning of General Laws, Chapter 40B, is eligible to receive a subsidy under a state or federal affordable housing program after a Comprehensive Permit has been granted.
2. The applicant has shown evidence of its site control to qualify it as a recipient of a Comprehensive Permit for this site.
3. MassHousing, as the Program Administrator of the New England Fund Program, will be the subsidizing agency within the meaning of the regulations of 40B (760 CMR 56.04) and within the meaning of the procedural regulations of the Housing Appeals Committee (760 CMR 56.07).
4. The number of low or moderate income housing units in the town of Lancaster constitutes less than ten percent (10%) as reported in the latest decennial census of the Town and reported by EOHLC.
5. The development as proposed in the application is consistent with local needs within the meaning of General Laws, Chapter 40B, Section 20.

The Applicant respectfully requests the Board of Appeals, after complying with the procedural requirements as provided by law, to issue to the applicant a Comprehensive Permit for the development.

16.0 Summary

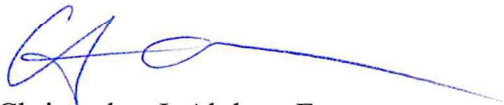
This Application proposes an attractive, well-designed affordable housing development that will address a long-standing and serious shortage of rental housing for households earning less than eighty percent (80%) of Area Median Income. The Site design and existing conditions afford

ample area to accommodate the proposed development. Moreover, the Project has been designed to minimize and mitigate potential impacts to municipal systems and services.

The Applicant respectfully submits that the Project will meet a severe regional and local need for affordable rental housing while also addressing the health, safety, and environmental concerns of Lancaster residents.

Respectfully submitted,

Neck Farm, LLC,
By its attorneys,
Blatman, Bobrowski, Haverty & Silverstein, LLC



Christopher J. Alphen, Esq.
Paul J. Haverty, Esq.

FORM A

APPLICATION FOR HEARING

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF LANCASTER:

I, the undersigned respectfully petition your Honorable Board for a hearing upon Applicant's Request for [variance, special permit, comprehensive permit, appeal].

Neck Farm, LLC 66 West Street, Leominster 978.371.2226 Ext. 19 (office)
by Blatman, Bobrowski, Haverty & Silverstein, LLC 978.371.2296 (fax)
(1) Applicant 9 Damonmill Square, Ste. 4A4, Concord, MA 01742 chris@bbhslaw.net
Name Address Telephone

(2) Owner BayState Investors Group
Name Address Telephone

(3) If there is an option to purchase; the name and address of the prospective purchaser

(4) The record Title stands in the name of: BayState Investors Group whose address is
66 West Street, 1F, Leominster, Worcester County, Massachusetts by a Deed duly
recorded in the Worcester District Registry of Deeds, Book 61180, Page 104 OR
Land Court Title Certificate # _____

(5) Said premises are situated in a District classified under the Zoning By-Law of the Town of Lancaster
as: Residential


(a) Location of property affected 13 Neck Road
(b) Assessor's Book 34, Parcel 42
(c) State what is located on premises (e.g. number, type and use of buildings; type of vegetation, etc.
Vacant Lot.

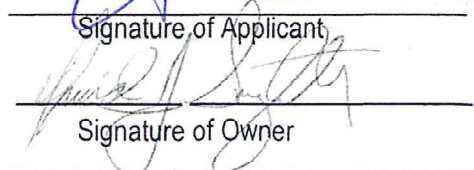
(d) State in full what Applicant desires to do upon the properties: _____
The project will consist of eleven (11) residential units. The project will consist four one bedroom
units, five two bedroom units and two three bedroom units. The site is currently undeveloped with
easy access to Route 2 and Route 495.

Received and Filed:

Date

Town Clerk


Signature of Applicant


Signature of Owner

FORM B (Comprehensive Permit)

**REQUESTS FOR FINDINGS OF FACT IN
SUPPORT OF PETITION FOR COMPREHENSIVE PERMIT**

Applicant hereby requests that the Board, upon public hearing and after review of the evidence submitted, grant the Applicant a Comprehensive Permit in accordance with the provisions of G. L. c. 40B and make the following findings in support of the application:

1. The Applicant, Neck Farm, LLC whose address is 66 West Street, Leominster, MA, is the (owner, lessee, optionee) of certain land situated at 13 Neck Road in the Town of Lancaster and more particularly described in a deed recorded with the Worcester District Registry of Deeds, Book 611180, Page 104.

If Applicant is not the owner, complete the following:

The owner of said land is BayState Investors Group, whose address is 66 West Street, Leominster, MA.

2. Said land is situated in a district classified under the Lancaster Zoning By-Law as Residential.

3. Presently located on the premises is: undeveloped .568 acre lot located at the corner of Center Bridge Road and Neck Road.

4. The Applicant desires to use said premises as follows: The proposed project will consist of eleven (11) residential units within three (3) buildings . The project will consist four one bedroom units, five two bedroom units and two three bedroom units.

5. Applicant is qualified to apply for a comprehensive permit in that: (attach extra sheets if necessary)

(A) Applicant is a (public agency, non-profit organization, limited dividend organization) in the following particulars: Limited dividend organization.

(B) The specific project has been determined to be eligible for funding under a low and/or moderate income housing program and has received site approval from a qualifying subsidizing agency as follows: by a Project Eligibility Letter dated August 21, 2023, issued by MassHousing.

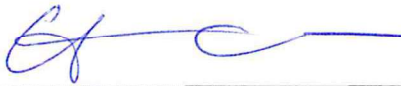
(C) Applicant has a specific legal interest in and control over the site as follows:
The owning entity and the applicant are controlled by the same managers and
authorized agents. Accordingly, the Applicant has site control.

6. By the grant of the comprehensive permit, Applicant seeks the following specific exceptions to the below listed provisions of the following local codes, by-laws or regulations:

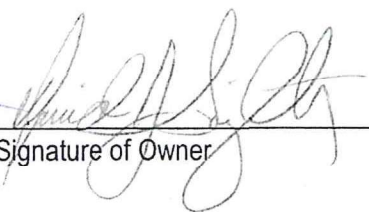
See waiver requests attached hereto.

7. The grant of the comprehensive permit is reasonable and consistent with local needs for the following reasons:

See memorandum attached hereto.



Signature of Applicant



Signature of Owner

Christopher J. Alphen, Esq.
Blatman, Bobrowski, Haverty & Silverstein, LLC
9 Damonmill Square, Ste. 4A4
Concord, MA 01742
978.371.2226 Ext. 19 (office)
978.371.2296 (fax)
chris@bbhslaw.net

DAVID J. SINGLETON
CERTIFIED PUBLIC ACCOUNTANT
66 West Street - Leominster, Massachusetts 01453
Office (978) 840-6920 Fax (978) 840-6970

RESUME

Former home builder, Tewksbury, Leominster and Meredith NH
(6 residential homes built)

University of Lowell – Civil Engineering Major (incomplete)

Salem State University – Bachelor of Science Business Administration

Bentley College – Master in Taxation

Certified Public Accountant licensed in Massachusetts (35 years)

Co-Owner of Several Commercial Properties in Leominster, Boylston, Billerica and Worcester

Boylston – 4 unit commercial strip, 8,000 sq ft

Worcester – 2 commercial units, 10,000 sq ft

Billerica – 2 unit commercial condo, 17,600 sq ft

JOHN CHERUBINI

29 Sandy Ridge Rd
Sterling Ma. 01564
978-337-7758

john@progressivecapitalfunding.com

EDUCATION: Fitchburg State University 1997

Double Major: Business Marketing

Business Management

EXPERIENCE: Owner of Progressive Payroll Service, Inc. *Established in 2011

Over 200 businesses/clients

Owner of Progressive Capital Funding, LLC *Established in 2021

Funded over \$13,000,000

Owner of Multiple Real Estate Entities:

81 Shrewsbury St, LLC located in Boylston Ma – 8,000sqft Retail

71 Pullman St, LLC located in Worcester Ma– 10,000sqft Retail/Flex space

DSJC, Inc – located in Billerica Ma – 17,600sqft Flex space

129 Sterling Rd. Lancaster Ma – 2 Family Residential

80-82 Pearl St. Clinton Ma – 4 Unit Bldg Residential

200 Walnut St. Clinton Ma – 3 Unit Bldg Residential

Brent Mangel AIA

P R E S I D E N T



REGISTRATIONS

Registered Architect: MA #5554

Registered Architect: RI #3140

Registered Architect: NH #00029

Registered Architect: CT #9440

CERTIFICATIONS AND AFFILIATIONS

Boston Society of Architects

American Institute of Architects

American Society of Architectural
Perspectivists

NCARB

COMMUNITY SERVICE

YMCA Basketball Coach

Melrose Planning Board

Melrose Open Space Committee

Loaves and Fishes

Habitat for Humanity

Boston Architectural College, Thesis
Advisor

Fidelity Bank Corporator

Concord Business Partnership

Roger Williams College, Guest Critic

EDUCATION

Bachelor of Architecture, Boston
Architectural Center

Bachelor of Science, Bowling Green
State University

Brent Mangel is the founder and president of Mangel Architects.

Brent is a noted design influencer who has 40 years of innovative architectural design and project management experience. He has designed over 30 million square feet of commercial and residential space throughout New England. Brent's service-oriented approach and mission to enrich people lives has been the foundation of the firm's success.

Prior to starting Mangel Architects in 1993, Brent worked for renowned architectural firms in Boston. Strategic planning for large properties and campuses is a passion for Brent. His expertise includes the strategic master planning and design of large scale mixed-use developments, office and industrial parks, healthcare facilities, multifamily complexes, retail developments, and MBTA stations. The influence of his work is evident at many of the Greater Boston area's office parks, including Network Drive, Northwest Park, the District Burlington and the XChange Bedford.

Daniel Barton AIA

PRINCIPAL



PROFESSIONAL REGISTRATIONS

Registered Architect: MA #20717

National Council of Architects

Registration Board: #87486

CERTIFICATIONS AND AFFILIATIONS

American Institute of Architects

Boston Society of Architects

National Trust Historic Preservation

Historic New England

AWARDS

IFMA Boston Award of Excellence for
World Academy School

Glassman Design Award, Boston
Architectural Center

EDUCATION

Bachelor of Architecture, Boston
Architectural College

VOLUNTEER WORK

Groton Community School Trustee

Groton Historic Districts Commission
Chairman: 1998-2015

Design Review Committee, Groton
Chairman: 2012-2015

Station Ave Overlay Committee Member:

Groton Sign Bylaw Committee

Youth Group Co-leader FRS Carlisle

Dan is a principal in the firm and leads Mauge's Strategic Planning services.

With more than 30 years of planning and architectural design experience, Dan leads the firm's strategic planning services efforts. He has particular expertise in master planning, strategic planning, facility design, feasibility analysis, consensus-building, and multidisciplinary team coordination. His work ranges from the design of individual buildings to the planning and urban design for campuses, cities, neighborhoods, and transportation.

- **Salisbury Affordable Housing, Salisbury, MA**

Mauge's design concepts for two affordable housing projects were selected by the Town of Salisbury and the Affordable Housing Trust for 41-units at 29 Elm Street and 19 Maple Street. The projects feature additions and alterations to the Spalding School Building and two new buildings to be built on the Elm Street site. The residences include studios and one, two and three-bedroom units.

- **Old High School Commons, Acton, MA**

Mauge transformed the former two-story Acton High School, located at Massachusetts Avenue and Charter Road in Acton into 15 affordable apartments. The historic building is nominated for listing on the National Register of Historic Buildings.

- **Five Chimneys, Concord, MA**

Five Chimneys is a unique mixed-use building located in Concord. The design includes parking beneath the building, office space on the middle floor and housing on the top floor. This structure was thoughtfully designed to put living spaces within the roof structure, thereby reducing the apparent height of the building. Mauge designed many scale elements, such as columns and dormers, to make the new building fit into the residential context.

- **Blake Block, Bedford, MA**

This mixed-use project on Bedford's historic Main Street has been designed to appear as several distinct buildings constructed at different periods through time. Restaurants and shops line Main Street at the first level and are supported by abundant parking behind the new structure. The seven second

Daniel Barton AIA

RESUME CONTINUED

floor condominiums units featuring abundant window lines, balconies, and cathedral ceilings.

- **Oakridge Burlington, Burlington, MA**

Maugel Architects designed this townhouse community in the central business district of Burlington as part of the mixed-use overlay zoning for the Route 3A corridor. The units feature federal style detailing and individual private entry ways, enclosed parking garages, bay windows, and cathedral ceilings.

- **Hatter's Point, Amesbury, MA**

Hatter's Point is a \$40 million, 80-unit condominium complex located in a historic brick mill on the Merrimack River. Multiple buildings totaling over 120,000 SF were transformed into living units for active adults over 55 years of age.

- **World Academy School, Nashua, NH**

Dan's design of the World Academy School won the 2014 IFMA Award of Excellence. One of the major design objectives was to create a sense of connection, transparency, and community between the students, faculty, and administration. To accomplish this, Dan designed an open central core in the middle school which transformed a main thoroughfare from a traditional locker-lined hallway to an open, light-filled gathering space.

- **Nashawtuc Country Club, Concord, MA**

Dan led the master planning and feasibility study to determine options for improving, relocating, or redeveloping the club's 40,000 SF clubhouse building. The goal of the plan was to provide members with a state-of-the-art fitness center, enhanced casual dining, and expanded family-centered amenities.

- **Thoreau Club, Concord, MA.**

Situated on a 50-acre wooded site, the club offers state-of-the-art fitness and recreational facilities in a rural Concord setting. Maugel designed three buildings and provided comprehensive planning associated with multiple swimming and tennis functions, seasonal air supported dome structures, an outdoor summer camp, and a banquet hall. In a later phase, Maugel designed a 25,000 SF fitness center addition.

- **Concord Country Club, Concord, MA.**

Dan conducted the campus planning to reconfigure recreational facilities and site circulation at this private golf, tennis, and swimming club. The plan led to the design and construction of a new fieldhouse, pool facility, and competition tennis court. The project included comprehensive permitting, interfacing with the club's golf course architect, the coordination of site utilities, and a new waste-water treatment facility.

- **St. Anne's in-the-Fields, Lincoln, MA.**

Dan designed a three-phased building project and site design for Saint Anne's. The scope involved the construction of a 15,000 SF parish hall/administrative wing and the renovation and expansion of the ca. 1870 Sanctuary. By reorienting the space and creating of a new entry core the design achieves accessibility to all building areas and welcome members and visitors.

Mark Pelletier AIA

PRINCIPAL



PROFESSIONAL REGISTRATIONS

Registered Architect:

MA #20053, NH #03887

National Council of Architects

Registration Board: #38496

Leadership in Energy and Environmental
Design Accredited Professional, 2008

CERTIFICATIONS AND AFFILIATIONS

Clean Room Design-Build
Short Course

American Institute of Architects

Boston Society of Architects

EDUCATION

Bachelor of Architecture, Wentworth
Institute of Technology

Mark is a principal in the firm. He has over 20 years of experience in the design of complex projects in the residential, recreation and commercial sectors.

Marks's expertise includes master planning and programming, building design and detailing, code analysis, and project support through construction.

- **Project Manager/Designer, Residential Housing**
Mark was responsible for schematic design, design development, programming, construction documents, construction administration, and estimating in the area of residential architecture and multi-family housing. He is knowledgeable in wood frame construction and code requirements relating independent building and shared communities.
- **Lynn YMCA, Lynn, MA**
Mark was the lead architect for the new 70,000 SF Lynn YMCA located in Lynn. The new facility features a community wing that includes a wellness clinic, an instructional kitchen, and community gathering spaces. Exercise venues feature a state-of-the-art wellness center, gymnasium, indoor track, and aquatics center.
- **Grist Mill Apartments, Chelmsford, MA**
Mark worked closely with Winstanley and Princeton Properties to design a mix of unit sizes appropriately scaled to the neighborhood. To complement the historical context of the community, the building features a mansard roof and traditional detailing in cornice mouldings, window trim, and dormers. A mix of underground and surface parking was also designed to provide ample parking for 138 vehicles.
- **Project Manager/Designer, Health Care Facilities**
Mark designed and assisted in the project management of a series of highly specialized adult day care facilities for Boston University and East Boston Neighborhood Health Center in the greater Boston area. Other projects included the expansion of the rehab and adult day care services for Cape Cod Hospital, a 45-bed Alzheimer Suite for the German Center for Extended Care, and a state-of-the-art sports therapy and rehab facility in Salem.

Jeremy Baldwin AIA

ARCHITECT



PROFESSIONAL REGISTRATIONS

Registered Architect: MA #951043

CERTIFICATIONS AND AFFILIATIONS

American Institute of Architects

Boston Society of Architects

National Council Architectural
Registration Board (NCARB)

EDUCATION

Master of Architecture, Boston
Architectural College

Bachelor of Architectural Engineering
Tech, Wentworth Institute of Technology

Jeremy joined Maugei in 2017. He brings 18 years of experience as a project manager and Registered Architect to the firm.

Jeremy has led teams on a broad range of project types and sizes and has a long track record of helping clients formulate strategy and execute projects efficiently. He has particular expertise in the multifamily housing sector and is experienced with 3D/4D modeling, specifications writing, and building code analysis. He is also an experienced presenter to town forums and historical committees.

- **274 Franklin Street, Worcester, MA**

A GoVenture Capital and The Michaels Organization joint venture, the Franklin Street scope includes 421 residential units of approximately 431,000 SF residential with a wrap design of a four-story precast parking structure with 360 parking spaces.

- **Lake Point Village Senior Housing, Lakeville, MA**

The 66-unit Lake Point senior housing residences pay homage to the elegance of a bygone era often seen in large New England lake houses and turn of the century homes in the Hamptons. The spacious two bedrooms units feature a den, smart technologies, sustainable materials and panoramic views of Lakeville ponds.

- **Village at Bedford Woods, Bedford, MA**

Four distinct housing types were designed to create a village-style aesthetic for the 26-unit Bedford Woods townhome development. Located on Albion Road, the three building development was designed with several different roof configurations to provide distinct character while preserving continuity throughout the project.

- **Cedar Crossing, Walpole MA**

This 300 unit apartment development in Walpole is designed around wetlands to create three neighborhoods with distinct housing styles: the first is a four building, 4-story garden style apartment complex with a clubhouse; the second is a townhouse community; and the third neighborhood will feature single family homes.

Jeremy Baldwin AIA

RESUME CONTINUED

- **Northgate Meadows, Sterling, MA**

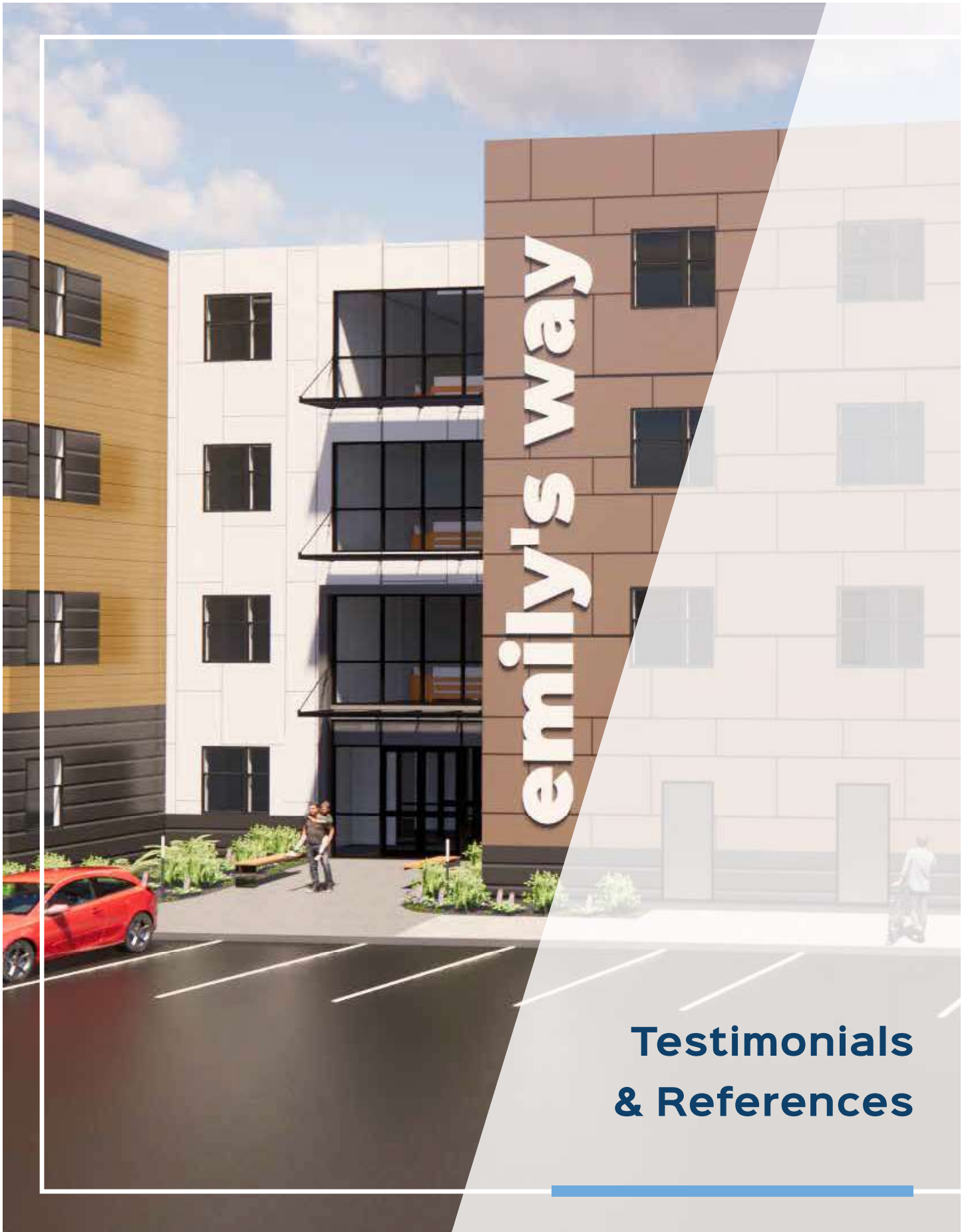
Northgate Meadows is a 72-unit multi-residential housing development located on Research Drive in Sterling. The 106,000 SF podium-style building features four stories of residential living with one and two bedroom affordable and market rate units. Rentable storage units and plenty of open space are located on each floor. The 26,500 SF of parking located beneath the building provides ample space for vehicles and a dog grooming station.

- **222 Brooks Street, Worcester, MA**

Brooks Street is a 145,000 SF apartment complex with 111 dwelling units. Cost efficiency is the highlight of the project. Creative building code solutions, along with innovative structural and mechanical design make this building product extremely cost effective during escalated material costs in the Covid-era. The building features four-stories of residential living with an open parking garage below. Sited in an area with a mix of commercial and single-family homes, the design features modern industrial forms and materials and a residential scale to blend into the surrounding context. Tenant amenities include professional workspaces, storage areas and a fitness center.

- **Genesis Healthcare, Dracut, Massachusetts.**

Jeremy is the lead architect for Genesis Healthcare's new four-story, 80,000 SF skilled rehabilitation facility in Dracut.



