

# NECK FARM ESTATES

## *Comprehensive Permit Site Approval Application / Rental*



Submitted To:



April 2023

By:

*Neck Farm, LLC  
13 Neck Road, Lancaster, Massachusetts*

**BLATMAN, BOBROWSKI, HAVERTY & SILVERSTEIN, LLC**

ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4  
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CHRISTOPHER J. ALPHEN, ESQ.  
Chris@bbhslaw.net

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

RE: Application for Comprehensive Permit  
Neck Farm Road, Lancaster, Massachusetts

Dear Ms. Malcolm:

In accordance with the regulations of the comprehensive permit statute (M.G.L. c. 40B, Section 20-23), attached please find a copy of a Comprehensive Permit Site Approval Application to construct a 11 unit rental housing project at 13 Neck Road, Lancaster. Together with the Application are attachments 1 through 18 thereto.

We are confident that you will find the application to meet all the necessary criteria for the granting of a Site Eligibility Letter to allow an application to the Lancaster Zoning Board of Appeals for a Comprehensive Permit. We believe that the site of the proposed project is suitable for residential development and the conceptual project design is appropriate for the site. We intend to continue to work with the Town and the interested parties to the project throughout the Zoning Board of Appeals local permitting process.

We respectfully request your review of the attached application and look forward to meeting with you. Please contact us with any questions or concerns you may have.

Yours truly,



Paul Haverty, Esq.  
Christopher Alphen, Esq.

# Neck Farm Estates

MassHousing  
*Comprehensive Permit Site Approval*  
*Application/Ownership*

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# **Comprehensive Permit Site Approval Application Rental**

[www.masshousing.com](http://www.masshousing.com) | [www.masshousingrental.com](http://www.masshousingrental.com)





## Comprehensive Permit Site Approval Application/Rental

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

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

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

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

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

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

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

<https://www.mass.gov/doc/760-cmr-56-comprehensive-permit-low-or-moderate-income-housing/download>  
[www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf](https://www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf).

Instructions for completing the Site Approval Application are included in the application form which is attached . The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

**Manager of Planning Programs  
One Beacon Street, Boston, MA 02108**

We look forward to working with you on your proposed development. Please contact Jessica Malcolm at 617-854-1201 or [jmalcolm@masshousing.com](mailto:jmalcolm@masshousing.com) to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one .

### **Our Commitment to You**

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

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

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

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

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

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 90 days of our receipt of your application package.



## Application for Chapter 40B Project Eligibility / Site Approval

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

#### Section 1: GENERAL INFORMATION

**Name of Proposed Project:** Neck Farm Estates

**Municipality:** Lancaster

**County:** Worcester

**Address of Site:** 13 Neck Road

**Cross Street:** Center Bridge Road

**Zip Code:** 01523

**Tax Parcel I.D. Number(s):** M:034.0 B:00 L:0042.0

**Name of Proposed Development Entity** Neck Farm, LLC

*(typically a single purpose entity):*

**Entity Type:** Limited Dividend Organization

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

**Has this entity already been formed?** Yes

**State Formed:** Massachusetts

**Name of Applicant:** Neck Farm, LLC

*(typically the Proposed Development Entity or its controlling entity or individual)*

**Applicant's Web Address:**

Does the applicant have a related party relationship with any other member of the development team? No

**If yes, please explain:**

#### Primary Contact Information:

**Contact Name:** Christopher Alphen, Esq.

**Relationship to Applicant:**

**Company Name:** Blatman, Bobrowski, Haverty & Silverstein, LL Attorney for Applicant

**Address:** 9 Damonmill Square

**Municipality:** Concord

**State:** Massachusetts

**Zip:** 01742

**Phone:** 9787619576

**Cell Phone:**

**Email:** chris@bbhslaw.net

**Secondary Contact Information:****Contact Name:** John Cherubini**Relationship to Applicant:****Company Name:** Neck Farm, LLC

Applicant.

**Address:** 66 West Street**Municipality:** Leominster**State:** Massachusetts**Zip:** 01453**Phone:****Cell Phone:****Email:** jcherubini@comcast.net**Additional Contact Information:****Contact Name:** Joseph D. Peznola, PE**Relationship to Applicant:****Company Name:** Hancock Associates

Engineer for Applicant.

**Address:** 315 Elm Street**Municipality:** Marlborough**State:** Massachusetts**Zip:** 01752**Phone:** 508-460-1111**Cell Phone:****Email:** jpeznola@hancockassociates.com**Anticipated Construction Financing:** NEF**Name of Lender (if not MassHousing financed):** Clinton Savings Bank**Anticipated Permanent Financing:** NEF**Other Lenders:** Clinton Savings Bank

***Please note: under the NEF Program, a minimum of 25% of the Permanent financing must be obtained from an NEF Lender and remain in place for 5 years***

**Age Restriction:** None**Brief Project Description:**

The proposed project includes construction of three buildings on a .568 acre lot located at the corner of Center Bridge Road and Neck Road. 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. The project is designed to integrate the architecture of the surrounding area.

## Application for Chapter 40B Project Eligibility / Site Approval

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

#### Section 2: EXISTING CONDITIONS / SITE INFORMATION

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

#### Buildable Area Calculations (Acres)

Total Site Area:	0.56
Wetland Area (per MA DEP):	0.00
Flood Hazard Area (per FEMA):	0.00
Endangered Species Habitat (per MESA):	0.00
Conservation / Article 97 Land:	0.00
Protected Agricultural Land (i.e. EO 193):	0.00
Other Non-Buildable:	0.00
Total Non-Buildable Area:	0.00
Total Buildable Area:	0.56

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

The site is currently a vacant lot. Prior use was a two-family dwelling. The two-family dwelling was demolished in 2020. The structure was unsafe and uninhabitable.