Testimonials & References

Client Testimonials



Omni Properties

"Omni Properties has partnered with Mangel since 1999. Our projects require multiple iterations because of ongoing permitting. We have relied heavily on their flexibility and their ability to respond quickly and accurately while producing outstanding work. Their team is an integral part of our design process from conception to finish—our success is due in large part to the Mangel team."

David Hale, Partner, Omni Properties



LR Russo Development

"As developers, we rely on thoughtful design and accurate construction documents. For over 20 years, Mangel has consistently provided both. While their design skills are exceptional, their real value to us is their knowledge of how to design great looking buildings while respecting our budgetary constraints. Mangel's thoroughness, accuracy, and attention to detail has saved us significant constructions costs."

Lou Russo, President, LD Russo Development



Broadway Supportive Housing

"Mangel performed design and construction monitoring tasks above expectations including review of contractor's performance, monitoring the construction budget, and addressing unknown conditions that often arise in rehabilitation work. Mangel also served as Common Ground's architect on two other projects: Old High School Commons, a conversion of an historic Town of Acton school building into affordable housing, and Residences at Kelley's Corner, a new construction, 31 unit affordable rental housing for seniors also in Acton."

Steve Joncas, Dir RE Development, Common Ground Development Corp.



CLIENT REFERENCES

Lou Russo, LD Russo Development

198 Ayer Road
Harvard, MA 01451

p 978 456 3500

e lou@ldrusso.com

John Amaral, Omni Properties

6 Lyberty Way, Suite 203
Westford, MA 01886

p 978 369 4884

e jamaral@omniproperties.com

Steven Joncas, Joncas Associates

21 George Street, Suite 304
Lowell, MA 01852

p 978 452 3956

e sjoncas@att.net



MAUGEL
ARCHITECTS

200 Ayer Road / Suite 200 / Harvard, MA 01451 / 978 456 2800

22 Ladd Street / Portsmouth, NH 03801 / 603 431 8701



MAUGEL.COM

JOSEPH D. PEZNOLA, P.E.
DIRECTOR OF ENGINEERING



Joseph Peznola is the Director of Engineering and also Branch Manager of the Marlborough, MA office of Hancock Associates. Mr. Peznola is a Registered Professional Engineer in Massachusetts and New Hampshire, with over 28 years of experience in land development. His experience includes technical quality control and assurance for the engineering department, strategic planning, and business development and project management.

- Education:** Bachelor of Science, Civil Engineering, 1987, University of Lowell, MA
- Registrations:** Registered Professional Civil Engineer, MA #38117
Registered Professional Civil Engineer, NH, #10270
Certified Soil Evaluator, MA
Certified Septic System Inspector, MA
Licensed Septic Designer, NH #1706
- Affiliations:** Vice Chairman, Town of Hudson Board of Appeals, and member 1994-2014
Member Public Policy Committee Home Builders Association of Massachusetts
Member Massachusetts Dept. of Environmental Protection Stakeholder Groups
Stormwater Management
Groundwater Discharge Permit Regulation Revisions
Revisions to Sewer Design Flows
Citizen Member, Lowell Master Planning Committee
Member, Assabet River Consortium
CHAPA 40B Training Subcommittee Member 2003-2014/Co-Chair 2010-2014
- Additional Relative Experience:**
Presented at conferences and seminars on engineering, housing and business
Organize Citizens Housing and Planning Association Bi-Annual Conferences
Trainer for Citizen Planner Training Collaborative

REPRESENTATIVE PROJECTS

Affordable Housing/Multi-Family Projects:

Gorham Street Apartments Coalition for a Better Acre Lowell, MA

The CBA-sponsored initiative involves new construction of 24 units on the vacant property at 305 Gorham Street, providing working families with quality housing that will be professionally managed. Project Manager providing surveying and civil engineering services from concept to construction for CBA.

The Coolidge at Sudbury B'nai B'rith Housing Sudbury, MA

The Coolidge, a new 64-unit housing complex in Sudbury that aims to serve active seniors and adults aged 55 and over, according to B'nai B'rith Housing. Project Manager providing conceptual design,

JOSEPH D. PEZNOLA, P.E.
DIRECTOR OF ENGINEERING

permitting, construction document development and construction oversight for this high profile project in the heart of Sudbury.

Unity Place Coalition for a Better Acre, Lowell, MA

Project Manager for 23-unit affordable housing redevelopment project. Provided site design and permitting support through Planning board and Zoning Board of Appeals.

Welcome Home Veterans Northeast Outreach Center and CBA Haverhill, MA

Project Manager for three new buildings with a total of 27 units with preference for units being given to veterans. CBA partnered with the Veterans Northeast Outreach Center, which will provide services to the veterans who fill the units. Hancock provided surveying and civil engineering services from permitting through completion of construction.

89 Oxbow – Building Initiatives Wayland MA

Project Manager for this 16-unit affordable housing project proposed through a private public partnership between the town and the developer for the reuse of a former military site. Provided low impact development drainage system and recirculating sand filter/pressure dosed septic system design.

Till Housing, Westborough, MA

Project Manager for a group home for this non-profit organization. Project included permitting through Conservation Commission and Zoning Board. Provided construction support and oversight as well.

Graniteville Woods, Westford, MA

Project Manager for this 164 unit residential development on 180 acres in Westford's historic Graniteville section of town. The project is being permitted under Massachusetts General Laws Chapter 40B. Hancock is providing full engineering and surveying support of the project.

Robin Hill Meadows Chelmsford, MA

Project Manager for 16 units Chapter 40B single-family home development on four acres. The project was permitted as a Local Initiative Petition under M.G.L Chapter 40B. The project involved wetlands, a major power company easement, and a home on the state's historic registry.

Wyndbrook at Tyngsboro, Tyngsboro, MA

Project Manager for this 80-unit age restricted affordable housing project. The project involves the construction of individual home sites with the 25-acre property. Successfully defended the project through an appeal by DEP of the local conservation commission's approval. Hancock's services consisted of survey, floodplain study, site design, landscape design, retaining wall design, environmental permitting all in addition to full support of the Chapter 40B permitting. The development is slated for completion of phases 1 and 2 in the spring of 2007.

Princeton Commons, North Chelmsford, MA

Project Manager for this 120-unit Chapter 40B apartment community. Provided site and landscape design for this high profile development. Acted as lead presenter before the Zoning Board of Appeals.

Seven Hills Foundation – Various Sites

Provided surveying and civil engineering services for multiple group home projects throughout Massachusetts.

JOSEPH D. PEZNOLA, P.E.
DIRECTOR OF ENGINEERING

Site Development:

Vanguard at Waterfront Square, Revere MA

The Vanguard at Waterfront Square will comprise of two elevator buildings with a total of 144,443 square feet including a clubhouse complex. An outdoor pool will offer unobstructed ocean views. The project calls for 194 apartments, with an average of 725 SF. The Vanguard will be the first project to be developed as part of the Waterfront Square TOD (transit-oriented development) master plan. The master development plan includes approximately 900 residences, offices, hotels and retail stores and restaurants. In addition, over 5 acres of public plazas and open space is being planned as well as access to the Revere Beach oceanfront via the Markey Pedestrian Bridge. The project is located immediately adjacent to the Wonderland MBTA (Massachusetts Bay Transit Authority) Subway station (Blue Line), which provides rail service to downtown Boston and Logan Airport (4.2 miles). Hancock provided surveying, civil engineer, wetland science and permitting support services for the Vanguard. Hancock is providing the same services to Master Developer of Waterfront Square Eurovest, as well as one of the other site developers Upton + Upton Partners.

New England Studios at Devens, Devens, MA

Opened in the Fall of 2013, New England Studios is a state-of-the-art, soundproof building providing four contiguous 18,000 square foot stages, which can be used individually or joined to total 72,000 square feet for feature film and television production. The development also includes 4,000 square feet of sound stage support space, a 30,000 square foot 3 story production support building with dressing rooms, a 20,000 square foot mill building to house production construction facilities, mechanical effects, grip and lighting and set storage. Hancock provided surveying and civil engineering support and was the permitting consultant for the project.

Cornerstone Square Westford, MA

Project Manager for 240,000 square foot Lifestyle Retail Center on 30 acres in the heart of Westford's commercial district. Hancock is providing full engineering survey and environmental services for this ambitious project. The project includes a private wastewater treatment facility with groundwater discharge of the treated effluent.

Marlborough Savings Bank, Marlborough, MA

Project Manager for a 15,000 square foot for the bank's new corporate office and main branch to be located in downtown Marlborough. The project involved permitting support through City Council and Site Plan Review Committee.

GLCAC-Headstart, Methuen, MA

Project Manager for a 10,000 square foot school and child care facility on one acre of city owned land. The project involves redevelopment of the parcel with the new two story building parking lot and playground.

Devens Commons, Devens, MA

Project Manager for 266,000 square foot mixed-use downtown Devens development currently under construction. Provided engineering and surveying services, prepared perimeter survey plan, developed construction documents and performed a construction layout for this large high profile project. The project includes a hotel, conference center, and 72,000 square feet of office space, 20,000 square feet of retail space, a grocery store, convenience store, gasoline service station and a car wash.

JOSEPH D. PEZNOLA, P.E.
DIRECTOR OF ENGINEERING

Peer Review of 40B Housing Projects:

- Endicott Village, Boxford, MA
- Johnson Farm, Sudbury, MA
- Steven's Corner, North Andover MA
- Merrimack Condominiums, North Andover, MA
- Orchard Village, North Andover MA
- 815 Main Street, Wareham, MA
- The Retreat at Union Pond, Wareham MA
- Bartlett Pond, Wareham, MA
- Lafayette Tides, Marblehead, MA
- The Residence at Highrock Village, Westwood, MA
- Linwood Estates, Northbridge, MA
- Afra Terrace, West Boylston, MA
- Autumnwood and Annie's Pasture, Sandwich, MA
- Annie's Pasture, Sandwich, MA
- Whitney Estates, Berlin, MA
- Various 40B projects, Hudson, MA

Residential Subdivisions:

Wyndbrook at Dover, Dover NH

Project Manager for 72 lot cluster subdivision. Provided full site design and permitting support through City of Dover and NH Department of Environmental Services (DES).

Great Woods, Dracut, MA

Project Manager for the Open Space Residential Subdivision that consists of 57 residential home sites on 70 acres. The project includes 3,100 feet of roadway. Provided preliminary subdivision design, Open Space Special Permit and a definitive subdivision design.

The Villages at Meadow Wood, Chelmsford, MA

Project Manager for this 71 unit detached condominium project on 25 acres. The units are currently selling for \$400,000, are age restricted and have no affordability component. Provided surveying and civil engineering services.

Wyndbrook at Dover, Dover, NH

Project Manager for this 55+ Residential Development that consisted of 70 units. Provided conceptual design services and sewer design services.

Talbot Estates, Chelmsford MA

Project Manager for this ten lot Open Space Development. Provided surveying and civil engineering services.

Forest Edge, Dracut, MA

Project Manager for 27 lot residential subdivision. Provided survey support, civil design and permitting for this cluster subdivision.

Paul J. Haverty, Esq.
Blatman, Bobrowski, & Haverty, LLC
9 Damonmill Square, Suite 4A4, Concord, MA 01742
paul@bbhlaw.net

Blatman, Bobrowski & Haverty, LLC, Concord, MA

Partner, January 1, 2017 to Present

My practice is focused on representing private developers in the development process, with a continued strong focus on permitting, particularly permitting pursuant to G. L. c. 40B, §§ 20-23. I am also Town Counsel for the Town of Chelmsford, have acted as Special Town Counsel for numerous municipalities, and have represented many other municipalities on Chapter 40B applications as a consultant pursuant to the MHP Technical Assistance Program.

Blatman, Bobrowski, Mead & Talerman, LLC, Newburyport, MA

Senior Associate, April 2015 to December, 2016

My practice was focused upon representation of municipal clients, with a strong focus on permitting, including the comprehensive permit process. I also continued to represent developers seeking local permits, including comprehensive permit applications.

Regnante, Sterio & Osborne LLP, Wakefield, MA

Associate, September 2002 – March 2015

My practice consisted of representing clients seeking comprehensive permits pursuant to G. L. c. 40B, §§ 20-23. I represented developers in all facets of the comprehensive permit development process, including the project eligibility stage, representation before the local zoning board of appeals, representation at the Housing Appeals Committee, and subsequent litigation in the trial courts and appeals courts. I also represented some municipal clients while at this firm.

Land Court Division of the Trial Courts, Boston, MA

Law Clerk, September 2001 to August, 2002.

As law clerk for the Hon. Karyn F. Scheier, I participated in trials and motion sessions, assisted with the drafting of decisions, and conducted legal research on land use appeals.

PUBLICATIONS

Compelling Reasons Why the Legislature Should Resist the Call to Repeal Chapter 40B, 88 Mass L. Rev. 77.

Massachusetts Housing Appeals Committee Reporter – Case Commentary (2009-2015) (developer commentary) and 2019 to present (municipal commentary).

EDUCATION

Suffolk University Law School – JD, *magna cum laude*, 2001

Salem State College – BA *summa cum laude*, 1998

RECENT 40B DEVELOPMENTS

31 Hunting Lane, LLC – 24 unit homeownership development in Sherborn. Currently in permitting.

41 North Main Street, LLC – 60-unit rental development in Sherborn. Currently in permitting.

Crescent Builders, Inc. – 96-unit rental development and 60-unit home ownership development in Lancaster. Approved, currently under appeal.

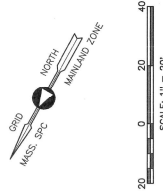
Pennrose, LLC – 93-unit rental development in Wareham. Approved.

253 Reservoir, LLC – 60-unit rental development in Norton. Currently in permitting.

Arlington Land Realty, LLC – 219 unit rental development in Arlington. Acted as MHP Consultant. Currently in permitting.

Indian Ridge Realty Trust – 24-unit home ownership development in Holliston. Acted as MHP Consultant. Approved.

30 Town Farm Road, LLC – 24-unit home ownership development in Ipswich. Acted as MHP Consultant. Approved.



— LOCUS —
AM 34 PR 42
[B 61180 °G 105
AREA: 24,743 SF +/-
0.568 AC +/-

N/F
SCHMIDT
AM 34 PR 42A
DB 34717 PG 139

N/F
POTHIER
AM 34 PR 43
B 17477 PG 272

— LEGEND —

[illegible]

- NOTES -

1. THE "BUTTERFLY" MARKS AND DEED REFERENCES SHOWN HEREIN HAVE BEEN OBTAINED FROM CURRENT TAX ASSESSOR RECORDS.
2. THE LOCUS PROPERTY LIES IN A RESIDENTIAL ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING SETBACK REQUIREMENTS:
FRONT YARD SETBACK - 20 FT
SIDE YARD SETBACK - 20 FT
REAR YARD SETBACK - 20 FT
3. ALL FLOOD HAZARDZONES SHOWN HEREIN WERE OBTAINED USING AMUNDSON'S REVEALED EQUIPMENT AND THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) DATA PROVIDED BY THE BASE STATION AND THE AUTOMATICALLY DETERMINED POINTS WERE USED TO DETERMINE THE BASE ELEVATION COORDINATE SYSTEM (MANLAIN ZONE) USING THE MASS AND ADJACENT PLANT GROUND BARRIERS. THE "ENGLISHMAID AND ALLEWDOWNS SHOW" HEREIN ARE ON 1988 NAD (NORTH AMERICAN VERTICAL DATUM).
4. THE LOCUS PROPERTY IS SITUATED IN NON-HAZARDOUS FLOOD ZONE "7" AS SHOWN ON FEMA COMMUNITY PLAN 1602-04-08E DATED 07/24/2011.



EXISTING CONDITIONS SURVEY
13 NECK ROAD
LANCASTER, MA

BAYSTATE INVESTOR GROUP



**CABCO
CONSULT**

LAND AND ENVIRONMENTAL CONSULTING SERVICES
P.O. BOX 14
CLINTON, MA 01510
TEL. 800-675-1591
FAX. 978-365-7419

| | | |
|----------------------|-------------------|--------------|
| Scale: 1" = 20' | Date: 11/02/20 | By: CA |
| 20' 0" 40' 200220120 | File No: MOP14720 | Sheet 1 of 1 |

1. THE INTENT OF THIS PLAN IS TO SCHEMATICALLY SHOW THE PROPOSED LANDSCAPE PLANTINGS PER APPLICATION. FINAL LANDSCAPE PLANS TO BE COORDINATED PRIOR TO CONSTRUCTION AND SHALL BE APPROVED BY THE TOWN.



○ **EVERGREEN TREE PLANTING**
NOT TO SCALE

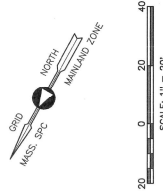


SCALE: 1" = 20'

LANDSCAPING PLAN

DWG: 24939-eng.dwg
LAYOUT: LAND
SHEET: 5 OF 5

40



— LOCUS —
AM 34 PR 42
[B 61180 °G 105
AREA: 24,743 SF +/-
0.568 AC +/-

N/F
SCHMIDT
AM 34 PR 42A
DB 34717 PG 139

N/F
POTHIER
AM 34 PR 43
EB 17177 PG 272

- NOTES -

7. THE ABUTTER'S NAMES AND DEED REFERENCE SHOW HEREON HAVE BEEN TAKEN FROM CURRENT TAX ASSESSOR RECORDS.
8. THE LOCUS PROPERTY LIES IN A RESIDENTIAL ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING SETBACK REQUIREMENTS:
FRONT YARD SETBACK - 30 FT
SIDE YARD SETBACK - 20 FT
REAR YARD SETBACK - 20 FT
9. ALL FOUND DOCUMENTS SHOWN HEREON WERE LOCATED USING JMWG DISC RECOVERY EQUIPMENT AND THE GLOBAL NAVSTAR SATELLITE SYSTEM (GPS) TRACKER. THE GPS TRACKER WAS USED TO OBTAIN THE COORDINATE POINTS FOR THE BOUNDARY OF THE MASS SOLID PINE PLANTATION. THE BOUNDARY OF THE MASS SOLID PINE PLANTATION COORDINATE SYSTEM (MAINLAND ZONE) USING THE MASS AND ALABAMA STATE PLANS AND RECORDS, THE BOUNDARY OF THE MASS SOLID PINE PLANTATION AND BARBERS, THE BENCHMARKS AND ALL ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM.
HEREON ARE ON 1986 NAD (NORTH AMERICAN VERTICAL DATUM).
10. THE LOCUS PROPERTY IS SITUATED IN NEIGHBORHOOD FLOOD ZONE "X" AS SHOWN ON FEMA COMMUNITY PANEL NO. 2020Z-0458E DATED 07/24/2001.

Project: EXISTING CONDITIONS SURVEY

13 NECK ROAD
ANCASTER, MA

BAYSTATE INVESTOR GROUP



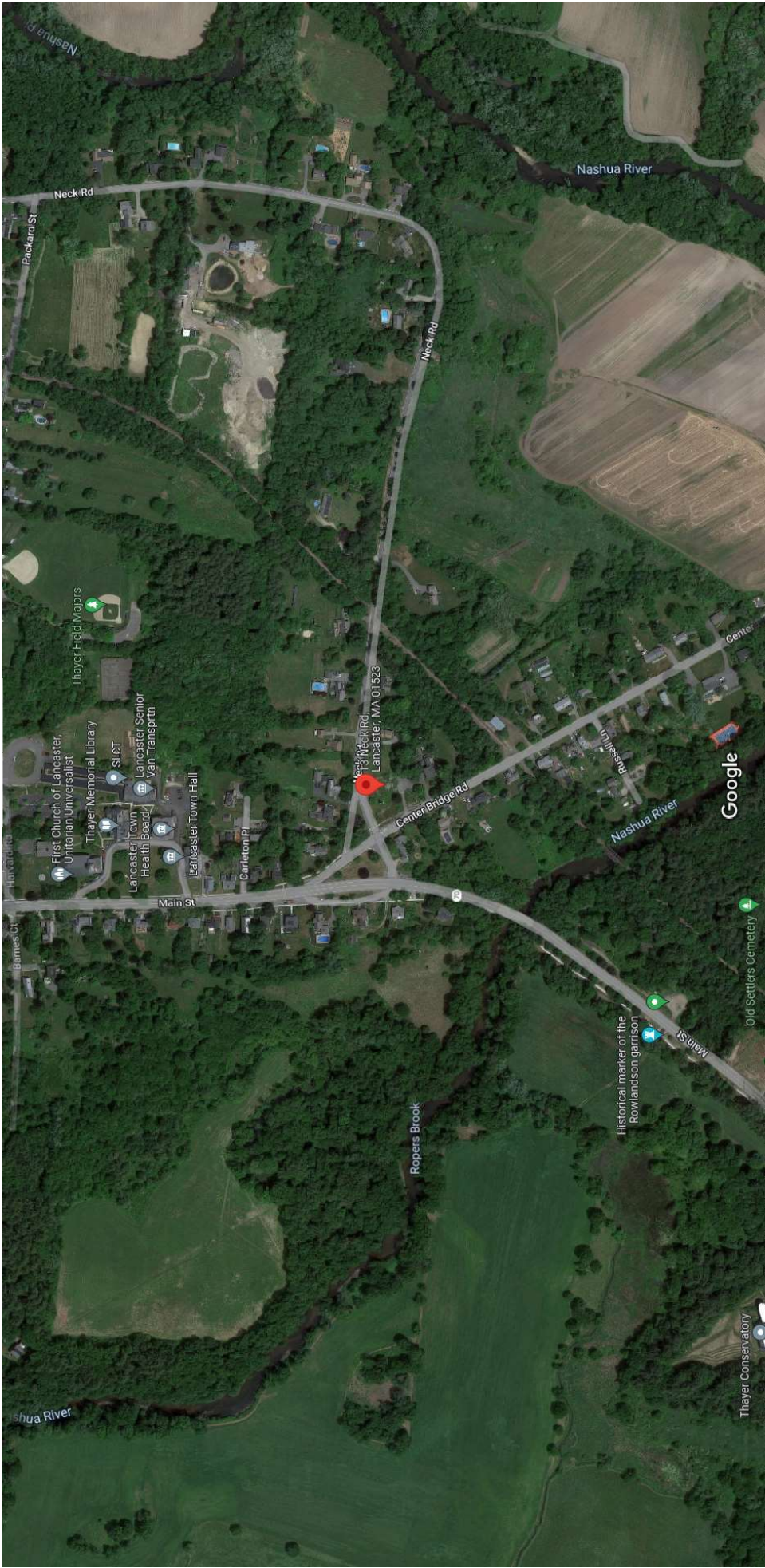
LAND AND ENVIRONMENTAL CONSULTING SERVICES
P.O. BOX 14
CLINTON, WA 01510
TEL. 800-675-
FAX. 978-365-

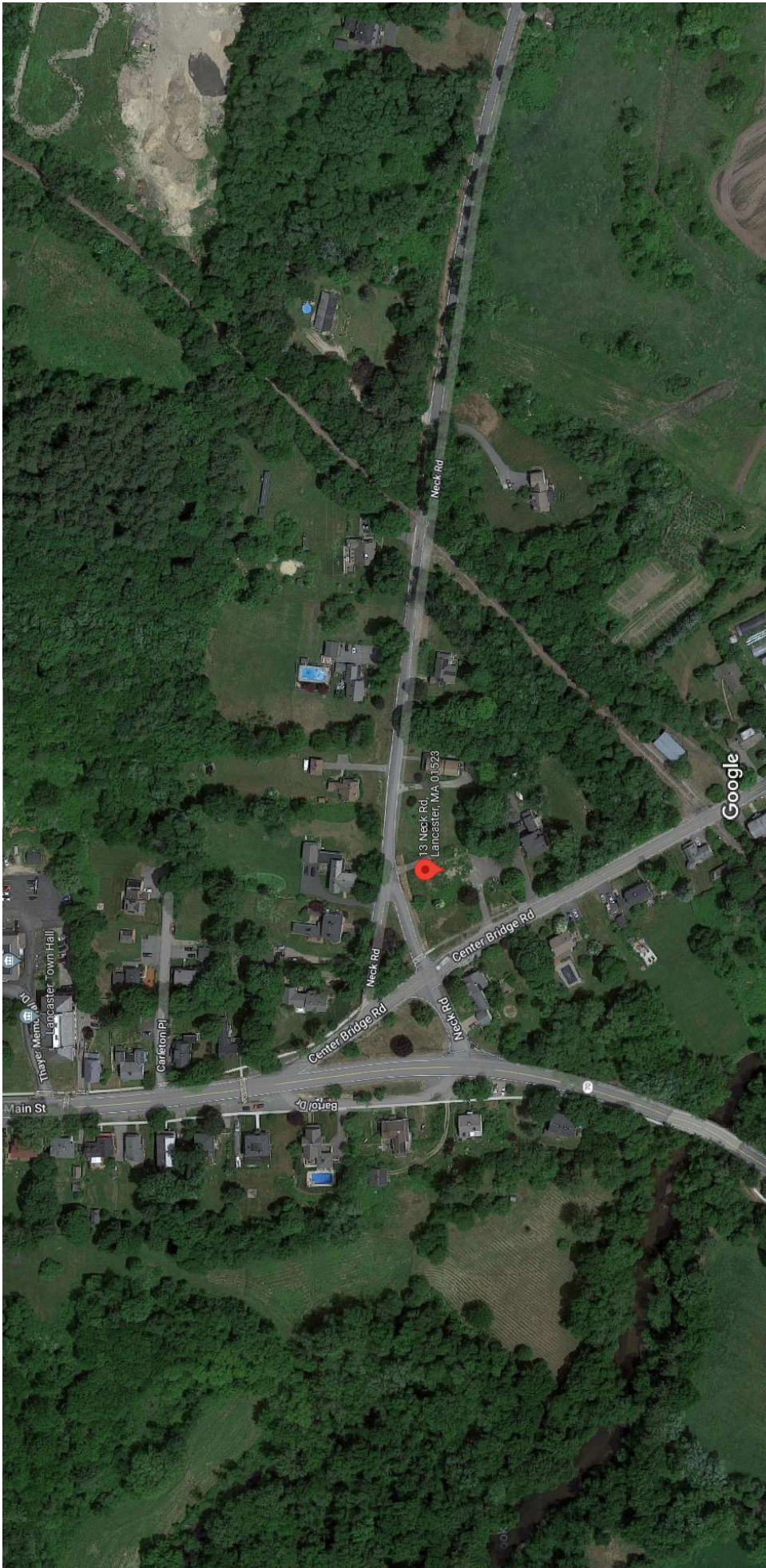
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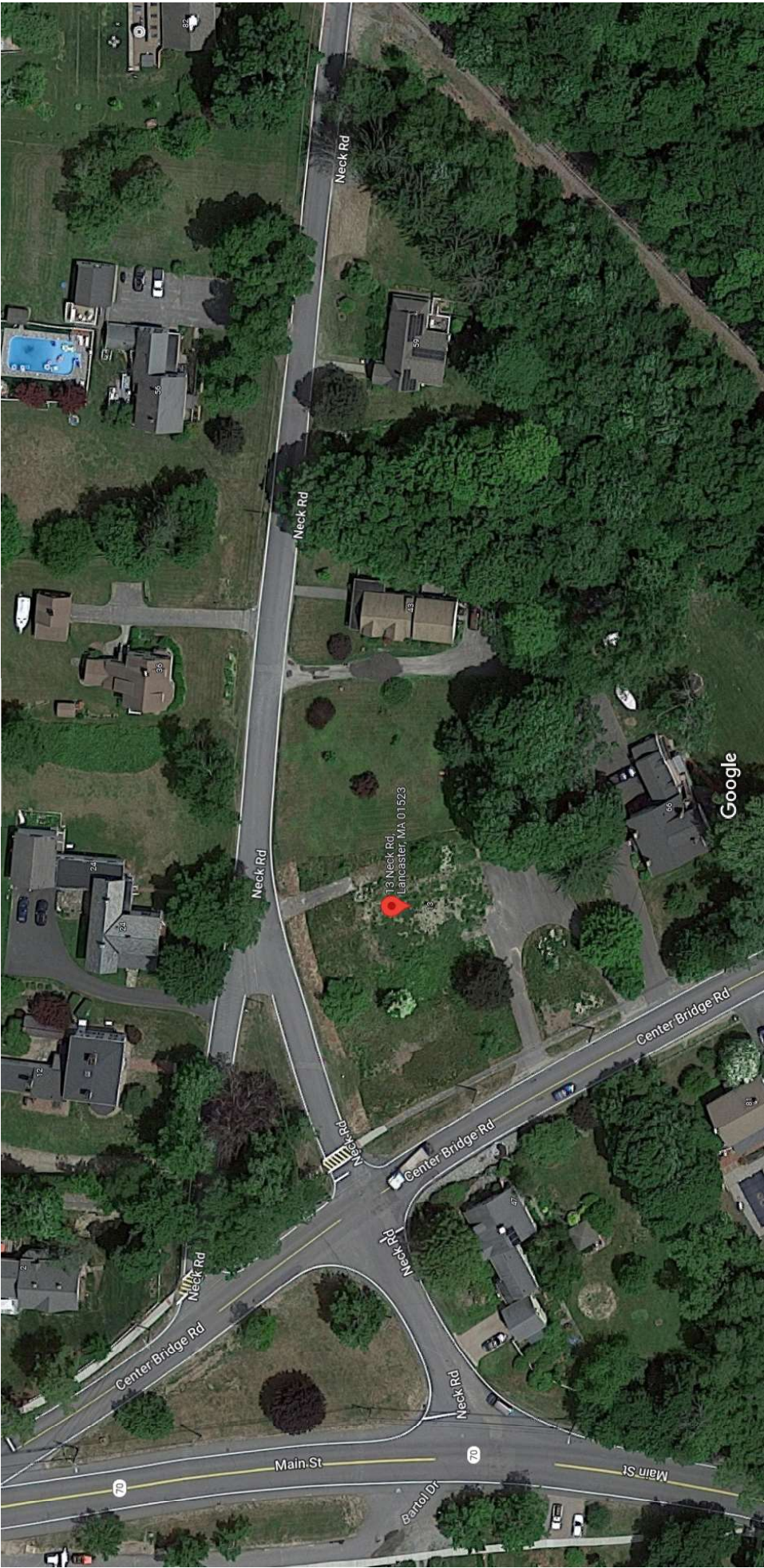
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| P.D. No.: | 20022012 | File No.: | WOR147.20 | Sheet | 1 of 1 |
|-----------|----------|-----------|-----------|-------|--------|

13 Neck Rd





13 Neck Rd





March 23, 2022

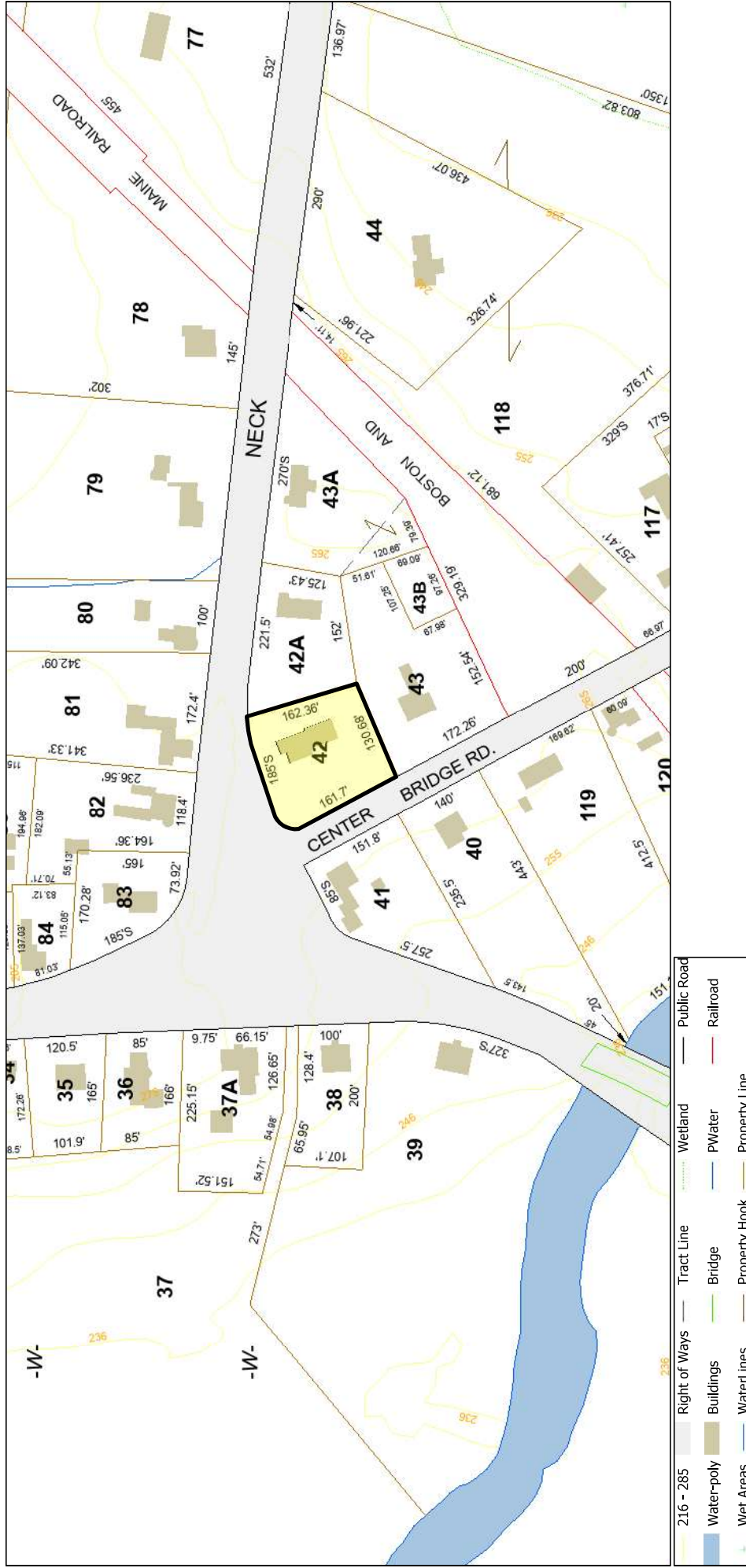
13 Neck Road

Lancaster, MA

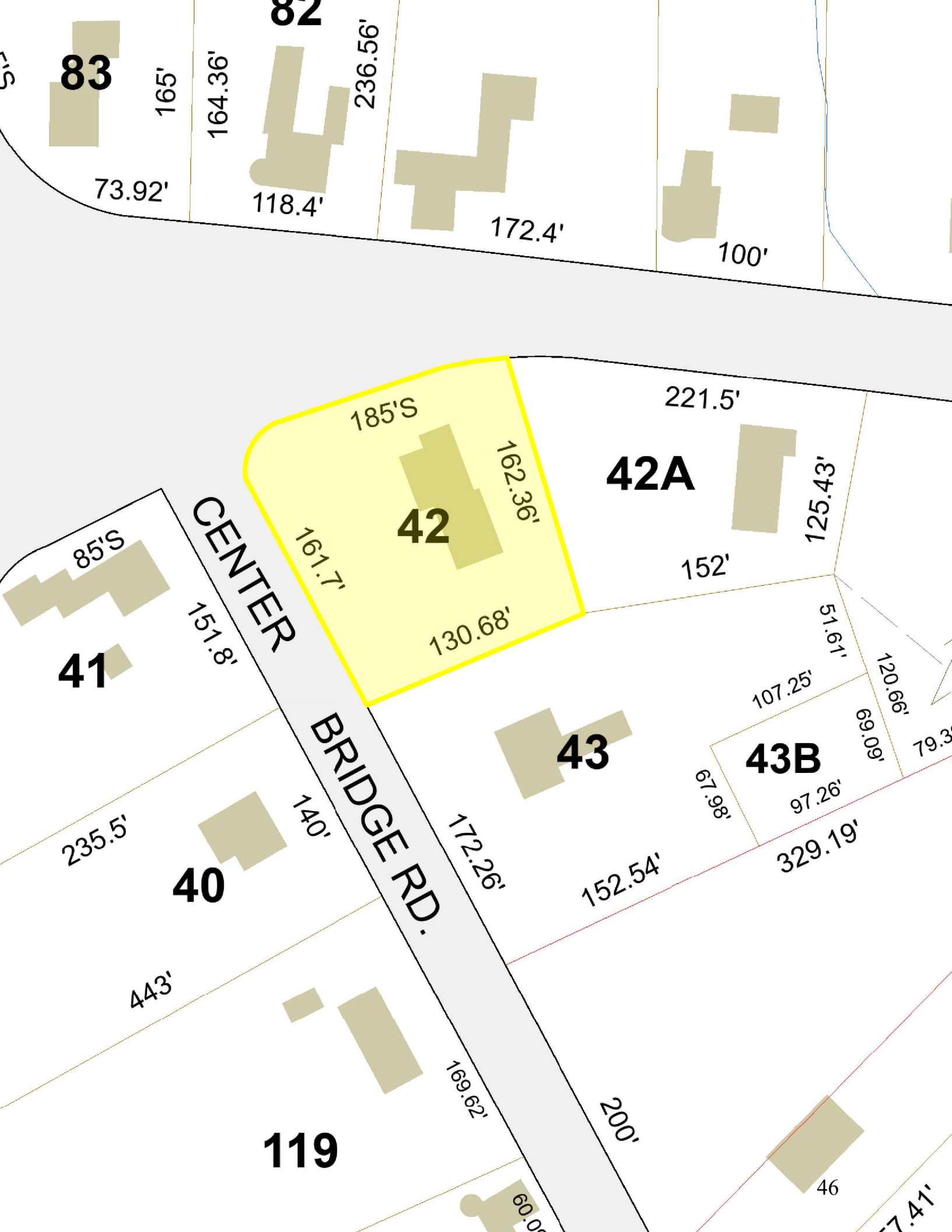
1 inch = 139 Feet



www.cai-tech.com



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.



PARID: 1470340000000420

MUNICIPALITY: LANCASTER

LUC: 130

BAYSTATE INVESTORS GROUP

13 NECK RD

PARCEL YEAR: 2022

Property Information

Property Location: 13 NECK RD

Class: R-RESIDENTIAL

Use Code (LUC): 130-VACANT LAND - DEVELOPABLE

District: MA147 - LANCASTER

Deeded Acres: .5000

Square Feet: 21,780

Owner

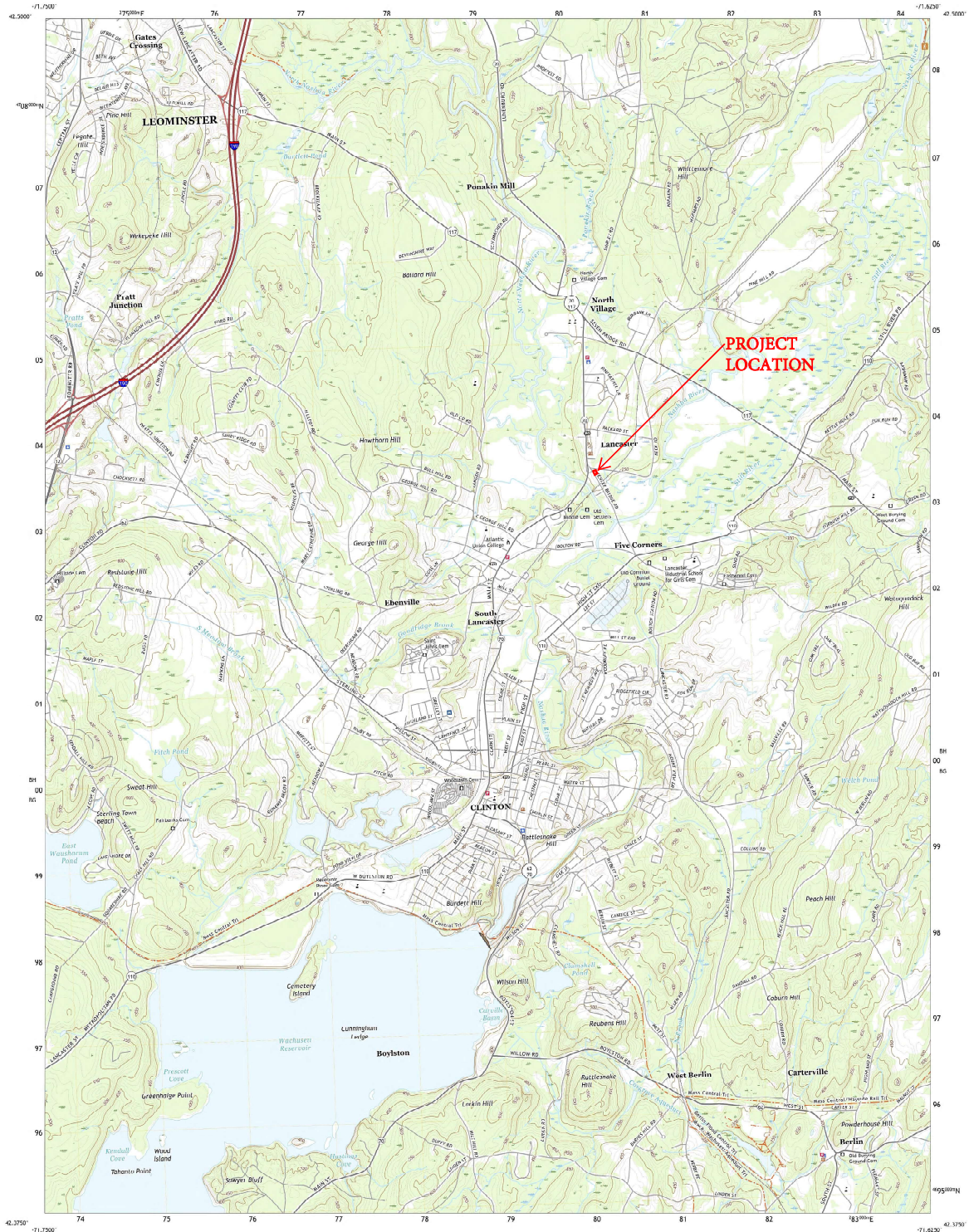
| Owner | Co-Owner | City | Address | State | Zip Code | Deed Book/Page |
|--------------------------|----------|------------|---------------|-------|----------|----------------|
| BAYSTATE INVESTORS GROUP | | LEOMINSTER | 66 WEST ST 1F | MA | 01453 | 61180/104 |



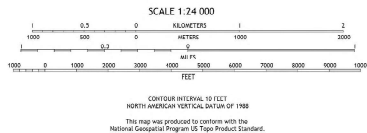
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



CLINTON QUADRANGLE
MASSACHUSETTS - WORCESTER COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American datum of 1983 (NAD83)
North American datum of 1983 (NAD83) projection and
1:50,000 scale projection (transverse mercator, zone 18)
This map is a 7.5-minute digital elevation model (DEM) derived from
data collected by the National Hydrography Dataset, 2004
and the National Elevation Dataset, 2011
Boundaries: Multiple sources; see metadata file 2016_2017
Wetlands: FWS National Wetlands Inventory 1992 2008



CLINTON, MA
2021



SITE CHARACTERISTICS/CONSTRAINTS

FEMA STATEMENT

As shown on the attached FEMA Firmette attached the site is not located in a Special Flood Hazard Area or any other area. The FEMA FIRM Panel is Map Number 25027C0458E, dated July 4, 2011.

WETLAND STATEMENT

The site does not contain any wetlands on the premises or within 100' of the property.

HISTORIC STATEMENT

The property is located within Center Village Historic District, said district was Nationally registered on 9/15/1977.