Is the site located entirely within one municipality? Yes

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

How much land is in each municipality?

#### Additional Site Addresses:

Address 1	Address 2	Municipality	State	Zip Code	County	Tax Parcel
13 Neck Road		Lancaster	Massac	01523	Worcester	M:034.0 B:00 L:00+

#### Current zoning classification and principal permitted uses:

Residential

Previous Development Efforts

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

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

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

If Rejected, Please Explain:

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

Describe Surrounding Land Uses:

The site is surrounded by multi-family homes near the center of town.

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	1.60	Yes
Schools	1.25	Yes
Government Offices	0.10	N/A
Multi-Family Housing	0.01	N/A
Public Safety Facilities	1.10	Yes

<b>Office/Industrial Uses</b>	1.00	Yes
<b>Conservation Land</b>	1.25	Yes
<b>Recreational Facilities</b>	0.50	N/A
<b>Houses of Worship</b>	0.50	N/A
<b>Other</b>	0.00	N/A

**Public transportation near the Site, including type of transportaion and distance from site:**

Public transportation is available from the site via the Montachusett Regional Transportation Authority bus service . In addition, the MBTA Fitchburg line, Shirley station is approximately eight miles from the site.

**Site Characteristics and Development Constraints**

Are there any easements, rights of way or other restrictions of record affecting the development of the site ?	No
Is there any evidence of hazardous, flammable or explosive material on the site?	No
Is the site, or any portion thereof, located within a designated flood hazard area?	No
Does the site include areas designated by Natural Heritage as endangered species habitat?	No
Are there documented state-designated wetlands on the site?	No
Are there documented vernal pools on the site?	No
Is the site within a local or state Historic District or listed on the National Register or Historic Places?	No
Has the site or any building(s) on the site been designated as a local, state or national landmark?	No
Are there existing buildings and structures on site?	No
Does the site include documented archeological resources?	No
Does the site include any known significant areas of ledge or steep slopes?	No



## Application for Chapter 40B Project Eligibility / Site Approval

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

#### Section 3: PROJECT INFORMATION

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

**Construction Type:** New Construction

<b>Total Dwelling Units:</b>	11	<b>Total Number of Affordable Units:</b>	3
<b>Number of Market Units:</b>	8	<b>Number of AMI 50% Affordable Units:</b>	0
		<b>Number of AMI 80% Affordable Units:</b>	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

#### Utility Allowance Assumptions *(utilities to be paid by tenants):*

Applicant assumed that tenants will pay for electric heat, electric cooking, unit electric and electric hot water. Landlord will pay for domestic water and sewer.

**Percentage of Units with 3 or More Bedrooms:** 18.18

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

<b>Handicapped Accessible Units - Total:</b>	3	<b>Market Rate:</b>	2	<b>Affordable:</b>	1
<b>Gross Density (units per acre):</b>	19.6429	<b>Net Density (units per buildableacre):</b>	19.6429		

#### Building Information:

Building Type	Building Style	Construction Type	Stories	Height	GFA	Number Bldg
Residential	Multi-family	Construction	2	35	9,329	1
Residential	Multi-family	Construction	2	35	2,640	1
Residential	Townhouse	Construction	2	35	1,400	1

Will all features and amenities available to market unit residents also be available to affordable unit residents?

Yes

If not, explain the differences:

Parking

Total Parking Spaces Provided:21

Ratio of Parking Spaces to Housing Units:1.91

Lot Coverage

Buildings:26%

Parking and Paved Areas:36%

Usable Open Space:10%

Unusable Open Space:25%

Lot Coverage:62%

Does project fit definition of “Large Project” (as defined in 760 CMR 56.03 (6))?

No

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

**Section 4: SITE CONTROL**

**Grantor/Seller:** BayState Investors Group

**Grantee/Buyer:** Neck Farm, LLC

**Grantee/Buyer Type:** Applicant

**If Other, Explain:**

**Are the Parties Related?** Yes      The property is owned by BayState Investors Group having its gener

**For Deeds or Ground Leases:**

**Date(s) of Deed(s) or Ground Leases(s):**

**Purchase Price:** \$0

**For Purchase and Sales Agreements or Option Agreements:**

**Date of Agreement:**

**Expiration Date:**

**Date of Extension** *(if extension granted):*

**New Expiration Date** *(if extension granted):*

**Purchase Price:** \$0

**Will any easements or rights of way over other properties be required in order to develop the site as proposed?:** No

**If Yes, Current Status of Easement:** Owned by Development Entity

**Date(s) of Easements(s):**

**For Easements:**

**Date of Agreement:**

**Purchase Price:** \$0

**For Easement Purchase and Sales Agreements or Easement Option Agreements:**

**Expiration Date:**

**Date of Extension** *(if extension granted):*

**New Expiration Date** *(if extension granted)*

**Purchase Price:** \$0

## Application for Chapter 40B Project Eligibility / Site Approval

### for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

#### Section 5: FINANCIAL INFORMATION

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

#### Initial Capital Budget

##### Sources

Description	Source	Budgeted
Private Equity	Owner's Cash Equity	\$299,570
Private Equity	Tax Credit Equity	\$0
Private Equity	Developer Fee Contributed or Loaned	\$0
Private Equity	Developer Overhead Contributed or Loaned	\$0
Other Private Equity		\$0
Public/Soft Debt		\$0
Subordinate Debt		\$0
Permanent Debt	Clinton Savings Bank	\$2,050,000
Permanent Debt		\$0
Construction Debt	<i>for informational purposes only, not included in Sources T</i>	\$0
Additional Source	Land	\$250,000
Additional Source		\$0
Total Sources		<b>\$2,599,570</b>