National Flood Hazard Layer FIRMMette



71°40'38"W 42°27'23"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
Zone A, V, A99

With BFE or Depth *Zone AE, AO, AH, VE, AR*

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee, See Notes, *Zone X*

Area with Flood Risk due to Levee *Zone D*

NO SCREEN

Area of Minimal Flood Hazard *Zone X*

Effective LOMR

Area of Undetermined Flood Hazard *Zone D*

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/3/2022 at 9:52 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

| | |
|------------------------------|---|
| Inventory No: | LAN.C |
| Historic Name: | Center Village Historic District |
| Common Name: | |
| City/Town: | Lancaster |
| Village/Neighborhood: | Lancaster; |
| Local No: | |
| Year Constructed: | |
| Use(s): | Commercial District; Other Institutional; Residential District; |
| Significance: | Architecture; Commerce; Community Planning; Religion; Social History; |
| Designation(s): | Nat'l Register District (09/15/1977); |
| Building Materials: | |
| Demolished | No |



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, March 3, 2022 at 10:43 AM

LAN.C

FORM A - AREA SURVEY

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

| | |
|---|---------------|
| Form numbers in this area all properties in NR district | Area no. C |
|---|---------------|

2. Photo (3x3" or 3x5")
Staple to left side of form
Photo number _____

1. Town Lancaster

Name of area (if any) Central Village

Historic District

3. General date or period _____

4. Is area uniform (explain):

in style? _____

in condition? _____

in type of ownership? _____

in use? _____

5. Map. Use space below to draw a general map of the area involved. Indicate any historic properties for which individual reports are completed on Forms B thru F, using corresponding numbers. Show street names (including route numbers, if any) and indicate north. Indicate with an "x" existing houses not inventoried on Form B.

see attached map

DO NOT WRITE IN THIS SPACE
USGS Quadrant _____
MHC Photo no. _____

6. Recorded by CB

Organization MHC

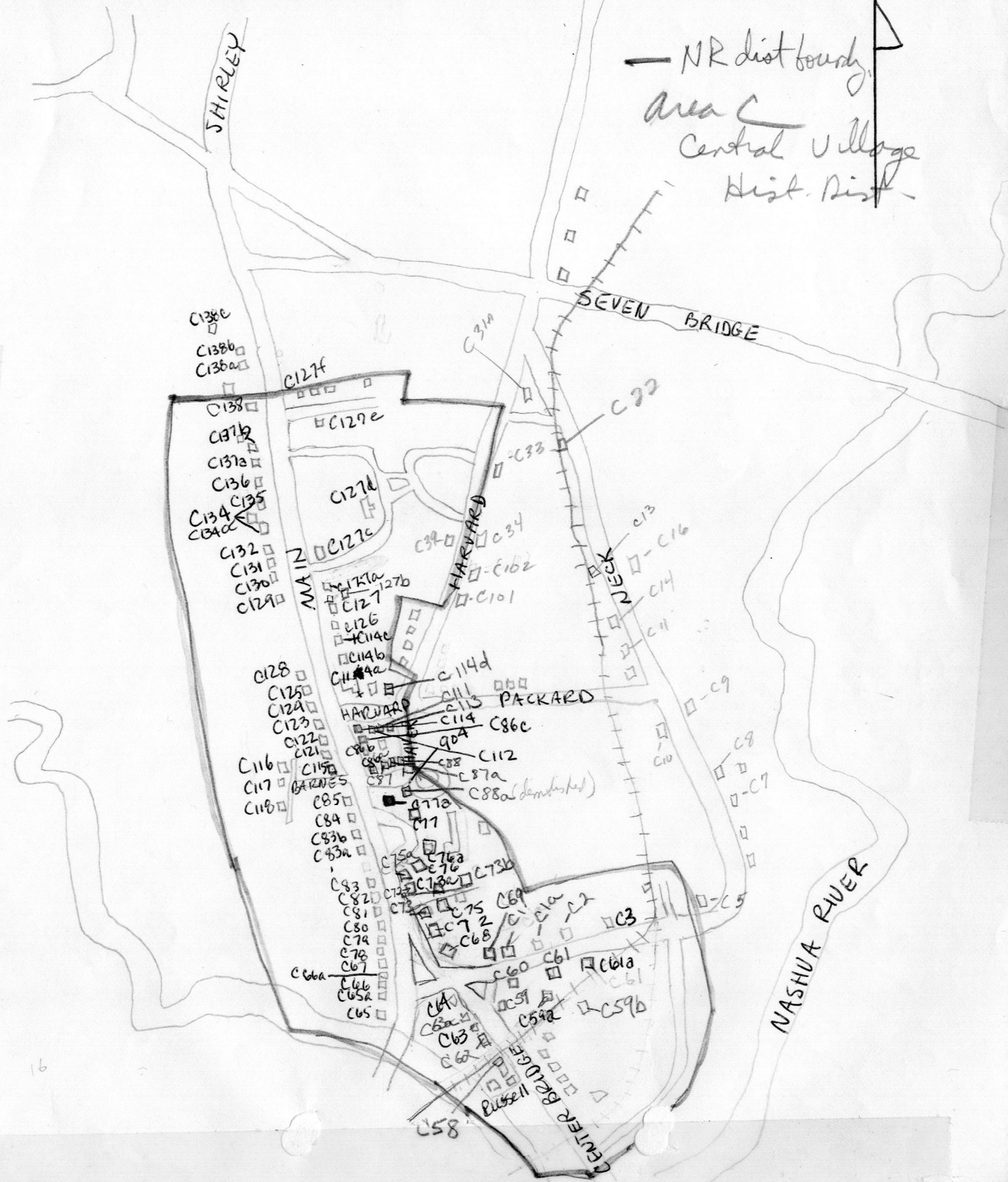
Date 3-25-77

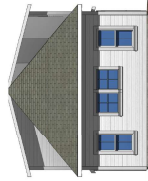
(over)

7. Historical data. Explain the historical/architectural importance of this area.

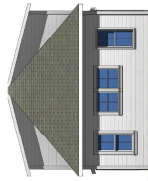
8. Bibliography and/or references such as local histories, deeds, assessor's records, early maps, etc.

NR dist boundary
Area C
Central Village
Hist. Dist.





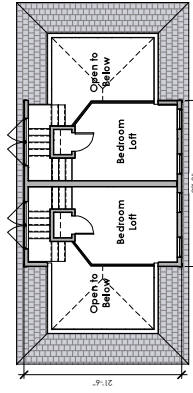
12 EAST ELEVATION - BACK HOUSE
SCALE 1/8" = 1'-0"



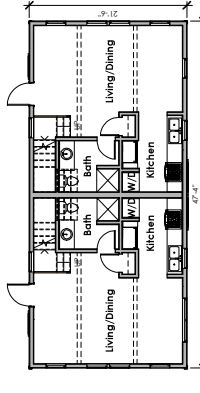
11 WEST ELEVATION - BACK HOUSE
SCALE 1/8" = 1'-0"



10 SOUTH ELEVATION - BACK HOUSE
SCALE 1/8" = 1'-0"



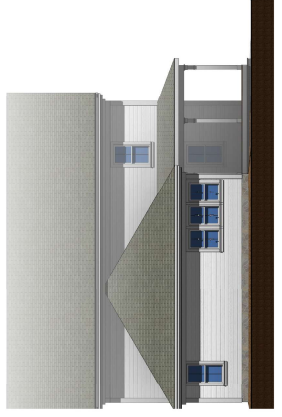
9 BACKHOUSE - SECOND FLOOR
SCALE 1/8" = 1'-0"



8 BACKHOUSE - FIRST FLOOR
SCALE 1/8" = 1'-0"



7 NORTH ELEVATION - BACK HOUSE
SCALE 1/8" = 1'-0"



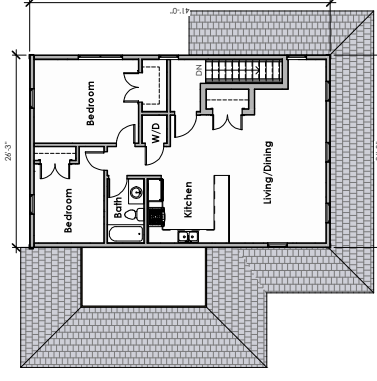
6 WEST ELEVATION - FARMHOUSE
SCALE 1/8" = 1'-0"



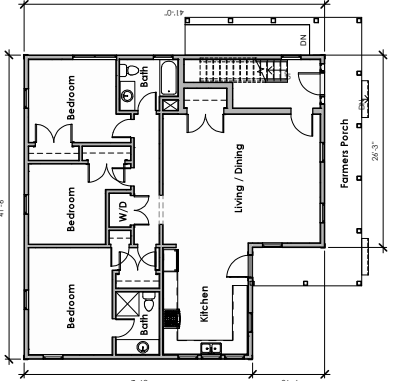
5 EAST ELEVATION - FARMHOUSE
SCALE 1/8" = 1'-0"



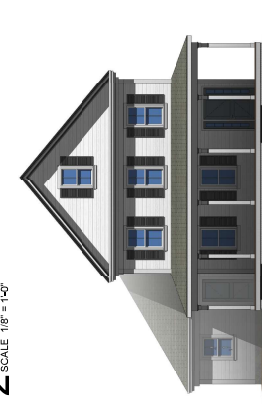
4 NORTH ELEVATION - FARMHOUSE
SCALE 1/8" = 1'-0"



3 FARMHOUSE SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



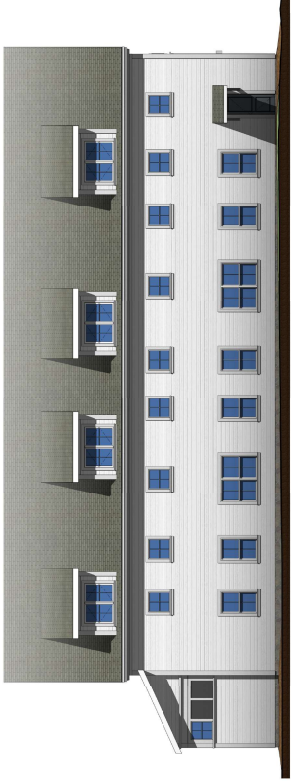
2 FARMHOUSE FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



1 SOUTH ELEVATION- FARMHOUSE
SCALE 1/8" = 1'-0"



6 EAST ELEVATION - BARN
SCALE 1/8" = 1'-0"



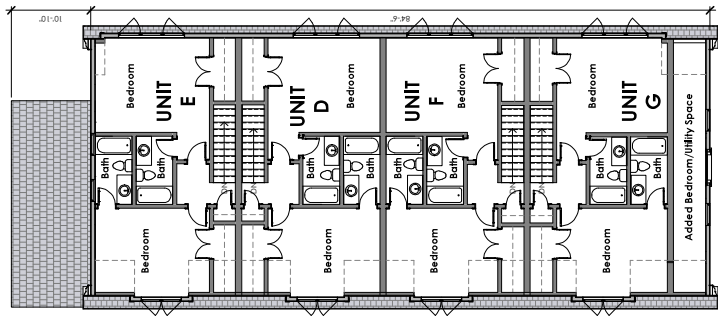
7 WEST ELEVATION - BARN
SCALE 1/8" = 1'-0"



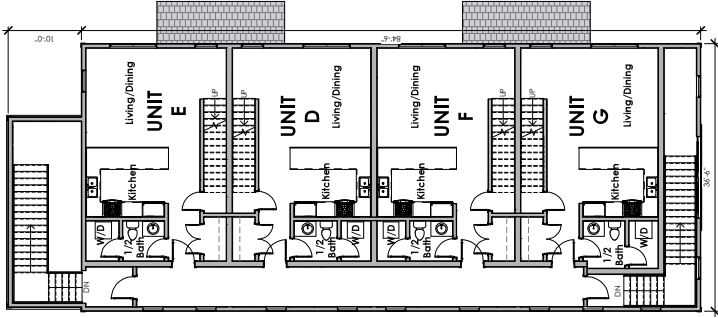
5 NORTH ELEVATION - BARN
SCALE 1/8" = 1'-0"



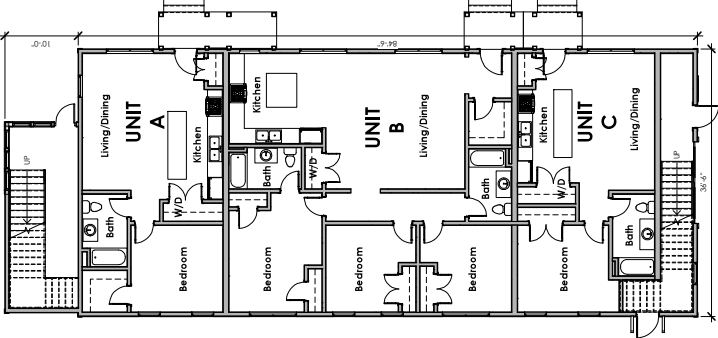
4 SOUTH ELEVATION - BARN
SCALE 1/8" = 1'-0"



3 BARN - THIRD FLOOR
SCALE 1/8" = 1'-0"



2 BARN - SECOND FLOOR
SCALE 1/8" = 1'-0"



1 BARN - FIRST FLOOR
SCALE 1/8" = 1'-0"



13 Neck Road, Lancaster MA / CONCEPT RENDERING VIEW / 15 February 2023

Shaping the Exceptional / 200 Ayer Road / Suite 200 / Harvard, MA 01461 / 978.458.2800



13 Neck Road, Lancaster MA / CONCEPT RENDERING VIEW / 15 February 2023



13 Neck Road, Lancaster MA / CONCEPT RENDERING VIEW / 15 February 2023

Shaping the Exceptional / 200 Ayer Road / Suite 200 / Harvard, MA 01461 / 978.458.2800



SECTION 6

TABULATION OF PROPOSED BUILDINGS

| | | | |
|-------------------------|----|-------------------------------------|---|
| Total Dwelling Units: | 11 | Total Number of Affordable Units: | 3 |
| Number of Market Units: | 8 | Number of AMI 50% Affordable Units: | 0 |
| | | Number of AMI 80% Affordable Units: | 3 |

Unit Information:

| Unit Type | Bedrooms | Baths | # Of Units | Unit Sq. Ft. | Rent | Utilities |
|-----------------------------|-----------|---------|------------|--------------|---------|-----------|
| Affordable Unit - Below 80% | 2 Bedroom | 2 Baths | 1 | 1,064 | \$1,743 | \$269 |
| Affordable Unit - Below 80% | 1 Bedroom | 1 Bath | 1 | 620 | \$1,476 | \$200 |
| Market | 3 Bedroom | 2 Baths | 1 | 1,322 | \$2,625 | \$0 |
| Market | 1 Bedroom | 1 Bath | 3 | 620 | \$1,650 | \$0 |
| Market | 2 Bedroom | 2 Baths | 4 | 1,064 | \$2,200 | \$0 |
| Affordable Unit - Below 80% | 3 Bedroom | 2 Baths | 1 | 1,200 | \$1,991 | \$334 |



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000
Fax: 617-854-1091

Relay 711
www.masshousing.com

August 21, 2023

Neck Farm, LLC
66 West Street
Leominster, MA 01453
Attention: John Cherubini

**Re: Neck Farm Estates, Lancaster
Project Eligibility/Site Approval
MassHousing ID No. 1182**

Dear Mr. Cherubini:

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

Neck Farm, LLC submitted an application with MassHousing pursuant to Chapter 40B. You have proposed to build eleven (11) units of rental housing (the “Project”) on approximately 0.56 acres of land located at 13 Neck Road (the “Site”) in Lancaster (the “Municipality”).

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

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

Municipal Comments

Pursuant to the Regulations, the Town of Lancaster was given a thirty (30) day period in which to review the Site Approval application and submit comments to MassHousing. The Lancaster Town Administrator submitted a letter expressing several concerns raised by local officials and members of the community.

The comments identified the following areas of concern:

- The Municipality requests that the Applicant provide a comprehensive traffic study to review impacts to area roadways. Road capacity, sight lines, snow conditions and other safety issues should be considered. Dangerous intersections already exist where Neck Road and Main Street (Route 70). Improved configurations and signalization may be needed at these locations.
- The Municipality expressed concern about potential drainage and stormwater management impacts on abutting properties.

Community Comments

In addition to comments from Municipal staff and officials, MassHousing received several letters from area residents and other interested parties, expressing various concerns for the proposed Project. While letters from the community largely echoed the concerns identified by Municipal officials, the letters received are summarized below:

- Area residents are concerned that the size and scale of the proposed Project is not in keeping with the modest nature of surrounding neighborhood residences of mostly single-family homes.
- Area residents are concerned about increased traffic and pedestrian safety, echoing the Municipality's comments regarding the concerns of public safety impacts due to the anticipated increase of traffic congestion on nearby roads.

MassHousing carefully considered the Municipality's concerns and, to the extent appropriate within the context of the Site Approval process, has offered responses in the following "Recommendations" section of this letter.

MassHousing Determination and Recommendation

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

Based on MassHousing's site and design review, and considering feedback received from the Municipality, the following issues should be addressed in the application to the ZBA, and the Applicant should be prepared to explore them more fully during the public hearing process:

- Development of this Site will require compliance with all state and federal environmental laws, regulations and standards applicable to existing conditions and to the proposed use related to building construction, stormwater management, wastewater collection and treatment, and

¹ MassHousing has relied on the Applicant to provide truthful and complete information with respect to this approval. If at any point prior to the issuance of a comprehensive permit MassHousing determines that the Applicant has failed to disclose any information pertinent to the findings set forth in 760 CMR 56.04 or information requested in the Certification and Acknowledgment of the Application, MassHousing retains the right to rescind this Site Approval letter.

hazardous waste safety. The Applicant should expect that the Municipality will require evidence of such compliance prior to the issuance of a building permit for the Project.

- The Applicant should be prepared to provide a detailed traffic study assessing potential impacts of the Project on area roadways, including traffic volumes, crash rates, and the safety and level of service (LOS) of area intersections, and identifying appropriate traffic mitigation in compliance with all applicable state and local requirements governing site design.
- The traffic study or other professional site design process should address proposed on-site circulation and parking to ensure compliance with public safety standards and good design practice relative to drive-aisle widths, turning radii and sight distances along the Site drive and the parking areas through which it passes. The Applicant should be prepared to address concerns about provisions for safe pedestrian access and pedestrian/vehicular separation within the Site.
- A landscape plan should be provided to address Municipal comments concerning open space elements, including a detailed planting plan as well as paving, lighting and signage details.
- The Applicant is encouraged to work with its design team to address concerns related to pedestrian circulation, open space elements and providing safe connections to existing sidewalks and streets.

MassHousing has also reviewed the application for compliance within the requirements of 760 CMR 56.04(2) relative to Application requirements and has determined that the material provided by the Applicant is sufficient to show compliance.

This Site Approval is expressly limited to the development of no more than eleven (11) rental units under the terms of the Program, of which not less than three (3) of such units shall be restricted as affordable for low- or moderate-income persons or families as required under the terms of the Guidelines. It is not a commitment or guarantee of financing and does not constitute a site plan or building design approval. Should you consider, prior to obtaining a comprehensive permit, the use of any other housing subsidy program, the construction of additional units or a reduction in the size of the Site, you may be required to submit a new Site Approval application for review by MassHousing. Should you consider a change in tenure type or a change in building type or height, you may be required to submit a new site approval application for review by MassHousing.

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

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

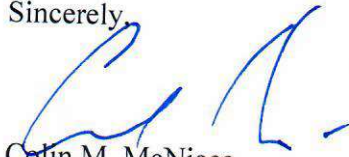
Should a comprehensive permit be issued, please note that prior to (i) commencement of construction of the Project or (ii) issuance of a building permit, the Applicant is required to submit to MassHousing

a request for Final Approval of the Project (as it may have been amended) in accordance with the Comprehensive Permit Rules (see especially 760 CMR 56.04(07) and the Guidelines including, without limitation, Part III thereof concerning Affirmative Fair Housing Marketing and Resident Selection). Final Approval will not be issued unless MassHousing is able to make the same findings at the time of issuing Final Approval as required at Site Approval.

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

If you have any questions concerning this letter, please contact Michael Busby at (617) 854-1219.

Sincerely,



Colin M. McNiece
General Counsel

cc: Ed Augustus, Secretary, Executive Office of Housing and Livable Communities
The Honorable John J. Cronin
The Honorable Meghan Kilcoyne
Stephen J. Kerrigan, Chair, Select Board
Robert Alix, Chair, Zoning Board of Appeals

Attachment 1

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

Neck Farm Estates, Project #1182

MassHousing hereby makes the following findings, based upon its review of the application, and taking into account information received during the site visit and from written comments:

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

The Project is eligible under the NEF housing subsidy program and at least 25% of the units will be available to households earning at or below 80% of the Area Median Income, adjusted for household size, as published by the U.S. Department of Housing and Urban Development (“HUD”). The most recent HUD income limits indicate that 80% of the current median income for a four-person household in Lancaster is \$94,650. Proposed rent levels of \$1,476 for a one-bedroom affordable unit; \$1,743 for a two-bedroom affordable unit and \$1,991 for a three-bedroom unit accurately reflect current affordable rent levels for the Eastern Worcester HMFA under the NEF Program.

The Applicant submitted a letter of financial interest from Clinton Savings Bank, a member bank of the FHLBank Boston under the NEF Program.

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

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

Section IV-A (3) (a) of the Guidelines provide guidance to Subsidizing Agencies for evaluating a municipality’s actions intended to meet affordable housing needs. MassHousing carefully reviewed the information provided by the Municipality describing previous municipal actions intended to provide affordable housing. Specific examples cited by the Municipality include:

- Adopting an Inclusionary Zoning Bylaw to increase the creation of affordable units;
- Forming the Lancaster Affordable Housing Trust; and
- Completed a Housing Production Plan.

MassHousing commends the Town’s progress towards creating a range of diverse housing options to meet its affordable housing needs. Lancaster does have an approved Housing Production Plan. According to EOHLC’s Chapter 40B Subsidized Housing Inventory, updated through August 1, 2023, Lancaster has 138 (SHI) units (5.04% of its housing inventory), which is 136 units below the statutory minima requirement of 10%.

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

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

The overall design approach for Neck Farm is to create appropriate and contextual buildings, befitting its rural New England setting. The Applicant proposes two buildings, conceptualized as a simple farmhouse and a detached barn, complementing nearby residential and historic properties. Within the buildings will be a mix of dwelling unit types, including one-, two-, and three-bedroom flats, and two-story townhouses. First-floor units in the larger structure will offer accessibility. Individual building components are designed to a human scale and use conventional local materials, such as clapboard siding and divided-lite windows. Welcoming porches and finish carpentry details are among the features that blend seamlessly with the character of neighboring homes and civic buildings.

Relationship to adjacent streets/Integration into existing development patterns

The existing neighborhood is bounded by Route 117 to the north, Nashua River to the east, South Lancaster to the south, and Nashua River to the west. The area is semi-rural in nature. Within the immediate area of the Site, transportation access helps define the character of its development. Major travel and commuter routes within the area of the Site include Route 117 and Main Street (Route 70). The property is about five miles west of I-495 and four miles east of I-190. The Shirley MBTA commuter rail station is located about eight miles to the north. The Site is located in an area with primarily residential land uses.

Density

The Applicant proposes to build eleven (11) rental units on approximately 0.5 acres of buildable land. The resulting density is 22 units per buildable acre, which is acceptable given the proposed housing type.

Conceptual Site Plan

Layout of the site provides space for landscape and plantings between the structures, with generous pathways connecting building entrances and public sidewalks. The driveway and resident parking spaces are designed to minimize visibility from public ways, allow easy access for residents and visitors, and accommodate maneuvering for emergency vehicles. Integrating sustainability into Neck Farm is a fundamental goal for the project. At a minimum, the development team would like to exceed code requirements for insulation values and mechanical equipment, install high-efficiency appliances, provide dual-flush toilets, specify native plantings, consider permeable paving, and make provisions for future solar power.

Environmental Resources

The property does not contain any area of critical concern or areas of estimated or priority habitat of rare species, wildlife or vernal pools.

Topography

The Site is generally level and at grade. The topographic features of the Site have been considered in relationship to the proposed development plans and do not constitute an impediment to development of the Site.

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

According to the appraisal report for the Site, Lancaster's residential market appears stable and strong, with an overall upward trajectory in sales volume and prices in the last decade. MassHousing's Appraisal and Marketing team (A&M) performed a Competitive Market Analysis and found that proposed market rents for each unit type fall within the range of adjusted comparable market rents.

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

MassHousing has commissioned an as "As-Is" appraisal which indicates a land valuation of \$190,000. Based on a proposed investment of \$2,599,570 in equity and permanent financing, the development pro forma appears to be financially feasible and within the limitations on profits and distributions.

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

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

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

A related entity to the Applicant controls the entire .56-acre Site through a deed of ownership recorded with the Worcester South District Registry of Deeds in Book 61180 at page 106.