##### Pre-Permit Land Value

Item	Budgeted
As-Is Market Value*:	\$202,918
Reasonable Carrying Costs:	\$40,000
Total Pre-Permit Land Value:	\$242,918

\* As-Is market value to be determined by a MassHousing commissioned appraisal

**Uses (Costs)**

Item	Budgeted
<b>Acquisition Cost (Actual):</b>	
Actual Acquisition Cost: Land	\$202,918
Actual Acquisition Cost: Buildings	\$0
Reasonable Carrying Costs	\$40,000
<b>Subtotal - Acquisition Costs</b>	<b>\$242,918</b>
<b>Construction Costs-Building Structural Costs (Hard Costs):</b>	
Building Structure Costs	\$1,371,363
Hard Cost Contingency	\$161,018
<b>Subtotal - Building Structural Costs (Hard Costs)</b>	<b>\$1,532,381</b>
<b>Construction Costs-Site Work (Hard Costs):</b>	
Earth Work	\$5,000
Utilities: On-Site	\$0
Utilities: Off-Site	\$0
Roads and Walks	\$127,734
Site Improvement	\$101,087
Lawns and Plantings	\$0
Geotechnical Condition	\$0
Environmental Remediation	\$0
Demolition	\$0
Unusual Site Conditions/Other Site Work	\$0
<b>Subtotal - Site Work (Hard Costs)</b>	<b>\$233,821</b>
<b>Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs):</b>	
General Conditions	\$0
Builder's Overhead	\$0
Builder's Profit	\$0
<b>Subtotal - General Conditions, Builder's Overhead &amp; Profit</b>	<b>\$0</b>
<b>General Development Costs (Soft Costs):</b>	
Appraisal and Marketing Study <i>(not 40B "As Is" Appraisal)</i>	\$5,000
Marketing and Initial Rent Up <i>(include model units if any)</i>	\$5,000
Real Estate Taxes <i>(during construction)</i>	\$2,000
Utility Usage <i>(during construction)</i>	\$5,000
Insurance <i>(during construction)</i>	\$7,800
Security <i>(during construction)</i>	\$2,500
Inspecting Engineer <i>(during construction)</i>	\$3,000
Construction Loan Interest	\$55,350
Fees to Construction Lender:	\$500
Fees to Permanent Lender:	\$0
Fees to Other Lenders:	\$0

## General Development Costs (Soft Costs) - continued

Item	Budgeted
Architecture / Engineering	\$165,000
Survey, Permits, etc.	\$158,102
Clerk of the Works	\$0
Construction Manager	\$0
Bond Premiums	\$0
Environmental Engineer	\$0
Legal	\$40,000
Title <i>(including title insurance)</i> and Recording	\$10,000
Accounting and Cost Certification <i>(incl. 40B)</i>	\$3,500
Relocation	\$0
40B Site Approval Processing Fee	\$7,803
40B Technical Assistance / Mediation Fee	\$3,050
40B Land Appraisal Cost <i>(as-is value)</i>	\$0
40B Final Approval Processing Fee	\$2,700
40B Subsidizing Agency Cost Certification Examination Fee	\$25,000
40B Monitoring Agent Fee	\$0
MIP	\$0
Credit Enhancement	\$0
Letter of Credit Fees	\$0
Tax Credit Allocation Fee	\$0
Other Financing Fees	\$0
Development Consultant	\$25,000
Other Consultant: Peer Review	\$5,000
Other Consultant: Lottery	\$15,000
Syndication Costs	\$0
Soft Cost Contingency	\$16,389
Other Development Costs:	\$0
<b>Subtotal - General Development Costs (Soft Costs)</b>	<b>\$562,694</b>
Developer Fee and Overhead:	
Developer Fee	\$0
Developer Overhead	\$0
Subtotal Developer Fee and Overhead	<b>\$0</b>
Capitalized Reserves:	
Development Reserves	\$0
Initial Rent Up Reserves	\$25,000
Operating Reserves	\$2,750
Net Worth Account	\$0
Other Capitalized Reserves	\$0

<b>Subtotal - Capitalized Reserves</b>	<b>\$27,750</b>
----------------------------------------	-----------------

**Summary of Subtotals**

Item	Budgeted
Acquisition Costs (Actual):	\$242,918
Building Structural Costs (Hard Costs)	\$1,532,381
Site Work (Hard Costs)	\$233,821
General Conditions, Builder's Overhead & Profit (Hard Costs)	\$0
Developer Fee and Overhead	\$0
General Development Costs (Soft Costs)	\$562,694
Capitalized Reserves	\$27,750
Total Development Costs (TDC)	\$2,599,564

**Summary**

Total Sources	\$2,599,570
Total Uses (TDC)	\$2,599,564

Projected Developer Fee and Overhead*:	\$0
Maximum Allowable Developer Fee and Overhead:**:	\$0
Projected Developer Fee and Overhead Equals	0.00% of Maximum Allowable Fee and Overhead

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

*\*\* Please consult the most recent DHCD Qualified Allocation Plan (QAP) to determine how to calculate the maximum allowable developer fee and overhead. If you have any questions regarding this calculation, please contact MassHousing.*