Corporations Division

Business Entity Summary

ID Number: 001619416

[Request certificate](#)[New search](#)

Summary for: NECK FARM, LLC

The exact name of the Domestic Limited Liability Company (LLC): NECK FARM, LLC**Entity type:** Domestic Limited Liability Company (LLC)**Identification Number:** 001619416**Date of Organization in Massachusetts:**
11-17-2022**Last date certain:****The location or address where the records are maintained** (A PO box is not a valid location or address):

Address: 66 WEST ST, STE 1F

City or town, State, Zip code, LEOMINSTER, MA 01453 USA
Country:**The name and address of the Resident Agent:**

Name: DAVE SINGLETON

Address: 66 WEST ST, STE 1F

City or town, State, Zip code, LEOMINSTER, MA 01453 USA
Country:**The name and business address of each Manager:**

| Title | Individual name | Address |
|-------|-----------------|---------|
| | | |

In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:

| Title | Individual name | Address |
|---------------|-----------------|---|
| SOC SIGNATORY | DAVE SINGLETON | 66 WEST ST, STE 1F LEOMINSTER, MA 01453 USA |
| SOC SIGNATORY | JOHN CHERUBINI | PO BOX 725 CLINTON, MA 01510 USA |

The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:

| Title | Individual name | Address |
|---------------|-----------------|---|
| REAL PROPERTY | DAVE SINGLETON | 66 WEST ST, STE 1F LEOMINSTER, MA 01453 USA |
| REAL PROPERTY | JOHN CHERUBINI | PO BOX 725 CLINTON, MA 01510 USA |

**Consent****Confidential
Data****Merger
Allowed****Manufacturing**

View filings for this business entity:

- ALL FILINGS

Annual Report

Annual Report - Professional

Articles of Entity Conversion

Certificate of Amendment

Certificate of Consolidation
-

[View filings](#)

Comments or notes associated with this business entity:

[New search](#)

BLATMAN, BOBROWSKI, HAVERTY & SILVERSTEIN, LLC

ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

CHRISTOPHER J. ALPHEN, ESQ.
Chris@bbhslaw.net

October 17, 2023

Jessica L. Malcolm
Manager of Comprehensive Permit Programs
Mass Housing
One Beacon Street
Boston, MA 02108

RE: Neck Farm Estates
13 Neck Road, Lancaster – Comprehensive Permit
MassHousing #1182

Dear Ms. Malcolm:

Please accept this correspondence as evidence that the Applicant Neck Farm, LLC submitted an application for a comprehensive permit to the Lancaster Zoning Board of Appeals seeking approval for the construction of eleven (11) rental units on a .54-acre site located on Neck Road and Center Bridge Road in Lancaster, Massachusetts. This project was approved by a Project Eligibility Letter dated August 21, 2021.

Please feel free to contact us if you have any questions regarding this matter.

Very truly yours,



Christopher J. Alphen, Esq.

cc:
Lancaster Zoning Board of Appeals

Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 12/5/2022 2:19:19 PM

| Doc# | Document Type | Town | Book/Page | File Date | Consideration |
|---|---------------|------|-----------|------------|---------------|
| 104357 | DEED | | 61180/104 | 10/04/2019 | 202918.00 |
| Property-Street Address and/or Description | | | | | |
| 13 NECK RD BK 289-216 | | | | | |
| Grantors | | | | | |
| SANDERS EDWARD G, SANDERS DEBRA A | | | | | |
| Grantees | | | | | |
| BAYSTATE INVESTORS GROUP, SINGLETON DAVID J, CHERUBINI JOHN | | | | | |
| References-Book/Pg Description Recorded Year | | | | | |
| 13096/101 DEED 1990 | | | | | |
| Registered Land Certificate(s)-Cert# Book/Pg | | | | | |

Worcester South District Registry of Deeds Electronically Recorded Document

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MASSACHUSETTS EXCISE TAX
Worcester District ROD #20 001
Date: 10/04/2019 12:31 PM
Ctrl# 201797 11660 Doc# 00104357
Fee: \$925.68 Cons: \$202,918.00

Worcester South District Registry of Deeds
Kathryn A. Toomey, Register
90 Front St
Worcester, MA 01608
(508) 798-7717

QUITCLAIM DEED

I, Edward G. Sanders, a married man, Individually, of Lancaster, Worcester County, Massachusetts,

In consideration of Two Hundred and Two Thousand Nine Hundred and Eighteen and no/100 (\$202,918.00) dollars

Grant to BayState Investors Group, a Massachusetts General Partnership, with an office at 66 West Street, 1F, Leominster, Worcester County, Massachusetts, having as its general partners David J. Singleton, of 66 West Street, Leominster, MA and John Cherubini, of 66 West Street, Leominster, MA

with Quitclaim covenants

A certain parcel of land, with any building thereon, situated in the Southerly part of the Center Village, Lancaster, Massachusetts, at the junction on two roads called Neck Road and Center Road, containing one-half (1/2) acre, and bounded and described as follows:

BEGINNING at a stake and stones on Center Road distance nine (9) rods and twenty (20) links Southeasterly from a large elm tree near the junction of said roads;

THENCE North 76° East seven (7) rods and twenty-three (23) links to a bound;

THENCE North 7° 30' West nine (9) rods and twenty-one (21) links to Neck Road;

THENCE On line of fence as it now stands and around corner to place of beginning.

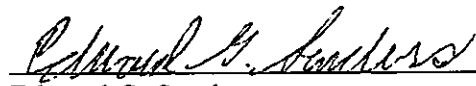
SAID premises are hereby conveyed together with all privileges and appurtenances and subject to conditions as in deed recorded with Worcester District Registry of Deeds in Book 289, Page 216, in so far as in force and effect.

BEING the same premises conveyed to Edward G. Sanders, by deed of Deborah S. Thomson and recorded in the Worcester County Southern District Registry of Deeds dated October 11, 1990, in Book 13096, Page 101.

The Grantor, Edward G. Sanders, herein, hereby release any and all rights of Homestead by law or written declaration with respect to real estate conveyed herein and states under the pains and penalties of perjury that no other individual is entitled to the benefits of homestead.

I, Debra A. Sanders, being the spouse of the above-named grantor, Edward G. Sanders, joins in this deed for the purposes of releasing any and all homestead rights in the above-referenced property.

Executed as a sealed instrument on this 3, day of October, 2019.


Edward G. Sanders

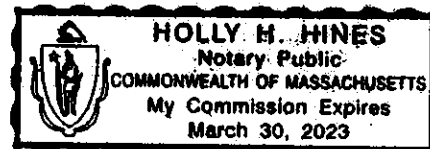
THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss:


On this 3, day of October, 2019, before me, the undersigned Notary Public, personally appeared Edward G. Sanders and proved to me through satisfactory evidence of identification, which was Government Identification namingly a MA 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(s).


Notary Public

My Commission Expires: March 30, 2023



Executed as a sealed instrument on this 3, day of October, 2019.


Debra A. Sanders

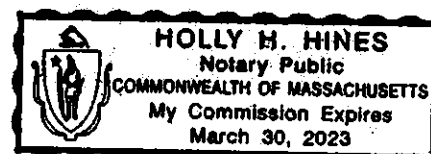
THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss:

On this 3, day of October, 2019, before me, the undersigned Notary Public, personally appeared Debra A. Sanders and proved to me through satisfactory evidence of identification, which was Government Identification namingly a MA Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose(s).


Notary Public

My Commission Expires: March 30, 2023



ATTEST: WORC Kathryn A. Toomey, Register

Development: Neck Farm Estates

*Neck Road & Center Bridge Road
Lancaster, Massachusetts*

EXHIBIT A – WAIVER LIST – APPROVAL DECISION

The applicant provides the following information to assist the permit granting authority in analyzing the project and assessing the likely impact on the community as defined in 760 CMR 56. The project meets the intent of each and every by-law, rule, and regulation in terms of interests sought to be protected thereunder. The applicant provides the following waiver language to allow the permit granting authority to easily adopt or modify as it deems appropriate.

The Board of Appeals authorizes the following waivers from the requirements of the Lancaster Zoning Bylaw and other local by-laws, rules, and regulations listed in this Exhibit A if and only if the Comprehensive Permit for the Project containing the Conditions identified in the attached Comprehensive Permit Application is finally issued and only to the extent necessary and sufficient to construct, occupy, and maintain the project in accordance with the Comprehensive Permit, the Conditions, and Plans and Specifications listed in the Comprehensive Permit Decision, and provided that the project is in fact constructed in accordance with the Comprehensive Permit, the Conditions, and the Plans and Specifications. Once the project has been fully constructed and certificates of occupancy have been issued, these Waivers, the Comprehensive Permit and the Conditions shall not authorize any further waiver of the Lancaster Zoning Bylaws or other local bylaws, rules, or regulations; any proposed further modification of the project or any unit within the project thereafter must conform to the Lancaster Zoning Bylaw and other local bylaws, rules, and regulations, subject to the regulations concerning modifications of comprehensive permits found at 760 CMR 56.05(11).

EXHIBIT A-1

ZONING BYLAWS OF THE TOWN OF LANCASTER

In supplementation of the general information contained on page 1 of Exhibit A, the applicant believes the following waivers are required for issuance of the Comprehensive Permit and therefore requests the permit granting authority issue waivers relative to the following requirements:

| Section Number | Title | Requirement, Waiver Requested |
|-----------------------|---|--|
| Sections 220-8 | USE REGULATION SCHEDULE / USE REGULATION SCHEDULE | Multi-Dwellings are prohibited in Residential Zoning District. The Applicant seeks a waiver to allow the proposed Multi-Dwelling Development including accessory uses in Residential Zoning District. |
| Section 220-10 | LOT DIMENSIONS | Section 220-10 provides lot dimension requirements. The Bylaw provides a minimum lot area of 87,120 square feet when the locus contains 24,743 square feet. The Bylaw requires a minimum of 225 feet of frontage. The locus contains 175.02 feet of frontage. The Applicant requests a waiver from these requirements to construct the project as shown on the plans. |
| Section 220-11 | YARD DIMENSIONS | Section 220-11 provides setback requirements. The Bylaw provides a minimum front yard setback of 30 feet. The proposed project provides a front setback of 3 feet. The Applicant requests a waiver from these dimensional requirements to construct the project as shown on the plans. Section C of Section 220-11 require certain landscape requirements. The Applicant requests a waiver from these requirements to build the project as shown on the plans. |
| Section 220-12 | BUILDING DIMENSIONS | Section 220-12 provides that no building shall exceed 32 feet in height. The buildings proposed by the project will be about 35 feet. The Applicant requests a waiver to permit the building height as shown on the plans. |
| Section 220-13 | FENCES AND WALLS; CORNER CLEARANCE | Section 220-13 regulates fences and walls. The Applicant requests a waiver from these regulations to the extent necessary to permit the project as shown on the plans. |
| Section 220-22 | GENERAL REQUIREMENTS – REQUIRED OFF STREET PARKING | Section 220-22 provides general requirements for off street parking. The Applicant requests a waiver from these |

| Section Number | Title | Requirement, Waiver Requested |
|----------------------------|--|--|
| | | requirements to the extent necessary to permit the parking as shown on the plans. |
| Section 220-22.1 | CURB CUTS; DRIVEWAYS | Section 220-22.1 provides the process for permitting curb cuts. Applicant seeks a waiver from this section as the Zoning Board of Appeals is provided with the authority to issue all local approvals. The Applicant requests a waiver from the curb cut requirements to the extent necessary to permit the project as shown on the plans. |
| Article VIII | SIGN REGULATIONS | This section regulates the installation of signs. The Applicant requests a waiver from this section to erect signs as shown on the plans. |
| Section 220-35 | DESIGN STANDARDS | This section provides design guidelines for any new building construction under site plan review. Applicant seeks a waiver from this section as the Zoning Board of Appeals is provided with the authority to issue all local approvals. |
| Section 220-36.2 | LIGHTING | This section provides criteria for lighting on the property. The Applicant requests a waiver from this section to the extent necessary to permit the project as shown on the plans. |
| Section 220-37.1 | LANDSCAPING REQUIREMENTS | Section 220-37.1 provides landscaping requirements for any development that requires a parking increase of 10 spaces. The Applicant requests a waiver from these landscaping requirements to the extent necessary to permit the project as shown on the plans. |
| Section 220-37.2 | EROSION AND STORMWATER CONTROL | The Applicant requests a waiver from these requirements and states further that the project will Comply with the State and Federal regulations. |
| Section 220-38.1 | PARKING DESIGN | The Applicant seeks a waiver from this section as the Zoning Board of Appeals is provided with the authority to issue all local approvals. |
| Section 225-54 & 55 | BUILDING PERMITS AND OCCUPANCY PERMITS | The Applicant requests a waiver of payment of any fees associated with permits for the affordable units. |
| Board of Appeals Rules and | APPLICATION | This section requires that the Applicant provide ten (10) copies |

| Section Number | Title | Requirement, Waiver Requested |
|-------------------------------|-------|---|
| Regulations Section 302-40 | | with the Town Clerk. The Applicant will provide sufficient copies to the Board and will provide a electronic version to the Town. |

EXHIBIT A-2
CHAPTER 205
STORMWATER MANAGEMENT RULES AND REGULATIONS

In supplementation of the general information contained on page 1 of Exhibit A, the applicant believes the following waivers are required for issuance of the Comprehensive Permit and therefore requests the permit granting authority issue waivers relative to the following requirements:

| Section Number | Title | Requirement, Waiver Requested |
|----------------|---|---|
| CHAPTER 205 | STORMWATER MANAGEMENT RULES AND REGULATIONS | The Applicant requests a waiver from these requirements and states further that the Project will Comply with the State and Federal regulations. |

EXHIBIT A-3

CHAPTER 306
LANCASTER WETLANDS PROTECTION RULES AND REGULATIONS

In supplementation of the general information contained on page 1 of Exhibit A, the applicant believes the following waivers are required for issuance of the Comprehensive Permit and therefore requests the permit granting authority issue waivers relative to the following requirements:

| Section Number | Title | Requirement, Waiver Requested |
|----------------|-----------------------|--|
| Section 306-1 | AUTHORITY AND PURPOSE | <p>Applicant seeks a waiver from this section as the Zoning Board of Appeals is provided with the authority to issue all local approvals.</p> <p>These Town of Lancaster Wetlands Regulations were promulgated by the Town of Lancaster Conservation Commission to which authority is granted under the Lancaster Wetlands Protection Bylaw.. The purpose of the bylaw is to protect the wetlands, wildlife, water resources, flood-prone areas, and adjoining upland areas in the Town of Lancaster by controlling activities deemed by the Conservation Commission to have a significant or cumulative effect on resource area values, as outlined in § 215-1 of the Wetlands Protection Bylaw..</p> <p>Applicant will Comply with the Massachusetts Wetlands Protection Act, G.L. c. 131, § 40 and 310 CMR 10.00 et. seq.</p> |

EXHIBIT A-4

LANCASTER SEWER DISTRICT AND WATER DIVISION

In supplementation of the general information contained on page 1 of Exhibit A, the applicant believes the following waivers are required for issuance of the Comprehensive Permit and therefore requests the permit granting authority issue waivers relative to the following requirements:

| Section Number | Title | Requirement, Waiver Requested |
|----------------|--------------------------|--|
| | LANCASTER SEWER DISTRICT | Applicant seeks a waiver of payment of any fees associated with any sewer connection, extensions or any related fee for service required for the affordable units. |
| | LANCASTER WATER DIVISION | Applicant seeks a waiver of payment of any fees associated with any water connection, extensions or any related fee for service required for the affordable units. |

Executive Office of Housing and Livable Communities
Chapter 40B Subsidized Housing Inventory (SHI)
as of June 29, 2023*

| Community | 2020 Census Year Round Housing Units | Total Development Units** | SHI Units | % |
|------------------|---|--|------------------|----------|
| Abington | 6,799 | 666 | 489 | 7.19% |
| Acton | 9,151 | 1,517 | 737 | 8.05% |
| Acushnet | 4,275 | 125 | 95 | 2.22% |
| Adams | 4,299 | 324 | 324 | 7.54% |
| Agawam | 12,313 | 620 | 558 | 4.53% |
| Alford | 237 | 0 | 0 | 0.00% |
| Amesbury | 7,808 | 841 | 663 | 8.49% |
| Amherst | 10,684 | 1,467 | 1,252 | 11.72% |
| Andover | 13,464 | 2,212 | 1,675 | 12.44% |
| Aquinnah | 215 | 33 | 33 | 15.35% |
| Arlington | 20,400 | 1,615 | 1,299 | 6.37% |
| Ashburnham | 2,448 | 144 | 29 | 1.18% |
| Ashby | 1,206 | 0 | 0 | 0.00% |
| Ashfield | 800 | 20 | 19 | 2.38% |
| Ashland | 7,456 | 1,021 | 419 | 5.62% |
| Athol | 5,207 | 261 | 261 | 5.01% |
| Attleboro | 19,049 | 1,166 | 1,166 | 6.12% |
| Auburn | 6,979 | 366 | 366 | 5.24% |
| Avon | 1,830 | 75 | 75 | 4.10% |
| Ayer | 3,783 | 381 | 226 | 5.97% |
| Barnstable | 21,915 | 1,816 | 1,485 | 6.78% |
| Barre | 2,234 | 83 | 83 | 3.72% |
| Becket | 950 | 1 | 1 | 0.11% |
| Bedford | 5,424 | 1,243 | 989 | 18.23% |
| Belchertown | 6,301 | 402 | 376 | 5.97% |
| Bellingham | 6,732 | 983 | 755 | 11.22% |
| Belmont | 10,839 | 785 | 673 | 6.21% |
| Berkley | 2,352 | 158 | 40 | 1.70% |
| Berlin | 1,307 | 320 | 204 | 15.61% |
| Bernardston | 954 | 22 | 22 | 2.31% |
| Beverly | 17,754 | 2,538 | 1,992 | 11.22% |
| Billerica | 15,460 | 1,982 | 1,668 | 10.79% |
| Blackstone | 3,864 | 165 | 123 | 3.18% |
| Blandford | 543 | 0 | 0 | 0.00% |
| Bolton | 1,967 | 409 | 298 | 15.15% |
| Boston | 299,238 | 58,823 | 57,443 | 19.20% |
| Bourne | 8,930 | 1,127 | 589 | 6.60% |
| Boxborough | 2,343 | 323 | 266 | 11.35% |
| Boxford | 2,796 | 85 | 44 | 1.57% |

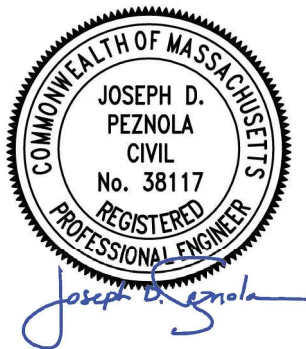
| | | | | |
|--------------|--------|-------|-------|--------|
| Holden | 7,419 | 518 | 410 | 5.53% |
| Holland | 1,149 | 0 | 0 | 0.00% |
| Holliston | 5,544 | 520 | 253 | 4.56% |
| Holyoke | 16,829 | 3,376 | 3,254 | 19.34% |
| Hopedale | 2,384 | 115 | 115 | 4.82% |
| Hopkinton | 6,597 | 843 | 725 | 10.99% |
| Hubbardston | 1,737 | 49 | 49 | 2.82% |
| Hudson | 8,455 | 1,054 | 896 | 10.60% |
| Hull | 5,005 | 83 | 83 | 1.66% |
| Huntington | 937 | 30 | 30 | 3.20% |
| Ipswich | 6,215 | 800 | 589 | 9.48% |
| Kingston | 5,251 | 358 | 235 | 4.48% |
| Lakeville | 4,382 | 433 | 250 | 5.71% |
| Lancaster | 2,736 | 224 | 138 | 5.04% |
| Lanesborough | 1,371 | 28 | 28 | 2.04% |
| Lawrence | 29,976 | 3,989 | 3,969 | 13.24% |
| Lee | 2,796 | 176 | 176 | 6.29% |
| Leicester | 4,338 | 176 | 176 | 4.06% |
| Lenox | 2,642 | 178 | 172 | 6.51% |
| Leominster | 18,687 | 1,407 | 1,370 | 7.33% |
| Leverett | 806 | 2 | 2 | 0.25% |
| Lexington | 12,252 | 1,551 | 1,320 | 10.77% |
| Leyden | 323 | 0 | 0 | 0.00% |
| Lincoln | 2,322 | 370 | 298 | 12.83% |
| Littleton | 3,861 | 666 | 452 | 11.71% |
| Longmeadow | 5,931 | 282 | 282 | 4.75% |
| Lowell | 43,370 | 5,197 | 5,127 | 11.82% |
| Ludlow | 8,720 | 290 | 290 | 3.33% |
| Lunenburg | 4,702 | 386 | 386 | 8.21% |
| Lynn | 36,699 | 4,307 | 4,307 | 11.74% |
| Lynnfield | 4,734 | 632 | 562 | 11.87% |
| Malden | 27,676 | 2,761 | 2,594 | 9.37% |
| Manchester | 2,293 | 137 | 115 | 5.02% |
| Mansfield | 9,266 | 1,218 | 965 | 10.41% |
| Marblehead | 8,650 | 399 | 333 | 3.85% |
| Marion | 2,263 | 201 | 159 | 7.03% |
| Marlborough | 17,498 | 2,179 | 1,872 | 10.70% |
| Marshfield | 10,594 | 1,024 | 821 | 7.75% |
| Mashpee | 7,342 | 368 | 342 | 4.66% |
| Mattapoisett | 2,884 | 68 | 68 | 2.36% |
| Maynard | 4,730 | 610 | 425 | 8.99% |
| Medfield | 4,432 | 474 | 393 | 8.87% |
| Medford | 25,711 | 3,209 | 1,766 | 6.87% |
| Medway | 4,819 | 838 | 548 | 11.37% |
| Melrose | 12,580 | 1,511 | 967 | 7.69% |
| Mendon | 2,215 | 77 | 40 | 1.81% |
| Merrimac | 2,746 | 402 | 146 | 5.32% |



Stormwater Report
In Support of

Comprehensive Permit Filing
for

Neck Farm
13 Neck Road
(Map 24, Lot 32)
Lancaster, MA



Prepared By:
Hancock Associates
#24939

Prepared For:
Neck Farm, LLC

October 9, 2023

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Appendix II Stormwater Checklist

Appendix III NRCS Soils Map

Appendix IV Existing and Proposed Drainage Figures

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Appendix VI Hydrocad Output for Recharge Volume

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Introduction

Neck Farm, LLC proposes to construct a Multi-Family Development at 13 Neck Road, Lancaster, MA. Associated improvements will include paved vehicular and pedestrian areas, recreational areas, landscaped areas, stormwater management systems, and utility services. The project area is currently comprised of a building, paved vehicular areas, paved walking paths, and vegetated areas. The project area is accessed by Neck Road on its northern border and Center Bridge Road on its western border and consists of 0.57± acres and is bounded Center Bridge Road to the west, Neck Road to the north, and residential properties to the south and east. Elevations on site range from elevation 270 at the northeast property line to elevation 267 at the Center Bridge Road.

The project area is not located within a FEMA flood zone as shown on FEMA map number 25027C0458E dated July 7, 2011. The proposed stormwater management system will include catch basins with deep sumps and hoods, pervious pavement, and a network of pipes. The system will discharge to the existing stormwater system on Center Bridge Road.

Design guidance for the proposed pervious pavement was used using the University of New Hampshire Center for Stormwater Technology Evaluation and Verification publications on pervious pavement. Their guidance uses laboratory tests to determine the total time for concentration for runoff to infiltrate into the crushed stone reservoir course. The consensus of their laboratory testing concurred a time of concentration of 790 minutes shall be used for stormwater modeling. Stormwater modeling for this project reflects this data and was used for the design of the pervious pavement onsite.

The proposed stormwater management system was designed to meet the Stormwater Management Standards described in the Massachusetts Stormwater Handbook and the Town of Lancaster's Stormwater Standards. The following report describes the system's compliance with these standards.