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

Item	Notes	Amount
<b>Permanent Debt Assumptions</b>		
Loan Amount	Lende Clinton Savings Bank	\$2,050,000
Annual Rate		0.06%
Term		360 Months
Amortization		240 Months
Lender Required Debt Service Coverage Ratio		1.25
Gross Rental Income		\$259,020
Other Income (utilities, parking)		\$0
Less Vacancy (Market Units): 5% (vacancy rate)		\$9,825
Less Vacancy (Affordable Units): 5% (vacancy rate)		\$3,126
Gross Effective Income		\$246,069
Less Operating Expenses		\$64,332
Net Operating Income		\$181,737
Less Permanent Loan Debt Service		\$145,390
Cash Flow		\$36,347
Debt Service Coverage		1.25

Describe Other Income:

**Rental Operating Expense Assumption**

Item	Notes	Amount
Assumed Maximum Operating Expenses	Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above.	\$64,332
Assumed Maximum Operating Expense/Unit*	Number of Units: 11	\$5,848

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

## Application for Chapter 40B Project Eligibility / Site Approval

### for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

#### Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

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

#### Development Team:

Company Name	Contact Name	Contact Role	Applicant	Dev Entity	Primary For Role
Neck Farm, LLC	John Cherubini	Developer	Yes	Yes	Yes
Blatman, Bobrowski, Haver	Christopher Alphen, Esq.	Attorney	No	No	Yes
Hancock Associates	Joseph D. Peznola, PE	Consultant - Architect and Engineer	No	No	Yes
Maugel Destefano	Daniel Barton AIA, Principa	Consultant - Architect and Engineer	No	No	No

#### Entities Responsible for Development Tasks:

Development Task	Developer / Applicant	Contact Name / Company
Architecture and Engineering	No	Hancock Associates , Joseph D. Peznola, PE
Architecture and Engineering	No	Maugel Destefano, Daniel Barton AIA, Principal
Local Permitting	No	Blatman, Bobrowski, Haverly & Silverstein, LLC, Christopher Alphen, Esq.

#### Affiliated Entities:

Company Name	Individual Name	Affiliation	Relation
Neck Farm, LLC	Dave Singleton	Managing Entity	Applicant
Neck Farm, LLC	John Cherubini	Managing Entity	Applicant

Previous Applications:

Project Name:	Filing Date:
Municipality:	
Subsidizing Agency:	Decision:
Type:	Other Reference:

## Certification and Acknowledgement

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

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

Question	Answer
Is there pending litigation with respect to any of the Applicant Entities ?	No
Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ?	No
Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes , reporting of employees and contractors, or withholding of child support?	No
Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ?	No
During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud , gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy?	No
Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions?	No
Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements ?	No
Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts , and any agency, authority or instrument thereof?	No

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

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

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

**Signature:** \_\_\_\_\_

**Name:** David J Singleton, CPA

**Title:** Manager

**Date:** 12/12/2022

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 7: NOTIFICATION AND FEES

Notices

Event	Date
Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing :	04/06/2023
Date of Pre-Application Meeting with MassHousing:	02/27/2023
Date copy of complete application sent to chief elected office of municipality :	
Date notice of application sent to DHCD:	

Fees

All fees that are payable to MassHousing should be sent via ACH/Wire Transfer. Please contact MassHousing for the ACH/Wire Transfer instructions.

Fees payable to the Massachusetts Housing Partnership should be sent directly to MHP with the [MHP Cover Letter](#)

Fee	Amount	Description
MassHousing Application Processing Fee:	\$7,803	payable to MassHousing
Chapter 40B Technical Assistance/Mediation Fee:	\$2,500	(Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000)
Unit Fee:	\$550	(\$50 per Unit)
Total TA/Mediation and Unit Fee:	\$3,050	(Payable to Massachusetts Housing Partnership)

Land Appraisal Cost: You will be required to pay for an "as-is" market value appraisal of the Site to be commission by MassHousing. MasHousing will contact you once a quote has been received for the cost of the appraisal.

SUSTAINABLE DEVELOPMENT CRITERIA

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Please provide information indicating that your development complies with either Method 1 or Method 2 of the Sustainable Development Principles

Method 1 - Redevelop First

If Rehabilitation:

Rehabilitation/Redevelopment/Improvements to Structure	No
Rehabilitation/Redevelopment/Improvements to Infrastructure	No

If New Construction:

- Contributes to revitalization of town center or neighborhood	Yes
- Walkable to:	
(a) transit	No
(b) downtown or village center	Yes
(c) school	Yes
(d) library	Yes
(e) retail, services, or employment center	No
- Located in municipally-approved growth center	No

Explanation (Required):

As an infill project that will utilize existing municipal sewer and water, the project will have a very limited impact. The compact architecture is designed to resemble a farmhouse and barn fits with the charm of the downtown area. The project is pedestrian friendly close to all the services and amenities described above.