Standard 1: No New Untreated Discharges

The Massachusetts Stormwater Handbook states that no new stormwater conveyances may discharge untreated stormwater directly to or cause erosions in wetlands or waters of the Commonwealth. The project does not include new stormwater conveyances.

Standard 2: Peak Rate Attenuation

The Massachusetts Stormwater Handbook states that stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. A summary of the existing and proposed discharge rates follows. The proposed condition discharge rates of runoff are at or below the existing rates to the same discharge points. Please see the attached "Existing Drainage Figure" and "Proposed Drainage Figure" figures (Appendix III) and HydroCAD output (Appendix IV) for more information.

For the purpose of these calculations the following assumptions were made:

- The project property lines and edge of pavement on the right-of-way were used to delineate watershed boundaries.
- The same total watershed area of the drainage areas is used to compare the existing and proposed conditions.
- The Natural Resources Conservation Service (NRCS) Web Soil Survey defines soils in the project area as 305B, Paxton fine sandy loam (Hydrologic Soil Group C). Test pits were dug onsite by this office in 2022 and discovered sandy soils as well as sandy loam parent material onsite.

One (1) drainage area have been modeled to represent the existing condition:

- Drainage Area EX1 consists of the conditions of the previous development, the now demolished single-family house that was on property. This consists of roof areas, paved vehicular areas, and grassed areas. Stormwater runoff from EX1 drains via overland flow to an existing network of pipes located at the intersection of Neck Road and Center Bridge Road, Discharge Point 10R.

In the proposed condition a stormwater management system will collect and treat stormwater runoff from the project site. This system will include pervious pavement cells. Three (3) drainage areas have been modeled to represent the proposed condition:

- Drainage Area 1S will consist of paved vehicular and pedestrian areas. Stormwater discharge from 1S will drain overland to the proposed pervious pavement cells. From there overflow is directed via a proposed pipe network into the existing network of pipes located at the intersection of Neck Road and Center Bridge Road, Discharge Point 1R
- Drainage Area 2S will consist of roof areas. Stormwater discharge from 2S will drain via roof drains directly into the reservoir course of the pervious pavement cells. From there overflow is directed via a proposed pipe network into the existing network of pipes located at the intersection of Neck Road and Center Bridge Road, Discharge Point 1R
- Drainage Area 3S will consist of grassed/landscape areas and paved pedestrian areas. Stormwater discharge from 3S will flow overland and directed to the existing network of pipes located at the intersection of Neck Road and Center Bridge Road, Discharge Point 1R

The following table compares the peak rates of runoff under the existing and proposed conditions using the Northeast Regional Climate Center (NRCC) Atlas of Precipitation Extremes for the Northeastern United States and Southeastern Canada

Table 1: Peak Rates of Runoff

| Discharge Point | Peak Rate (cfs) | | | | | |
|-----------------|--|----------|---|----------|--|----------|
| | 2-Year Storm (3.22" Rainfall Depth) | | 10-Year Storm (4.86" Rainfall Depth) | | 100-Year Storm (8.64" Rainfall Depth) | |
| | Existing | Proposed | Existing | Proposed | Existing | Proposed |
| 10R/1R | 1.02 | 0.37 | 1.97 | 0.76 | 4.32 | 3.31 |

cfs – Cubic Feet per Second

Standard 3: Recharge

The Massachusetts Stormwater Handbook states that loss of annual recharge to groundwater shall be eliminated or minimized. The annual recharge from the post-development site shall approximate the annual recharge from the pre-development conditions based on soil type. Recharge volumes are provided for the majority of the proposed impervious areas. For the purpose of these calculations, all of the project areas are considered to be Hydrologic Soil Group C. The required recharge volume is 0.25" multiplied by

the area of impervious surfaces. Please see the attached Hydrocad summaries for the recharge volumes provided within the reservoir course (Appendix VI). The volumes is as follows:

Required Recharge Volume, HSG C = Target Depth * Impervious Area = 0.25" * 17,995 SF = 375 CF

Capture Area Adjustment

There are areas within this development that do not drain to recharge facilities, subcatchment 3S are directed to the existing drainage features at the intersection of Neck Road and Center Bridge Road,.

((Site Area Draining to Recharge Facilities) / (Total Site Impervious Area) > 65%
(16,335 SF / 17,995 SF) x 100% = 91% (>65%)

Ratio of Total Site Impervious Area to Site Area Draining to Recharge Facilities
17,995 SF / 16,335 SF = **1.10**

Adjusted Minimum Required Recharge Volume
375 CF x 1.10 = 413 CF

The recharge volume is provided below the weir (elevation 266.50) controlling the outflow for the pervious paver reservoir course. The volume provided is 770 cubic feet. Since the volume provided is greater than the required recharge volume, the standard is met.

The Massachusetts Stormwater Handbook states that the recharge volume must drain within 72 hours. Observations in soil testing performed on-site indicate that the soil that the pervious pavement will be installed upon is sandy loam as indicated on the site plan The following "drawdown" calculation assumes a Rawl's Rate of 1.02 inches per hour, corresponding to texture class "sandy loam".

Drawdown Time = Storage Volume / (Rawl's Rate * Bottom Area)
= 770 CF / (1.02 in/hr * 3,795 SF) = 2.4 Hour

Since the drawdown time of 2.4 hours is less than 72 hours, the requirement is met.

Standard 4: Water Quality

The Massachusetts Stormwater Handbook states that systems shall be designed to remove 80% of the average annual post-development construction load of Total Suspended Solids (TSS). The treatment BMP's have been sized to provide at least 80% TSS removal and measures will be taken for long-term pollution prevention.

Stormwater runoff from vehicular paved areas will be treated for at least 80% TSS removal via pervious pavers. The treatment train computation is as follows:

Table 2: Treatment Train Calculation

| BMP | TSS Removal Rate | Starting TSS Load | Amount Removed | Remaining Load |
|-------------------|------------------|-------------------|----------------|----------------|
| Pervious Pavement | 0.80 | 1 | 0.80 | 0.20 |
| Total TSS Removal | | | | 0.80 |

These BMP's are sized to capture and treat the 1.0" water quality flow rate from the contributing paved areas because the project area is located within a Critical Area, known as the Central Nashua River Valley.

Water Quality Volume Calculations

The Massachusetts Department of Environmental Protection Wetlands Program Standard Method to Convert Required Water Quality Volume to a Discharge Rate for Sizing Flow Based Manufactured Proprietary Stormwater Treatment Practices, the Q rate associated with the 0.5-inch water quality volume is calculated using the following equations:

$$WQV = (A) * 0.5 \text{ in.}$$

Where:

A = paved surface drainage area (in square feet)

WQV = water quality volume in watershed inches (0.5-inch in this case)

Pervious Pavement

$$WQV = (8,715 \text{ SF}) (1.0 \text{ inch.}) (1.0 \text{ ft} / 12 \text{ inches})$$

$$WQV = 726 \text{ CF (770 CF Provided)}$$

Standard 5: Land Uses with Higher Potential Pollutant Loads

The proposed project is not a Land Use with Higher Potential Pollutant Load (LUHPPL).

Standard 6: Critical Area

The proposed project is within a Critical Area known as the Central Nashua River Valley. The Central Nashua River Valley has been designated as an Area of Environmental Concern (ACEC). See standard 4 for Standard 4 for water quality volume calculations demonstrating compliance with the requirement to retain the 1" water quality volume.

Standard 7: Redevelopment

The proposed project is not a redevelopment.

Standard 8: Construction Period Pollution Prevention and Erosion & Sedimentation Control

Best management practices (BMP) for erosion and sedimentation control are staked straw bales, filter fences, wattles, hydro seeding, and phased development. Many stormwater BMP technologies (e.g., infiltration technologies) are not designed to handle the high concentrations of sediments typically found in construction runoff and must be protected from construction-related sediment loadings. Construction BMP's must be maintained. In developing the proposed project certain measures will be implemented to minimize impacts erosion and sedimentation could have on surrounding areas. This section addresses items that involve proper construction techniques, close surveillance of workmanship, and immediate response to emergency situations. The developer must be prepared to provide whatever reasonable measures are necessary to protect the environment during construction and to stabilize all disturbed areas as soon as construction ends. Construction period pollution prevention and erosion and

sediment control shall meet the requirements for the 2022 EPA Construction General Permit for all projects requiring coverage under the CGP.

Pre-Construction

1. The contractor shall have a stockpile of materials required to control erosion on-site to be used to supplement or repair erosion control devices. These materials shall include, but are not limited to straw bales, silt fence, wattles and crushed stone.
2. The contractor is responsible for erosion control on site and shall utilize erosion control measures where needed, regardless of whether the measures are specified on the plan or in the order of conditions.

Preliminary Site Work

1. Excavated materials should be stockpiled, separating the topsoil for future use on the site. Erosion control shall be utilized along the down slope side of the piles and side slopes shall not exceed 2:1.
2. If intense rainfall is anticipated, the installation of supplemental straw bale dikes, silt fences, or armored dikes shall be considered.
3. Unsuitable excavated material shall be removed from the site.
4. Construction entrance shall be installed.
5. Existing catch basins shall be protected with silt sacks.

Ongoing Site Work

1. Erosion control measures shall be regularly inspected and replaced as needed.
2. Dewatering shall be done in a manner so as not to transmit silt, sand or particulate matter to the receiving water or existing drainage system.

Landscaping

1. Landscaping shall occur as soon as possible to provide permanent stabilization of disturbed surfaces.
2. If the season or adverse weather conditions do not allow the establishment of vegetation, temporary mulching with straw, wood chips weighted with snow fence or branches, or other methods shall be provided.
3. A minimum of 4 inches of topsoil shall be placed and its surface smoothed to the specified grades.
4. The use of herbicides is strongly discouraged.
5. Hydro seeding is encouraged for steep slopes. Application rates on slopes greater than 3:1 shall have a minimum seeding rate of 5-lbs/1000 SF. A latex or fiber tackifier shall be used on these slopes at a minimum rate of 50 lbs. of tackifier per 500 gallons of water used.

Standard 9: Operations and Maintenance Plan

The information provided herein is intended to provide the base information for operation and maintenance of the site in perpetuity subject to updates and revisions as required at a future date. As such all future property owners must be notified in writing of this plan and be provided with a copy of this plan, a complete set of the design drawings and/or a completed as-built plan showing all the drainage features as they were constructed, which are considered part of this document. Please see the attached Operations and Maintenance Log (Appendix VII).

Stormwater management system owner: Neck Farm, LLC
The party responsible for operation and maintenance: Neck Farm, LLC

Preliminary Stormwater Operation and Maintenance Budget

Quarterly Inspection and Maintenance x \$2,500 per visit = \$10,000 annually

Illicit Discharge - Practices to Minimize Storm Water Contamination

- All waste materials will be collected and stored in a securely lidded metal dumpster.
- All trash and debris from the site will be deposited in the dumpster. The dumpster will be emptied on a regular schedule prior to being over full.
- All personnel will be instructed regarding the correct procedure for waste disposal.
- Good housekeeping and spill control practices will be followed to minimize storm water contamination from petroleum products, paints, and cleaning products.
- All site vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage.
- Spill kits will be provided with any activity that could provide contamination.
- All paint containers and curing compounds will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewers, but will be properly disposed according to the manufacturer's instructions.
- All spills will be cleaned up immediately upon discovery. Spills large enough to reach the storm sewers will be reported to the Massachusetts Department of Environmental Protection Northeast Regional Office at 1-888-304-1133.

Pervious Pavement

In most porous pavement designs, the pavement itself acts as pretreatment to the stone reservoir below. Consequently, frequent cleaning and maintenance of the pavement surface is critical to prevent clogging. To keep the surface clean, frequent vacuum sweeping along with jet washing of asphalt and concrete pavement is required. No winter sanding shall be conducted on the porous surface. Annual inspections shall occur with a representative from the Town Engineer's Office as witness to the inspection.

Deep Sump Hooded Catch Basins

Inspect deep sump catch basins four times per year including the end of the foliage and snow removal seasons. Sediments must also be removed four times per year or when the depth of deposits is greater than or equal to one half the depth of the sump. Vacuum trucks are to be used to remove trapped sediment and supernatant.

Although catch basin debris often contains concentrations of oil and hazardous materials such as petroleum hydrocarbons and metals, MassDEP classifies them as solid waste. Any contaminated materials must be evaluated in accordance with the Hazardous Waste Regulations, 310 CMR 30.00, and handled as hazardous waste. MassDEP regulations prohibit landfills from accepting materials that contain free draining liquids.

Roof Drain Leaders

Routine roof inspections shall be performed two times per year. The roof shall be kept clean and free of debris, and the roof drainage systems shall be kept clear. Gutters and downspouts shall be cleaned at least twice per year, or more frequently as necessary.

Vegetated Areas Maintenance

Although not a structural component of the drainage system, the maintenance of vegetated areas may affect the functioning of stormwater management practices. This includes the health/density of vegetative

cover and activities such as the application and disposal of lawn and garden care products, disposal of leaves and yard trimmings.

Initial Post-Construction Inspection

During the initial period of vegetation establishment pruning and weeding are required twice in first year by contractor or owner. Any dead vegetation/plantings found after the first year will be replaced. Proper mulching is mandatory and regular watering may be required initially to ensure proper establishment of new vegetation.

Long-Term Maintenance

The planted areas shall be inspected on a semi-annual basis and any litter removed. Weeds and invasive plant species shall be removed by hand. Maintain planted areas adjacent to pavement to prevent soil washout. Immediately clean any soil deposits on pavement. Leaf litter and other detritus shall be removed twice per year. If needed to maintain aesthetic appearance, perennial plantings may be trimmed at the end of the growing season.

Trees and shrubs shall be inspected twice per year to evaluate health and attended to as necessary. Seeded ground cover or grass areas shall not receive mulching. Re-seed bare areas; install appropriate erosion control measures when native soil is exposed or erosion channels are forming. Plant alternative mixtures of grass species in the event of unsuccessful establishment. The grass vegetation should not be cut to a height less than four inches.

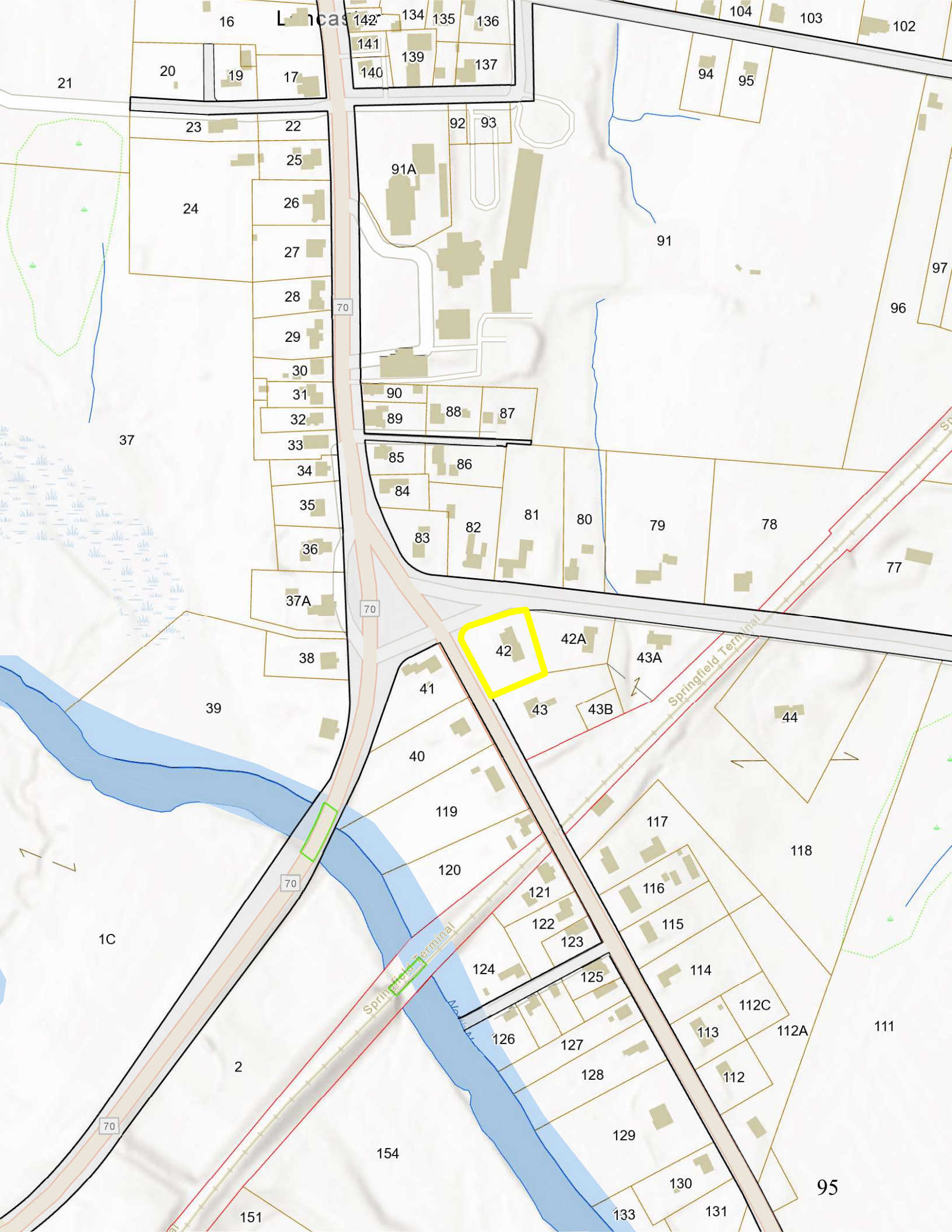
Pesticide/Herbicide Usage

No pesticides are to be used unless a single spot treatment is required for a specific control application.

Standard 10: Prohibition of Illicit Discharges

No illicit discharges currently exist and no future illicit discharges will be allowed including wastewater discharges and discharges of stormwater contaminated by contact with process wastes, raw materials, toxic pollutants, hazardous substances, soil, or grease.

Appendix I Locus Map



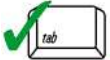
Appendix II Stormwater Checklist



Checklist for Stormwater Report

Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.¹ This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard ²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Checklist for Stormwater Report

B Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

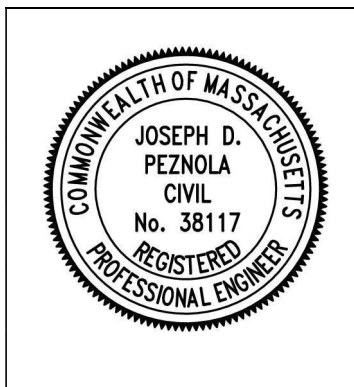
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



Joseph D. Peznola
Signature and Date

10/9/23

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment

- ☒ New development
- ☐ Redevelopment
- ☐ Mix of New Development and Redevelopment



Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☐ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☐ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
 - ☐ Credit 1
 - ☐ Credit 2
 - ☐ Credit 3
- ☐ Use of country drainage versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebo Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): _____

Standard : No New Untreated Discharges

- ☐ No new untreated discharges
- ☐ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☐ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Checklist for Stormwater Report

Checklist (continued)

Standard : Peak Flow Attenuation

- ☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- ☒ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- ☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard : Recharge

- ☒ Soil Analysis provided.
- ☒ Required Recharge Volume calculation provided.
- ☐ Required Recharge volume reduced through use of the LID site Design Credits.
- ☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.
 - ☒ Static
 - ☐ Simple Dynamic
 - ☐ Dynamic Field¹
- ☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.
- ☒ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- ☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- ☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
 - ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
 - ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
 - ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
 - ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- ☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- ☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 0 TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Checklist for Stormwater Report

Checklist (continued)

Standard : Recharge (continued)

- ☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- ☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard : Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
 - Provisions for storing materials and waste products inside or under cover;
 - Vehicle washing controls;
 - Requirements for routine inspections and maintenance of stormwater BMPs;
 - Spill prevention and response plans;
 - Provisions for maintenance of lawns, gardens, and other landscaped areas;
 - Requirements for storage and use of fertilizers, herbicides, and pesticides;
 - Pet waste management provisions;
 - Provisions for operation and management of septic systems;
 - Provisions for solid waste management;
 - Snow disposal and plowing plans relative to Wetland Resource Areas;
 - Winter Road Salt and/or Sand Use and Storage restrictions;
 - Street sweeping schedules;
 - Provisions for prevention of illicit discharges to the stormwater management system;
 - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
 - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
 - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- ☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
 - ☐ Treatment BMPs subject to the 44 TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
 - ☐ is within the one II or Interim Wellhead Protection Area
 - ☒ is near or to other critical areas
 - ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
 - ☐ involves runoff from land uses with higher potential pollutant loads.
 - ☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.
 - ☒ Calculations documenting that the treatment train meets the 0 TSS removal requirement and, if applicable, the 44 TSS removal pretreatment requirement, are provided.



Checklist for Stormwater Report

Checklist (continued)

Standard : Water Quality (continued)

- ☒ The BMP is sized (and calculations provided) based on:
 - ☒ The 1 or 1 Water Quality Volume or
 - ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- ☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the proprietary BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- ☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard : Land Uses with Higher Potential Pollutant Loads (LUHPPLs)

- ☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- ☒ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior to** the discharge of stormwater to the post-construction stormwater BMPs.
- ☐ The NPDES Multi-Sector General Permit does **not** cover the land use.
- ☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- ☐ All exposure has been eliminated.
- ☐ All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- ☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with 1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard : Critical Areas

- ☒ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- ☒ Critical areas and BMPs are identified in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard : Redevelopments and other projects Subject to the Standards only to the maximum extent practicable

- ☐ The project is subject to the Stormwater Management Standards only to the maximum extent practicable as a:
 - ☐ Limited Project
 - ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
 - ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
 - ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
 - ☐ Bike Path and/or Foot Path
 - ☐ Redevelopment Project
 - ☐ Redevelopment portion of mix of new and redevelopment.
- ☐ Certain standards are not fully met (Standard No. 1, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- ☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4- to the maximum extent practicable and (b) improves existing conditions.

Standard : Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
 - Construction Period Operation and Maintenance Plan;
 - Names of Persons or Entity Responsible for Plan Compliance;
 - Construction Period Pollution Prevention Measures;
 - Erosion and Sedimentation Control Plan Drawings;
 - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
 - Vegetation Planning;
 - Site Development Plan;
 - Construction Sequencing Plan;
 - Sequencing of Erosion and Sedimentation Controls;
 - Operation and Maintenance of Erosion and Sedimentation Controls;
 - Inspection Schedule;
 - Maintenance Schedule;
 - Inspection and Maintenance Log Form.
- ☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Checklist for Stormwater Report

Checklist (continued)

Standard : Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- ☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- ☐ The project is **not** covered by a NPDES Construction General Permit.
- ☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- ☒ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard : Operation and Maintenance Plan

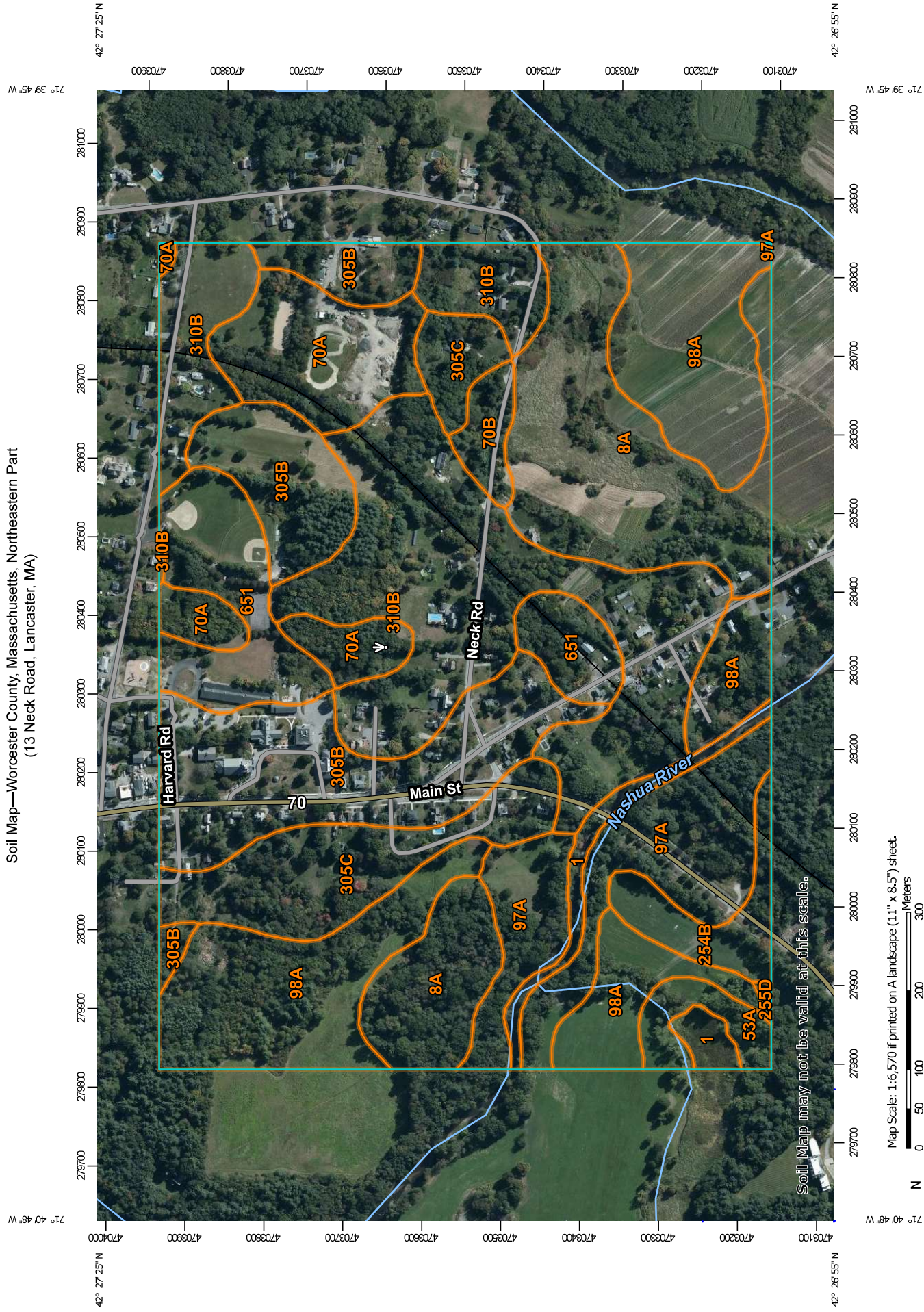
- ☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
 - ☒ Name of the stormwater management system owners;
 - ☒ Party responsible for operation and maintenance;
 - ☒ Schedule for implementation of routine and non-routine maintenance tasks;
 - ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
 - ☒ Description and delineation of public safety features;
 - ☒ Estimated operation and maintenance budget; and
 - ☒ Operation and Maintenance Log Form.
- ☐ The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
 - ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
 - ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard : Prohibition of Illicit Discharges

- ☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- ☐ An Illicit Discharge Compliance Statement is attached;
- ☒ NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

Appendix III NRCS Soils Map

Soil Map—Worcester County, Massachusetts, Northeastern Part
(13 Neck Road, Lancaster, MA)



Map Scale: 1:6,570 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Worcester County, Massachusetts, Northeastern Part
Survey Area Data: Version 15, Jun 10, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 12, 2019—Sep 29, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|--|--------------|----------------|
| 1 | Water | 3.8 | 1.9% |
| 8A | Limerick silt loam, 0 to 3 percent slopes | 27.7 | 13.7% |
| 53A | Freetown muck, ponded, 0 to 1 percent slopes | 2.9 | 1.4% |
| 70A | Ridgebury fine sandy loam, 0 to 3 percent slopes | 13.6 | 6.7% |
| 70B | Ridgebury fine sandy loam, 3 to 8 percent slopes | 2.3 | 1.1% |
| 97A | Suncook loamy fine sand, 0 to 3 percent slopes | 16.1 | 7.9% |
| 98A | Winooski very fine sandy loam, 0 to 3 percent slopes | 34.0 | 16.8% |
| 254B | Merrimac fine sandy loam, 3 to 8 percent slopes | 4.3 | 2.1% |
| 255D | Windsor loamy sand, 15 to 25 percent slopes | 0.2 | 0.1% |
| 305B | Paxton fine sandy loam, 3 to 8 percent slopes | 29.2 | 14.4% |
| 305C | Paxton fine sandy loam, 8 to 15 percent slopes | 14.0 | 6.9% |
| 310B | Woodbridge fine sandy loam, 3 to 8 percent slopes | 41.5 | 20.5% |
| 651 | Udorthents, smoothed | 12.5 | 6.2% |
| Totals for Area of Interest | | 202.2 | 100.0% |

Worcester County, Massachusetts, Northeastern Part

305B—Paxton fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2t2qp

Elevation: 0 to 1,570 feet

Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F

Frost-free period: 140 to 240 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Paxton and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Paxton

Setting

Landform: Ground moraines, drumlins, hills

Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Nose slope, side slope, crest

Down-slope shape: Convex, linear

Across-slope shape: Convex

Parent material: Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

Typical profile

Ap - 0 to 8 inches: fine sandy loam

Bw1 - 8 to 15 inches: fine sandy loam

Bw2 - 15 to 26 inches: fine sandy loam

Cd - 26 to 65 inches: gravelly fine sandy loam

Properties and qualities

Slope: 3 to 8 percent

Depth to restrictive feature: 18 to 39 inches to densic material

Drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)

Depth to water table: About 18 to 37 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline (0.0 to 1.9 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 3.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: C
Ecological site: F144AY007CT - Well Drained Dense Till Uplands
Hydric soil rating: No

Minor Components

Woodbridge

Percent of map unit: 9 percent
Landform: Ground moraines, drumlins, hills
Landform position (two-dimensional): Summit, backslope, footslope
Landform position (three-dimensional): Side slope
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Ridgebury

Percent of map unit: 6 percent
Landform: Depressions, ground moraines, hills, drainageways
Landform position (two-dimensional): Toeslope, backslope, footslope
Landform position (three-dimensional): Base slope, head slope, dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Charlton

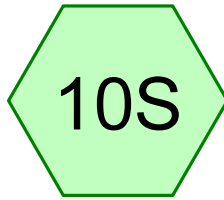
Percent of map unit: 5 percent
Landform: Hills
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Data Source Information

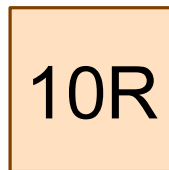
Soil Survey Area: Worcester County, Massachusetts, Northeastern Part
Survey Area Data: Version 18, Sep 10, 2023

Appendix III Existing and Proposed Drainage Figures

Appendix V Hydrocad Output

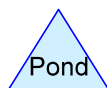
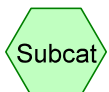


Overland to Center
Bridge Road



Center Bridge Road

PRE DEVELOPMENT



Routing Diagram for 24939-hcad

Prepared by Hancock Associates, Printed 10/6/2023
HydroCAD® 10.00-24 s/n 00821 © 2018 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

| Area (sq-ft) | CN | Description (subcatchment-numbers) |
|-----------------|-----------|---------------------------------------|
| 21,680 | 74 | >75% Grass cover, Good, HSG C (10S) |
| 6,340 | 98 | Paved parking, HSG C (10S) |
| 2,620 | 98 | Roofs, HSG C (10S) |
| 30,640 | 81 | TOTAL AREA |

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 10S: Overland to Center Bridge Road

Runoff Area=30,640 sf 29.24% Impervious Runoff Depth>1.37"

Flow Length=165' Tc=10.9 min CN=81 Runoff=1.02 cfs 3,503 cf

Reach 10R: Center Bridge Road

Inflow=1.02 cfs 3,503 cf

Outflow=1.02 cfs 3,503 cf

Total Runoff Area = 30,640 sf Runoff Volume = 3,503 cf Average Runoff Depth = 1.37"
70.76% Pervious = 21,680 sf 29.24% Impervious = 8,960 sf

Summary for Subcatchment 10S: Overland to Center Bridge Road

Runoff = 1.02 cfs @ 12.16 hrs, Volume= 3,503 cf, Depth> 1.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type III 24-hr 2-Year Rainfall=3.22"

| Area (sf) | CN | Description |
|-----------|----|-------------------------------|
| 2,620 | 98 | Roofs, HSG C |
| 6,340 | 98 | Paved parking, HSG C |
| 21,680 | 74 | >75% Grass cover, Good, HSG C |
| 30,640 | 81 | Weighted Average |
| 21,680 | | 70.76% Pervious Area |
| 8,960 | | 29.24% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--|
| 9.2 | 50 | 0.0060 | 0.09 | | Sheet Flow, Sheet Flow |
| | | | | | Grass: Short n= 0.150 P2= 3.13" |
| 1.7 | 115 | 0.0270 | 1.15 | | Shallow Concentrated Flow, Shallow Flow |
| | | | | | Short Grass Pasture Kv= 7.0 fps |
| 10.9 | 165 | Total | | | |

Summary for Reach 10R: Center Bridge Road

Inflow Area = 30,640 sf, 29.24% Impervious, Inflow Depth > 1.37" for 2-Year event

Inflow = 1.02 cfs @ 12.16 hrs, Volume= 3,503 cf

Outflow = 1.02 cfs @ 12.16 hrs, Volume= 3,503 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 10S: Overland to Center Bridge Road

Runoff Area=30,640 sf 29.24% Impervious Runoff Depth>2.65"

Flow Length=165' Tc=10.9 min CN=81 Runoff=1.97 cfs 6,757 cf

Reach 10R: Center Bridge Road

Inflow=1.97 cfs 6,757 cf

Outflow=1.97 cfs 6,757 cf

Total Runoff Area = 30,640 sf Runoff Volume = 6,757 cf Average Runoff Depth = 2.65"
70.76% Pervious = 21,680 sf 29.24% Impervious = 8,960 sf

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 10S: Overland to Center Bridge RoadRunoff Area=30,640 sf 29.24% Impervious Runoff Depth=5.98"
Flow Length=165' Tc=10.9 min CN=81 Runoff=4.32 cfs 15,270 cf**Reach 10R: Center Bridge Road**Inflow=4.32 cfs 15,270 cf
Outflow=4.32 cfs 15,270 cf**Total Runoff Area = 30,640 sf Runoff Volume = 15,270 cf Average Runoff Depth = 5.98"**
70.76% Pervious = 21,680 sf 29.24% Impervious = 8,960 sf

Summary for Subcatchment 10S: Overland to Center Bridge Road

Runoff = 4.32 cfs @ 12.15 hrs, Volume= 15,270 cf, Depth> 5.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type III 24-hr 100-Year Rainfall=8.64"

| Area (sf) | CN | Description |
|-----------|----|-------------------------------|
| 2,620 | 98 | Roofs, HSG C |
| 6,340 | 98 | Paved parking, HSG C |
| 21,680 | 74 | >75% Grass cover, Good, HSG C |
| 30,640 | 81 | Weighted Average |
| 21,680 | | 70.76% Pervious Area |
| 8,960 | | 29.24% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--|
| 9.2 | 50 | 0.0060 | 0.09 | | Sheet Flow, Sheet Flow |
| | | | | | Grass: Short n= 0.150 P2= 3.13" |
| 1.7 | 115 | 0.0270 | 1.15 | | Shallow Concentrated Flow, Shallow Flow |
| | | | | | Short Grass Pasture Kv= 7.0 fps |
| 10.9 | 165 | Total | | | |

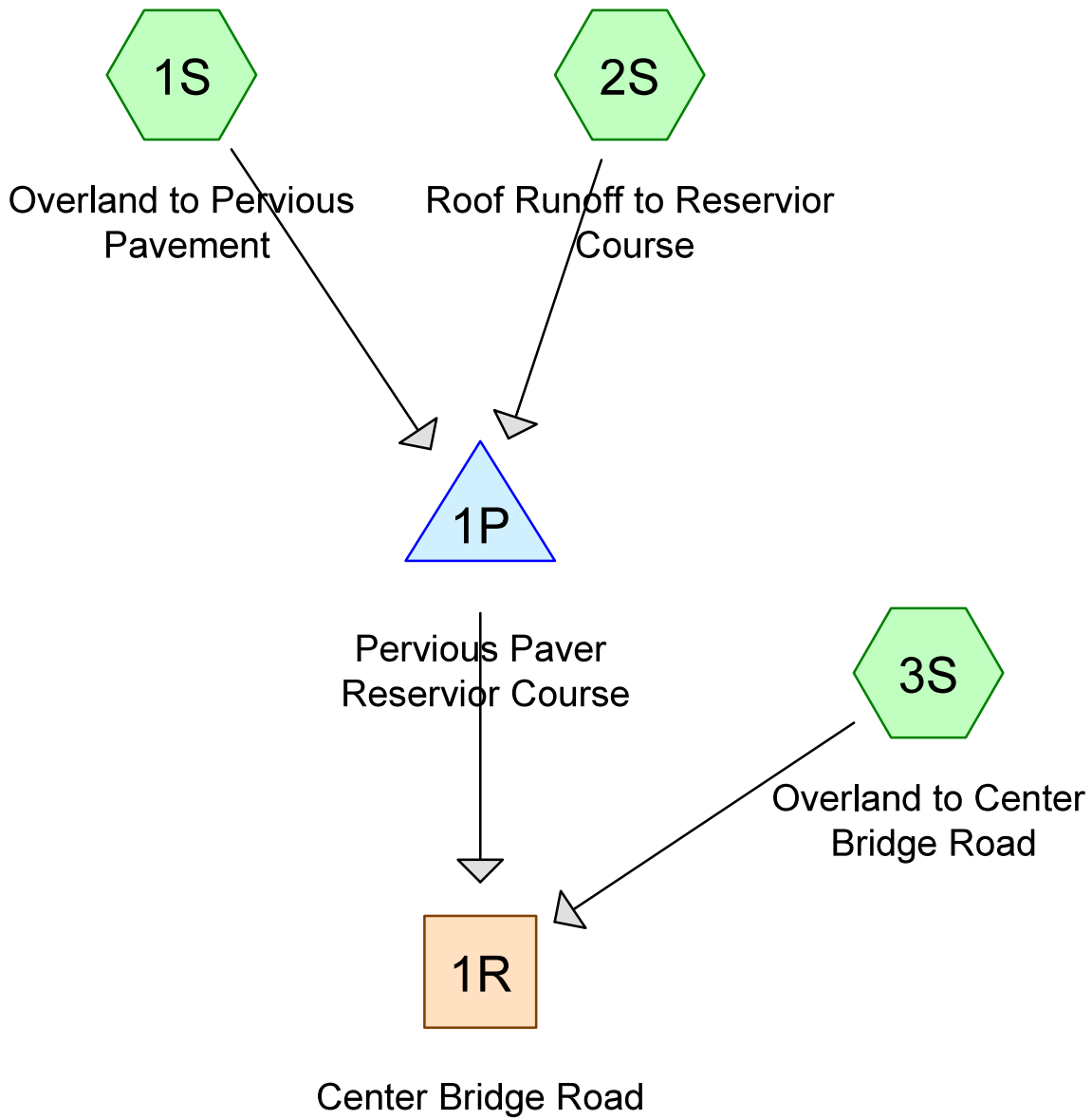
Summary for Reach 10R: Center Bridge Road

Inflow Area = 30,640 sf, 29.24% Impervious, Inflow Depth > 5.98" for 100-Year event

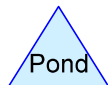
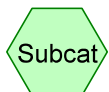
Inflow = 4.32 cfs @ 12.15 hrs, Volume= 15,270 cf

Outflow = 4.32 cfs @ 12.15 hrs, Volume= 15,270 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



POST DEVELOPMENT



Routing Diagram for 24939-hcad

Prepared by Hancock Associates, Printed 10/6/2023
HydroCAD® 10.00-24 s/n 00821 © 2018 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

| Area (sq-ft) | CN | Description (subcatchment-numbers) |
|-----------------|-----------|--|
| 12,645 | 74 | >75% Grass cover, Good, HSG C (1S, 3S) |
| 8,715 | 98 | Paved parking, HSG C (1S) |
| 6,445 | 98 | Roofs, HSG C (2S) |
| 1,175 | 98 | Sidewalk, HSG C (1S) |
| 1,660 | 98 | Sidewalks, HSG C (3S) |
| 30,640 | 88 | TOTAL AREA |

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Overland to Pervious Pavement

Runoff Area=13,020 sf 75.96% Impervious Runoff Depth>0.51"

Tc=790.0 min CN=92 Runoff=0.05 cfs 551 cf

Subcatchment 2S: Roof Runoff to Reservoir Course

Runoff Area=6,445 sf 100.00% Impervious Runoff Depth>2.79"

Tc=6.0 min CN=98 Runoff=0.45 cfs 1,500 cf

Subcatchment 3S: Overland to Center Bridge Road

Runoff Area=11,175 sf 14.85% Impervious Runoff Depth>1.19"

Tc=6.0 min CN=78 Runoff=0.37 cfs 1,104 cf

Reach 1R: Center Bridge Road

Inflow=0.37 cfs 1,104 cf

Outflow=0.37 cfs 1,104 cf

Pond 1P: Pervious Paver Reservoir Course

Peak Elev=266.25' Storage=388 cf Inflow=0.45 cfs 2,051 cf

Discarded=0.09 cfs 2,042 cf Primary=0.00 cfs 0 cf Outflow=0.09 cfs 2,042 cf

Total Runoff Area = 30,640 sf Runoff Volume = 3,155 cf Average Runoff Depth = 1.24"**41.27% Pervious = 12,645 sf 58.73% Impervious = 17,995 sf**

Summary for Subcatchment 1S: Overland to Pervious Pavement

Runoff = 0.05 cfs @ 20.00 hrs, Volume= 551 cf, Depth> 0.51"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type III 24-hr 2-Year Rainfall=3.22"

| Area (sf) | CN | Description |
|-----------|----|-------------------------------|
| 8,715 | 98 | Paved parking, HSG C |
| * 1,175 | 98 | Sidewalk, HSG C |
| 3,130 | 74 | >75% Grass cover, Good, HSG C |
| 13,020 | 92 | Weighted Average |
| 3,130 | | 24.04% Pervious Area |
| 9,890 | | 75.96% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|-------------------------------|
| 790.0 | | | | | Direct Entry, Porous Pavement |

Summary for Subcatchment 2S: Roof Runoff to Reservoir Course

Runoff = 0.45 cfs @ 12.09 hrs, Volume= 1,500 cf, Depth> 2.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type III 24-hr 2-Year Rainfall=3.22"

| Area (sf) | CN | Description |
|-----------|----|-------------------------|
| 6,445 | 98 | Roofs, HSG C |
| 6,445 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|----------------------|
| 6.0 | | | | | Direct Entry, Direct |

Summary for Subcatchment 3S: Overland to Center Bridge Road

Runoff = 0.37 cfs @ 12.10 hrs, Volume= 1,104 cf, Depth> 1.19"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type III 24-hr 2-Year Rainfall=3.22"

| Area (sf) | CN | Description |
|-----------|----|-------------------------------|
| * 1,660 | 98 | Sidewalks, HSG C |
| 9,515 | 74 | >75% Grass cover, Good, HSG C |
| 11,175 | 78 | Weighted Average |
| 9,515 | | 85.15% Pervious Area |
| 1,660 | | 14.85% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---------------|
| 6.0 | | | | | Direct Entry, |

Summary for Reach 1R: Center Bridge Road

Inflow Area = 30,640 sf, 58.73% Impervious, Inflow Depth > 0.43" for 2-Year event

Inflow = 0.37 cfs @ 12.10 hrs, Volume= 1,104 cf

Outflow = 0.37 cfs @ 12.10 hrs, Volume= 1,104 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Pond 1P: Pervious Paver Reservoir Course

Inflow Area = 19,465 sf, 83.92% Impervious, Inflow Depth > 1.26" for 2-Year event
 Inflow = 0.45 cfs @ 12.09 hrs, Volume= 2,051 cf
 Outflow = 0.09 cfs @ 11.75 hrs, Volume= 2,042 cf, Atten= 80%, Lag= 0.0 min
 Discarded = 0.09 cfs @ 11.75 hrs, Volume= 2,042 cf
 Primary = 0.00 cfs @ 5.00 hrs, Volume= 0 cf

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 266.25' @ 12.52 hrs Surf.Area= 3,795 sf Storage= 388 cf

Plug-Flow detention time= 19.6 min calculated for 2,042 cf (100% of inflow)
 Center-of-Mass det. time= 17.9 min (843.9 - 826.0)

| Volume | Invert | Avail.Storage | Storage Description |
|--------|---------|---------------|--|
| #1 | 266.00' | 752 cf | Custom Stage Data (Prismatic) Listed below (Recalc) 1,898 cf Overall - 18 cf Embedded = 1,879 cf x 40.0% Voids |
| #2 | 266.00' | 18 cf | 4.0" Round Pipe Storage Inside #1 L= 210.0' |
| | | 770 cf | Total Available Storage |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 266.00 | 3,795 | 0 | 0 |
| 266.50 | 3,795 | 1,898 | 1,898 |

| Device | Routing | Invert | Outlet Devices |
|--------|-----------|---------|---|
| #1 | Discarded | 266.00' | 1.020 in/hr Exfiltration over Surface area Phase-In= 0.01' |
| #2 | Primary | 265.40' | 12.0" Round Culvert L= 128.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 265.40' / 264.10' S= 0.0102 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf |
| #3 | Device 2 | 266.50' | 4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) |

Discarded OutFlow Max=0.09 cfs @ 11.75 hrs HW=266.01' (Free Discharge)

↑ **1=Exfiltration** (Exfiltration Controls 0.09 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=266.00' TW=0.00' (Dynamic Tailwater)

↑ **2=Culvert** (Passes 0.00 cfs of 1.02 cfs potential flow)

↑ **3=Sharp-Crested Rectangular Weir** (Controls 0.00 cfs)

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Overland to Pervious Pavement

Runoff Area=13,020 sf 75.96% Impervious Runoff Depth>0.90"

Tc=790.0 min CN=92 Runoff=0.08 cfs 972 cf

Subcatchment 2S: Roof Runoff to Reservoir Course

Runoff Area=6,445 sf 100.00% Impervious Runoff Depth>4.26"