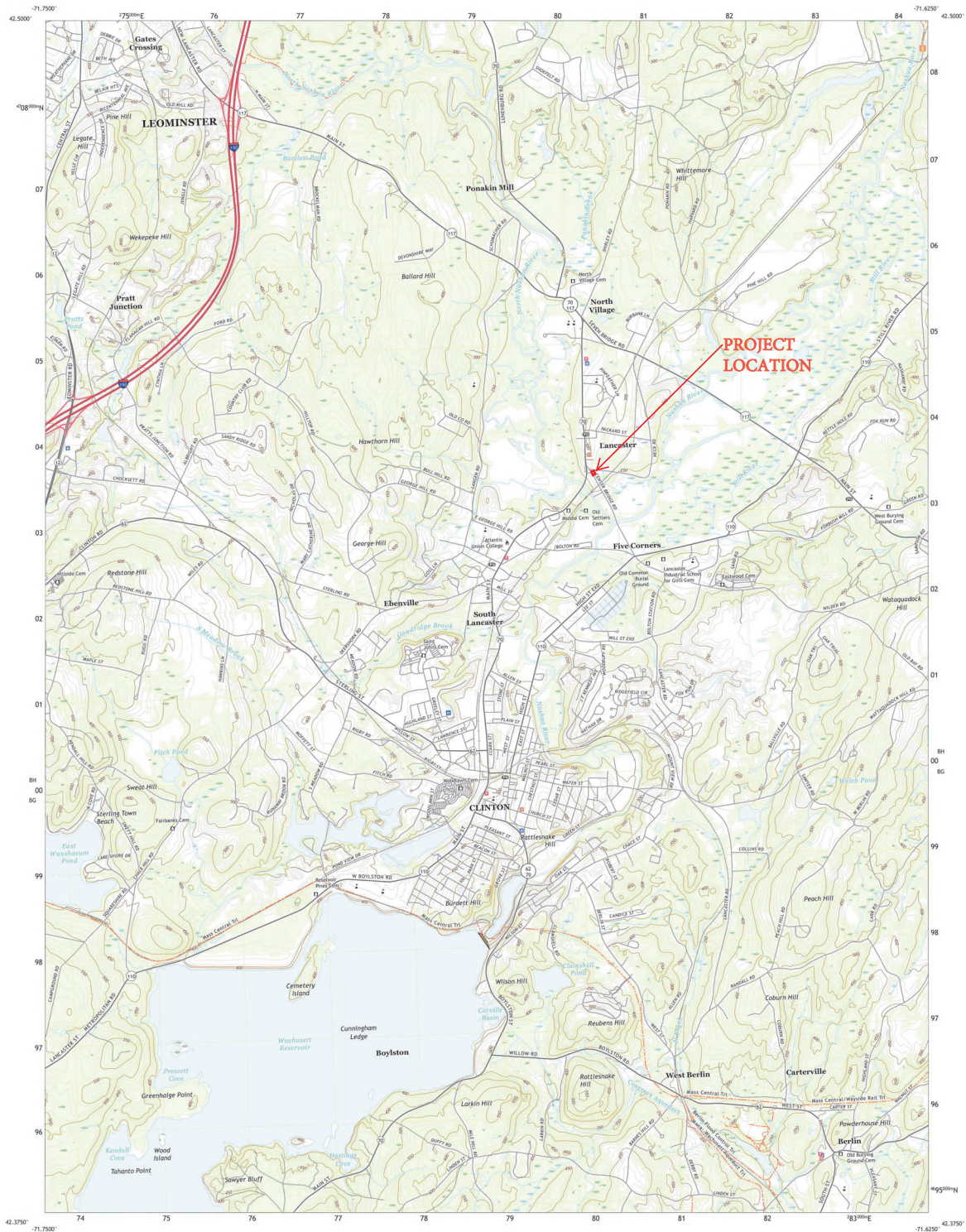




U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



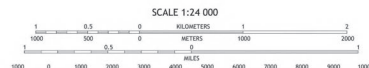
CLINTON QUADRANGLE  
MASSACHUSETTS - WORCESTER COUNTY  
7.5-MINUTE SERIES



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84)  
World Geodetic System of 1984 (WGS84)  
This map is a digital document. Boundaries may be  
generated for this map scale. Private lands within government  
reservations may not be shown. Obtain permission before  
entering private lands.

Map Date: July 2016  
Scale: 1:24,000  
Projection: UTM  
Datum: NAD83  
Units: Feet  
Vertical Datum: NAVD83  
Horizontal Datum: NAD83  
Vertical Accuracy: ± 10 feet  
Horizontal Accuracy: ± 10 feet  
Vertical Datum: NAVD83  
Horizontal Datum: NAD83  
Vertical Accuracy: ± 10 feet  
Horizontal Accuracy: ± 10 feet



SCALE 1:24,000  
CONTOUR INTERVAL 10 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1983  
This map was produced in cooperation with the  
National Geospatial Program US Topo Product Standard.



1	2	3
4	5	6
7	8	9

Adjoining quadrangles

ROAD CLASSIFICATION  
Expressway  
Secondary Hwy  
Ramp  
Interstate Route  
US Route  
State Route

CLINTON, MA  
2021







March 23, 2022

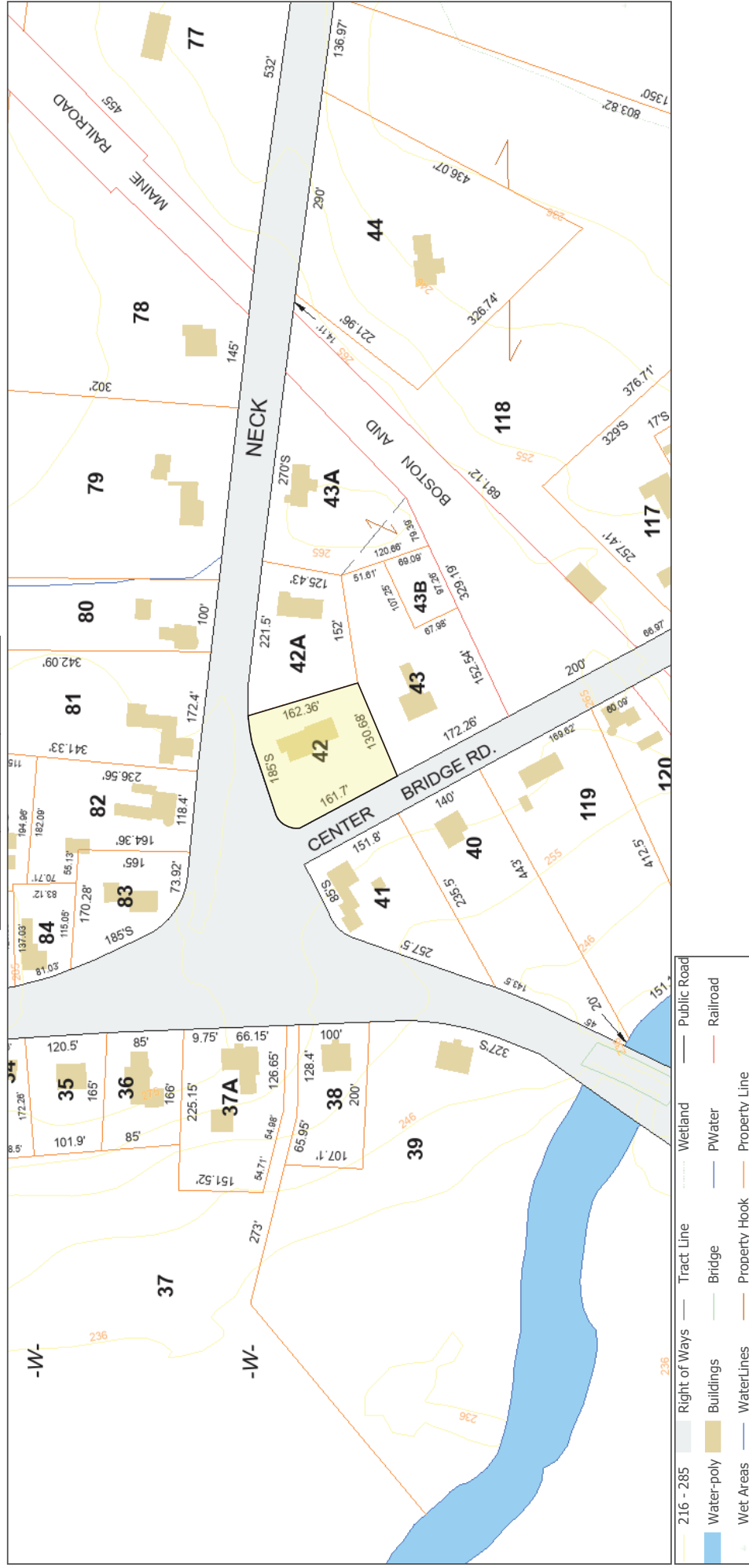
# 13 Neck Road

Lancaster, MA

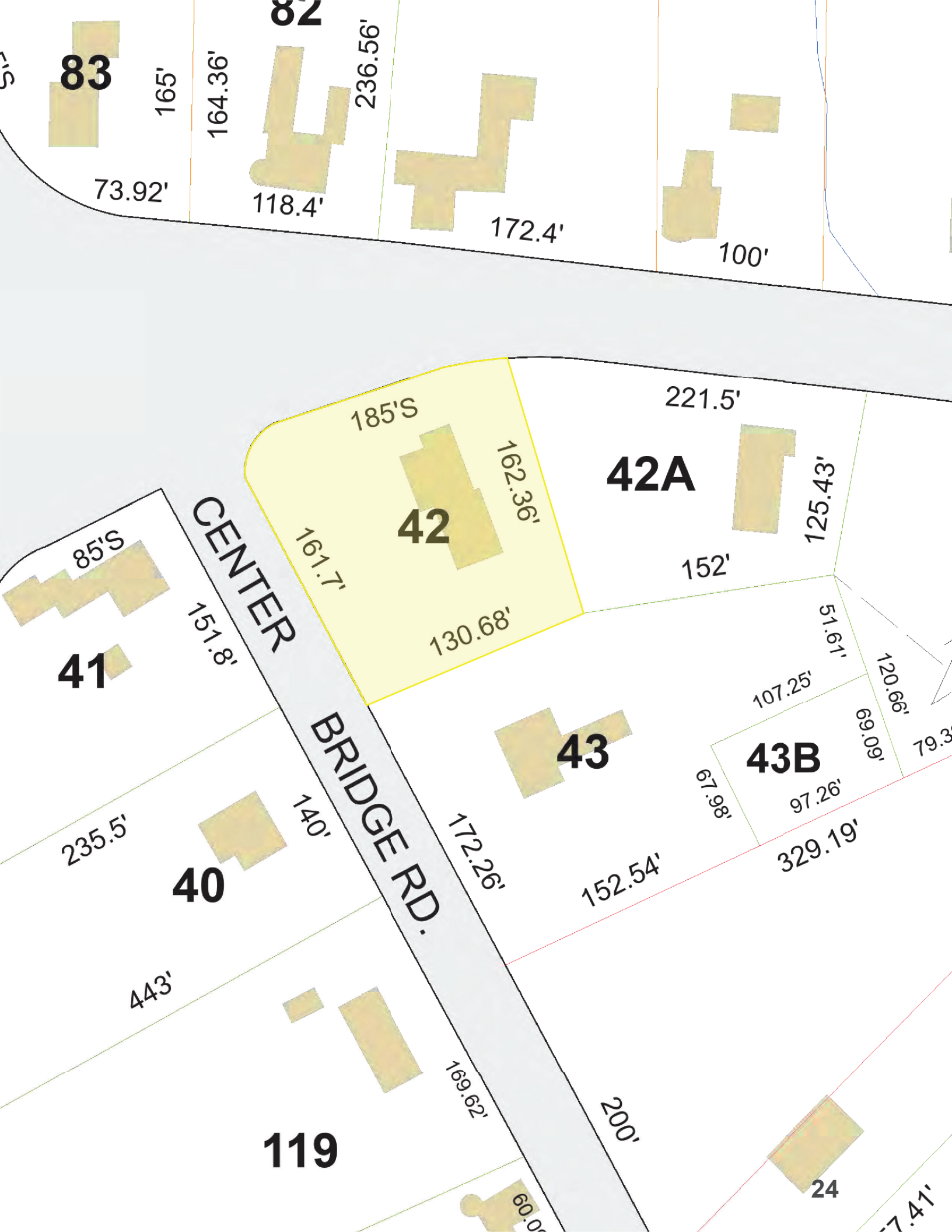
1 inch = 139 Feet



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

## **Neck Farm / Directions**

Project Address: 13 Neck Road, Lancaster MA

### **From Boston on Route 2 West**

- Take Exit 109 (Route 110) towards Harvard
- Follow Route 110 approximately 1.8 miles
- Turn Right on Still River Road (Route 110)
- Proceed for 5.78 miles
- Turn Right onto Lower Bolton Road (Route 110)
- Proceed for .69 miles
- Turn Right onto Center Bridge Road, proceed .69 miles
- The site is located at the corner of Center Bridge and Neck Roads

### **From Worcester on Route 2 East**

- Take Exit 103 (Route 70)
- At roundabout, take exit onto Lunenburg Rd / Route 70
- Follow Route 70 for 3.53 miles
- Turn Left onto Main Street (Routes 117/70)
- At fork stay Right on Main Street (Route 70)
- Follow Main Street to next fork
- Stay Right onto Center Bridge Road
- The site is located at the corner of Center Bridge and Neck Roads