Tc=6.0 min CN=98 Runoff=0.68 cfs 2,290 cf

Subcatchment 3S: Overland to Center Bridge Road

Runoff Area=11,175 sf 14.85% Impervious Runoff Depth>2.39"

Tc=6.0 min CN=78 Runoff=0.76 cfs 2,226 cf

Reach 1R: Center Bridge Road

Inflow=0.76 cfs 2,226 cf

Outflow=0.76 cfs 2,226 cf

Pond 1P: Pervious Paver Reservoir Course

Peak Elev=266.48' Storage=740 cf Inflow=0.68 cfs 3,262 cf

Discarded=0.09 cfs 3,247 cf Primary=0.00 cfs 0 cf Outflow=0.09 cfs 3,247 cf

Total Runoff Area = 30,640 sf Runoff Volume = 5,488 cf Average Runoff Depth = 2.15"**41.27% Pervious = 12,645 sf 58.73% Impervious = 17,995 sf**

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: Overland to Pervious Pavement

Runoff Area=13,020 sf 75.96% Impervious Runoff Depth>1.89"

Tc=790.0 min CN=92 Runoff=0.15 cfs 2,047 cf

Subcatchment 2S: Roof Runoff to Reservoir Course

Runoff Area=6,445 sf 100.00% Impervious Runoff Depth>7.72"

Tc=6.0 min CN=98 Runoff=1.23 cfs 4,149 cf

Subcatchment 3S: Overland to Center Bridge Road

Runoff Area=11,175 sf 14.85% Impervious Runoff Depth>5.63"

Tc=6.0 min CN=78 Runoff=1.74 cfs 5,245 cf

Reach 1R: Center Bridge Road

Inflow=3.31 cfs 6,899 cf

Outflow=3.31 cfs 6,899 cf

Pond 1P: Pervious Paver Reservoir Course

Peak Elev=266.75' Storage=770 cf Inflow=1.23 cfs 6,196 cf

Discarded=0.09 cfs 3,772 cf Primary=1.59 cfs 1,653 cf Outflow=1.68 cfs 5,426 cf

Total Runoff Area = 30,640 sf Runoff Volume = 11,441 cf Average Runoff Depth = 4.48"**41.27% Pervious = 12,645 sf 58.73% Impervious = 17,995 sf**

Summary for Subcatchment 1S: Overland to Pervious Pavement

Runoff = 0.15 cfs @ 20.00 hrs, Volume= 2,047 cf, Depth> 1.89"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type III 24-hr 100-Year Rainfall=8.64"

| Area (sf) | CN | Description |
|-----------|----|-------------------------------|
| 8,715 | 98 | Paved parking, HSG C |
| * 1,175 | 98 | Sidewalk, HSG C |
| 3,130 | 74 | >75% Grass cover, Good, HSG C |
| 13,020 | 92 | Weighted Average |
| 3,130 | | 24.04% Pervious Area |
| 9,890 | | 75.96% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|-------------------------------|
| 790.0 | | | | | Direct Entry, Porous Pavement |

Summary for Subcatchment 2S: Roof Runoff to Reservoir Course

Runoff = 1.23 cfs @ 12.09 hrs, Volume= 4,149 cf, Depth> 7.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type III 24-hr 100-Year Rainfall=8.64"

| Area (sf) | CN | Description |
|-----------|----|-------------------------|
| 6,445 | 98 | Roofs, HSG C |
| 6,445 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|----------------------|
| 6.0 | | | | | Direct Entry, Direct |

Summary for Subcatchment 3S: Overland to Center Bridge Road

Runoff = 1.74 cfs @ 12.09 hrs, Volume= 5,245 cf, Depth> 5.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Type III 24-hr 100-Year Rainfall=8.64"

| Area (sf) | CN | Description |
|-----------|----|-------------------------------|
| * 1,660 | 98 | Sidewalks, HSG C |
| 9,515 | 74 | >75% Grass cover, Good, HSG C |
| 11,175 | 78 | Weighted Average |
| 9,515 | | 85.15% Pervious Area |
| 1,660 | | 14.85% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|---------------|
| 6.0 | | | | | Direct Entry, |

Summary for Reach 1R: Center Bridge Road

Inflow Area = 30,640 sf, 58.73% Impervious, Inflow Depth > 2.70" for 100-Year event

Inflow = 3.31 cfs @ 12.10 hrs, Volume= 6,899 cf

Outflow = 3.31 cfs @ 12.10 hrs, Volume= 6,899 cf, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Summary for Pond 1P: Pervious Paver Reservoir Course

Inflow Area = 19,465 sf, 83.92% Impervious, Inflow Depth > 3.82" for 100-Year event
 Inflow = 1.23 cfs @ 12.09 hrs, Volume= 6,196 cf
 Outflow = 1.68 cfs @ 12.10 hrs, Volume= 5,426 cf, Atten= 0%, Lag= 1.1 min
 Discarded = 0.09 cfs @ 10.90 hrs, Volume= 3,772 cf
 Primary = 1.59 cfs @ 12.10 hrs, Volume= 1,653 cf

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 266.75' @ 12.11 hrs Surf.Area= 3,795 sf Storage= 770 cf

Plug-Flow detention time= 64.6 min calculated for 5,407 cf (87% of inflow)
 Center-of-Mass det. time= 18.1 min (853.5 - 835.3)

| Volume | Invert | Avail.Storage | Storage Description |
|--------|---------|---------------|--|
| #1 | 266.00' | 752 cf | Custom Stage Data (Prismatic) Listed below (Recalc) 1,898 cf Overall - 18 cf Embedded = 1,879 cf x 40.0% Voids |
| #2 | 266.00' | 18 cf | 4.0" Round Pipe Storage Inside #1 L= 210.0' |
| | | 770 cf | Total Available Storage |

| Elevation (feet) | Surf.Area (sq-ft) | Inc.Store (cubic-feet) | Cum.Store (cubic-feet) |
|---------------------|----------------------|---------------------------|---------------------------|
| 266.00 | 3,795 | 0 | 0 |
| 266.50 | 3,795 | 1,898 | 1,898 |

| Device | Routing | Invert | Outlet Devices |
|--------|-----------|---------|---|
| #1 | Discarded | 266.00' | 1.020 in/hr Exfiltration over Surface area Phase-In= 0.01' |
| #2 | Primary | 265.40' | 12.0" Round Culvert L= 128.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 265.40' / 264.10' S= 0.0102 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 0.79 sf |
| #3 | Device 2 | 266.50' | 4.0' long Sharp-Crested Rectangular Weir 2 End Contraction(s) |

Discarded OutFlow Max=0.09 cfs @ 10.90 hrs HW=266.01' (Free Discharge)

↑ **1=Exfiltration** (Exfiltration Controls 0.09 cfs)

Primary OutFlow Max=1.48 cfs @ 12.10 hrs HW=266.74' TW=0.00' (Dynamic Tailwater)

↑ **2=Culvert** (Passes 1.48 cfs of 2.73 cfs potential flow)

↑ **3=Sharp-Crested Rectangular Weir** (Weir Controls 1.48 cfs @ 1.59 fps)

Appendix VI Hydrocad Output for Recharge Volume

24939-hcad

Prepared by Hancock Associates

HydroCAD® 10.00-24 s/n 00821 © 2018 HydroCAD Software Solutions LLC

Type III 24-hr 100-Year Rainfall=8.64"

Printed 10/6/2023

Stage-Area-Storage for Pond 1P: Pervious Paver Reservoir Course

| Elevation (feet) | Surface (sq-ft) | Storage (cubic-feet) | Elevation (feet) | Surface (sq-ft) | Storage (cubic-feet) |
|---------------------|--------------------|-------------------------|---------------------|--------------------|-------------------------|
| 266.00 | 3,795 | 0 | 266.67 | 3,795 | 770 |
| 266.01 | 3,795 | 15 | 266.68 | 3,795 | 770 |
| 266.02 | 3,795 | 31 | 266.69 | 3,795 | 770 |
| 266.03 | 3,795 | 46 | 266.70 | 3,795 | 770 |
| 266.04 | 3,795 | 61 | 266.71 | 3,795 | 770 |
| 266.05 | 3,795 | 77 | 266.72 | 3,795 | 770 |
| 266.06 | 3,795 | 92 | 266.73 | 3,795 | 770 |
| 266.07 | 3,795 | 108 | 266.74 | 3,795 | 770 |
| 266.08 | 3,795 | 123 | 266.75 | 3,795 | 770 |
| 266.09 | 3,795 | 139 | | | |
| 266.10 | 3,795 | 155 | | | |
| 266.11 | 3,795 | 170 | | | |
| 266.12 | 3,795 | 186 | | | |
| 266.13 | 3,795 | 201 | | | |
| 266.14 | 3,795 | 217 | | | |
| 266.15 | 3,795 | 232 | | | |
| 266.16 | 3,795 | 248 | | | |
| 266.17 | 3,795 | 264 | | | |
| 266.18 | 3,795 | 279 | | | |
| 266.19 | 3,795 | 295 | | | |
| 266.20 | 3,795 | 310 | | | |
| 266.21 | 3,795 | 326 | | | |
| 266.22 | 3,795 | 342 | | | |
| 266.23 | 3,795 | 357 | | | |
| 266.24 | 3,795 | 373 | | | |
| 266.25 | 3,795 | 388 | | | |
| 266.26 | 3,795 | 404 | | | |
| 266.27 | 3,795 | 419 | | | |
| 266.28 | 3,795 | 435 | | | |
| 266.29 | 3,795 | 450 | | | |
| 266.30 | 3,795 | 466 | | | |
| 266.31 | 3,795 | 481 | | | |
| 266.32 | 3,795 | 497 | | | |
| 266.33 | 3,795 | 512 | | | |
| 266.34 | 3,795 | 527 | | | |
| 266.35 | 3,795 | 542 | | | |
| 266.36 | 3,795 | 557 | | | |
| 266.37 | 3,795 | 573 | | | |
| 266.38 | 3,795 | 588 | | | |
| 266.39 | 3,795 | 603 | | | |
| 266.40 | 3,795 | 618 | | | |
| 266.41 | 3,795 | 633 | | | |
| 266.42 | 3,795 | 649 | | | |
| 266.43 | 3,795 | 664 | | | |
| 266.44 | 3,795 | 679 | | | |
| 266.45 | 3,795 | 694 | | | |
| 266.46 | 3,795 | 709 | | | |
| 266.47 | 3,795 | 724 | | | |
| 266.48 | 3,795 | 740 | | | |
| 266.49 | 3,795 | 755 | | | |
| 266.50 | 3,795 | 770 | | | |
| 266.51 | 3,795 | 770 | | | |
| 266.52 | 3,795 | 770 | | | |
| 266.53 | 3,795 | 770 | | | |
| 266.54 | 3,795 | 770 | | | |
| 266.55 | 3,795 | 770 | | | |
| 266.56 | 3,795 | 770 | | | |
| 266.57 | 3,795 | 770 | | | |
| 266.58 | 3,795 | 770 | | | |
| 266.59 | 3,795 | 770 | | | |
| 266.60 | 3,795 | 770 | | | |
| 266.61 | 3,795 | 770 | | | |
| 266.62 | 3,795 | 770 | | | |
| 266.63 | 3,795 | 770 | | | |
| 266.64 | 3,795 | 770 | | | |
| 266.65 | 3,795 | 770 | | | |
| 266.66 | 3,795 | 770 | | | |

Appendix IV Operations and Maintenance Log

Neck Farm

Operations and Maintenance Log

Inspections for Year: _____

| Structural Best Management Practice | Action | Date Completed | Completed By | Comments |
|--|----------------|----------------|--------------|----------|
| Deep Sump Hooded Catch Basin– Inspect/clean four times per year. Clean when sump is 50% full. | Inspect/ Clean | | | |
| | Inspect/ Clean | | | |
| | Inspect/ Clean | | | |
| | Inspect/ Clean | | | |
| | Inspect/ Clean | | | |
| Pervious Pavement – Inspect twice per year. Clean as required | Inspect | | | |
| | Inspect | | | |
| Roof Drain Leaders – Inspect/clean twice per year. | Inspect/Clean | | | |
| | Inspect/Clean | | | |
| Vegetated Areas Maintenance – Inspect twice per year. Maintain as required. | Inspect | | | |
| | Inspect | | | |

NECK
FARM

13 Neck Road
Lancaster, Massachusetts 01523

Neck Farm, LLC
66 West Street, Ste 1F
Leominster, Massachusetts 01453

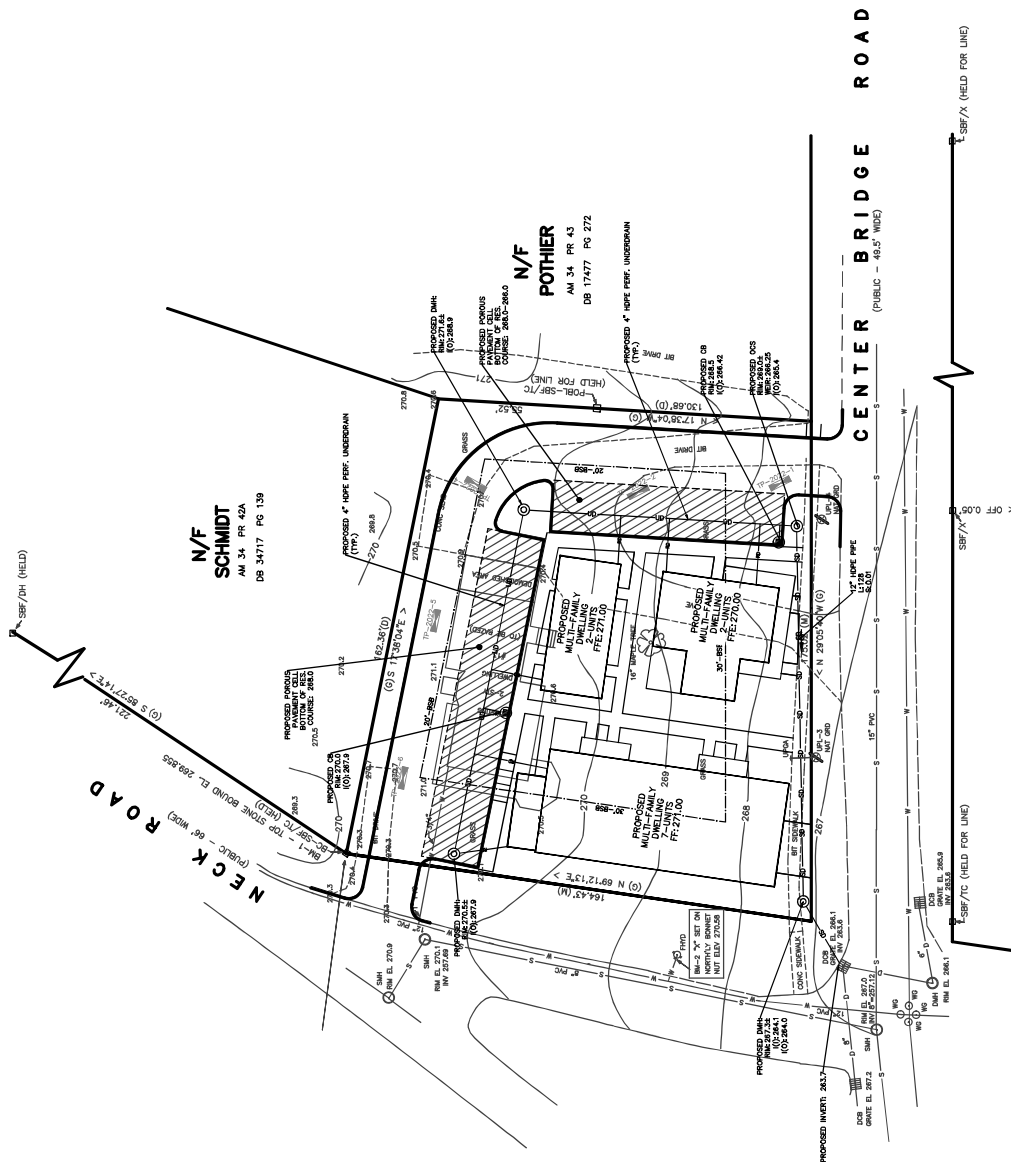
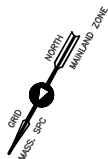
Civil Engineers
Land Surveyors
Environmental
Consultants

34 CHELMSFORD STREET, CHELMSFORD, MA 01824
VOICE (978) 244-0110, FAX (978) 244-1133
WWW.HANCOCKASSOCIATES.COM

| NO. | BY | APP | DATE | ISSUE/REVISION DESCRIPTION |
|------------------------------|----|-----|------|----------------------------|
| DATE: 10/5/23 DESIGN BY: RT | | | | |
| SCALE: AS SHOWN DRAWN BY: RT | | | | |
| CHECK BY: ID CHECK BY: BO | | | | |

STORMWATER MANAGEMENT OPERATIONS AND MAINTENANCE PLAN

DWG: 24939-eng.dwg
LAYOUT: OM
SHEET: 1 OF 1
JOB NO.: 24939



FORM D

REVENUE CERTIFICATION

Application/Petition/Appeal of

1. Applicant: Neck Farm, LLC by: Christopher J. Alphen, Esq.
2. Owner: BayState Investors Group
3. Property: Assessors Map 34 Parcel 42

Pursuant to G.L. c. 40D, Section 57, and the General By-Laws of the Town of Lancaster, the undersigned applicant hereby certifies as follows:

- 1) The following named persons, firms or corporations constitute the complete list of all parties having an ownership or proprietary interest in the property or use subject to the above-entitled application.
- 2) Each of the below listed parties have complied with the laws of the Commonwealth of Massachusetts and the Town of Lancaster in that they have not neglected or refused to pay any local taxes, fees, assessments, betterments or other municipal charges for not less than a twelve month period.

| | | |
|--------------------------|---|---------|
| NAME OF INTERESTED PARTY | BayState Investors Group by: Christopher J. Alphen, Esq. | ADDRESS |
| OWNER: | Blatman, Bobrowski, Haverly & Silverstein, LLC 9 Damonmill Square, Ste. 4A4 Concord, MA 01742 | |
| APPLICANT: | 978.371.2226 Ext. 19 (office) 978.371.2296 (fax) | |
| OTHER: | chris@bbhslaw.net | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Signed under the pains and penalties of perjury,

Christopher J. Alphen
Signature of Applicant

DATED: September 7, 2023

Christopher J. Alphen, Esq. Attorney for the Applicant

CERTIFIED BY TOWN OF LANCASTER TOWN COLLECTOR

Karen Guay

DATED: 10-3-23



300 feet Abutters List Report

Lancaster, MA
September 07, 2023

Subject Property:

Parcel Number: 034-0042.0
CAMA Number: 034-0042.0
Property Address: 13 NECK RD

Mailing Address: BAYSTATE INVESTORS GROUP
66 WEST ST 1F
LEOMINSTER, MA 01453-

Abutters:

Parcel Number: 034-0037.0
CAMA Number: 034-0037.0
Property Address: 0 MAIN ST

Mailing Address: SPENCER JOHN W & SARAH P
PO BOX 184
LANCASTER, MA 01523-

Parcel Number: 034-0037.A
CAMA Number: 034-0037.A
Property Address: 634 MAIN ST

Mailing Address: TAYLOR SAMUEL P & EMILY E
634 MAIN ST
LANCASTER, MA 01523-

Parcel Number: 034-0038.0
CAMA Number: 034-0038.0
Property Address: 620 MAIN ST

Mailing Address: TURNER ALEXANDRA W JOHN A
BOWMAN JR
620 MAIN ST
LANCASTER, MA 01523-

Parcel Number: 034-0039.0
CAMA Number: 034-0039.0
Property Address: 602 MAIN ST

Mailing Address: MCGARITY JOHN & KAREN
602 MAIN ST
LANCASTER, MA 01523-

Parcel Number: 034-0040.0
CAMA Number: 034-0040.0
Property Address: 81 CENTER BRIDGE RD

Mailing Address: LUPPOLD ASHLEY E JEFFREY A
OSGOOD
81 CENTER BRIDGE RD
LANCASTER, MA 01523-

Parcel Number: 034-0041.0
CAMA Number: 034-0041.0
Property Address: 47 CENTER BRIDGE RD

Mailing Address: PHILLIPS SEAN L & KRISTEN E
47 CENTER BRIDGE RD
LANCASTER, MA 01523-

Parcel Number: 034-0042.A
CAMA Number: 034-0042.A
Property Address: 43 NECK RD

Mailing Address: SCHMIDT RAYMOND E
C/O MARTHA L SCHMIDT PO BOX 548
LANCASTER, MA 01523-

Parcel Number: 034-0043.0
CAMA Number: 034-0043.0
Property Address: 66 CENTER BRIDGE RD

Mailing Address: POTHIER LEANDER S & AMY P
66 CENTER BRIDGE RD APT 1F
LANCASTER, MA 01523-

Parcel Number: 034-0043.A
CAMA Number: 034-0043.A
Property Address: 59 NECK RD

Mailing Address: JOHNSON LAURIE & DOROTHY
59 NECK RD
LANCASTER, MA 01523-

Parcel Number: 034-0079.0
CAMA Number: 034-0079.0
Property Address: 56 NECK RD

Mailing Address: POLANIK AMY
56 NECK RD
LANCASTER, MA 01523-



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9/7/2023

Page 1 of 2



300 feet Abutters List Report

Lancaster, MA
September 07, 2023

Parcel Number: 034-0080.0
CAMA Number: 034-0080.0
Property Address: 36 NECK RD

Mailing Address: RICHTER HENRY A
36 NECK RD
LANCASTER, MA 01523-

Parcel Number: 034-0081.0
CAMA Number: 034-0081.0
Property Address: 24 NECK RD

Mailing Address: MALATOS SEBASTIAN & TAYLOR
24 NECK RD
LANCASTER, MA 01523-

Parcel Number: 034-0082.0
CAMA Number: 034-0082.0
Property Address: 12 NECK RD

Mailing Address: PIROZZOLO-MELLOWES REBECCA JAN
MELLOWES JOHN WYTHEMAN
7870 N CLUB CIRCLE
MILWAUKEE, WI 53217-

Parcel Number: 034-0083.0
CAMA Number: 034-0083.0
Property Address: 2 NECK RD

Mailing Address: WILSON GREGORY C & MARILYN A TRS
WILSON FAMILY REV TRUST
2 NECK RD
LANCASTER, MA 01523-

Parcel Number: 034-0084.0
CAMA Number: 034-0084.0
Property Address: 659 MAIN ST

Mailing Address: MCCAULEY HEATHER
PO BOX 604
LANCASTER, MA 01523-

Parcel Number: 038-0119.0
CAMA Number: 038-0119.0
Property Address: 77 CENTER BRIDGE RD

Mailing Address: OHAGAN MARY
77 CENTER BRIDGE RD
LANCASTER, MA 01523-

Parcel Number: 038-0120.0
CAMA Number: 038-0120.0
Property Address: 85 CENTER BRIDGE RD

Mailing Address: LAUGHLIN BRENDAN & ASHLEY
300 BOLTON STATION RD
LANCASTER, MA 01523-



www.cai-tech.com

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9/7/2023

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