### **From Route 495**

- Take Exit 70 (Route 117 W) toward Bolton
- Turn Left on Main Street (Route 117)
- Proceed 2.5 miles
- Turn Left onto Forbush Mill Road
- Proceed 1.05 miles
- Forbush Road becomes Route 110
- Proceed .69 miles
- Turn Right onto Center Bridge Road
- The first Right is Neck Road
- The site is located at the corner of Center Bridge and Neck Roads



## Neck Farm / Design Approach Narrative

Project Address: 13 Neck Road, Lancaster MA

The overall design approach for Neck Farm is to create appropriate and contextual buildings, befitting to its rural New England setting. The project includes 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.

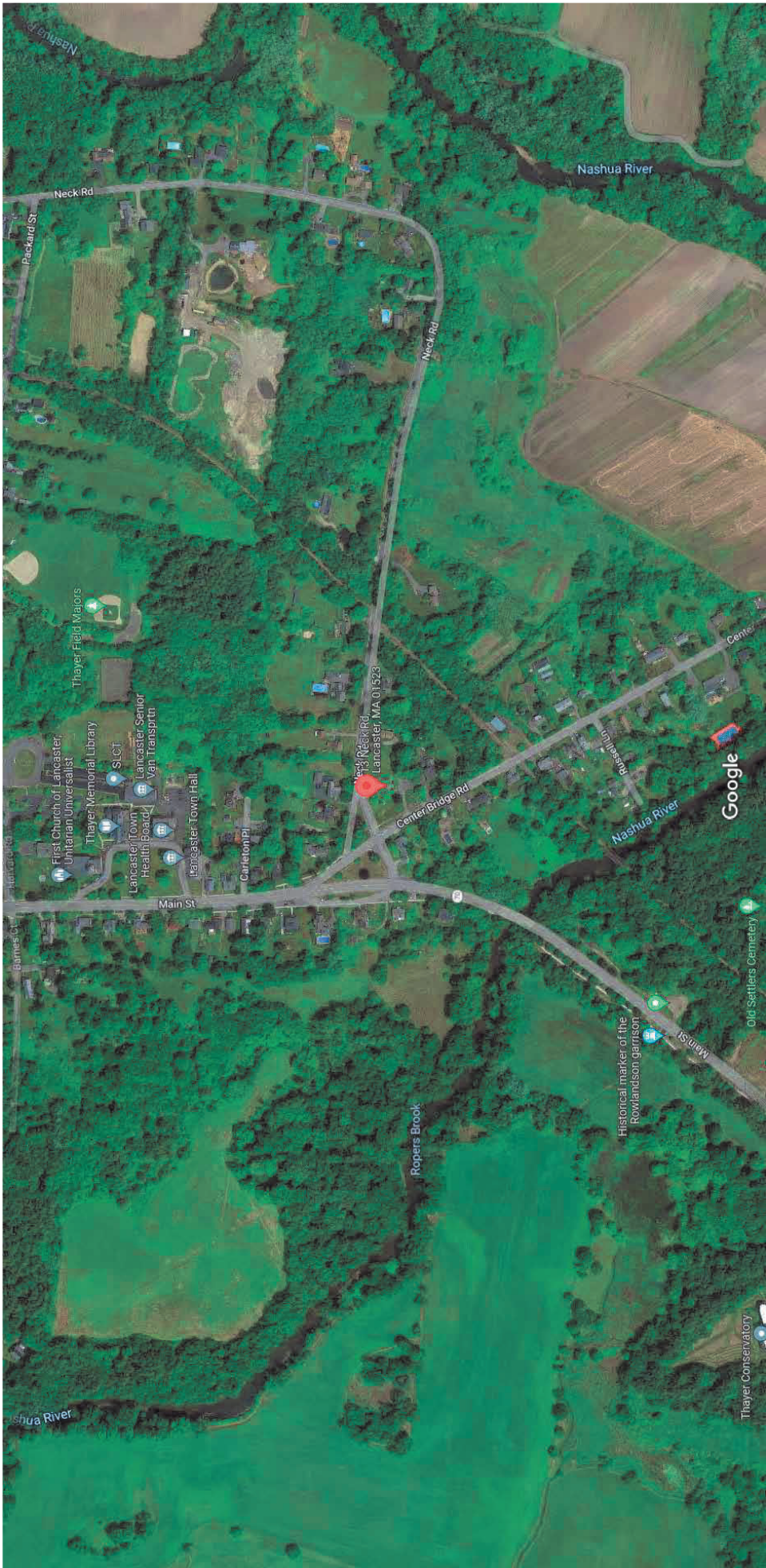
Layout of the site provides space for landscape and plantings between the structures, with generous pathways connecting building entrances and public sidewalks. The driveway and resident parking spaces are designed to minimize visibility from public ways, allow easy access for residents and visitors, 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.





13 Neck Rd







Imagery ©2022 Google, Imagery ©2022 MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, USDA/FPAC/GEO, Map data ©2022 100 ft



13 Neck Rd



























## ATTACHMENT 2.4 – 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 FIRMette



71°40'38"W 42°27'23"N

## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
*Zone A, V, AE*
- With BFE or Depth  
*Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 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*

**OTHER AREAS**

- NO SCREEN
- Area of Minimal Flood Hazard  
*Zone X*
- Effective LOMR
- Area of Undetermined Flood Hazard  
*Zone D*

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- 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

**MAP PANELS**

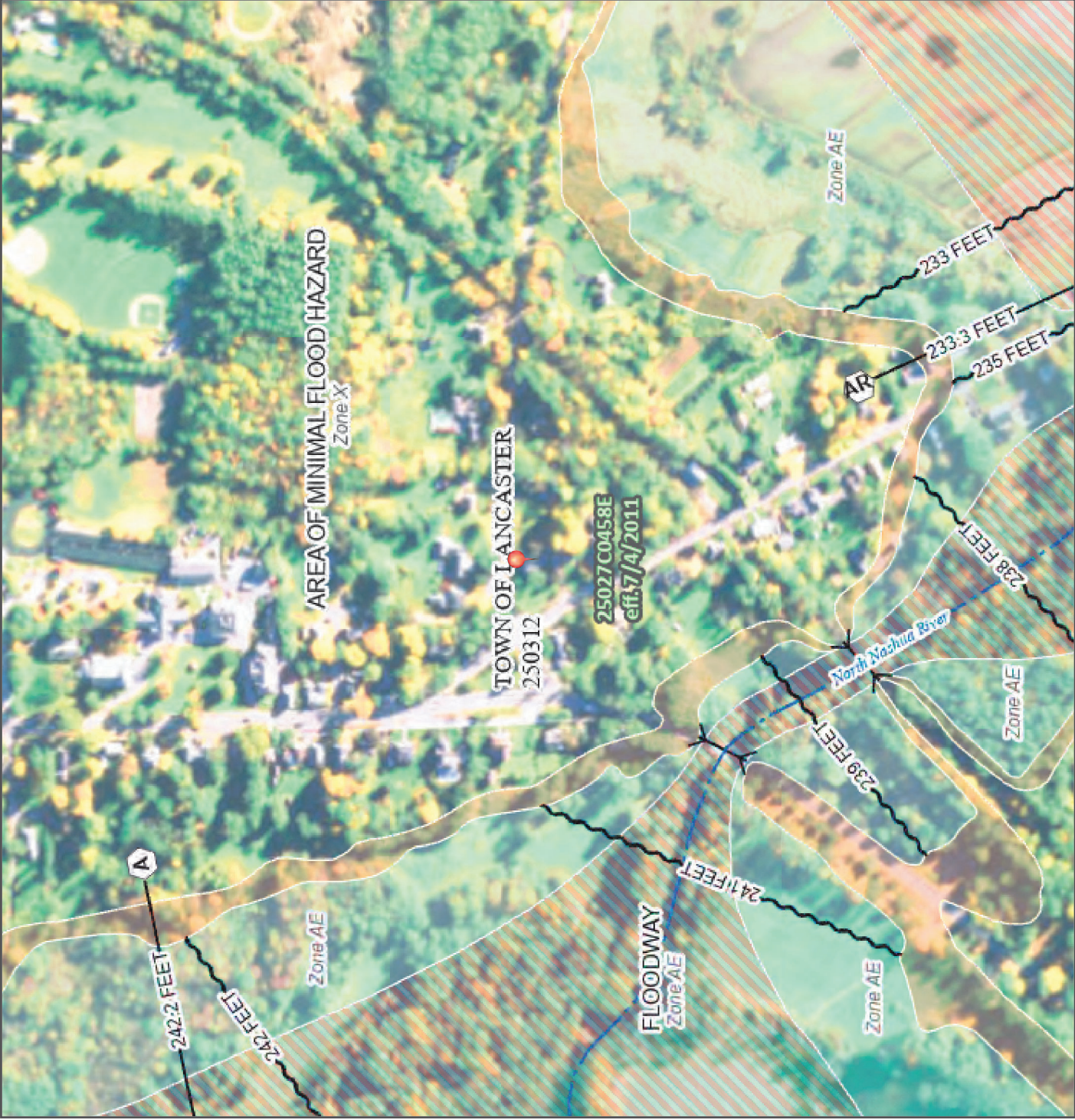
- Digital Data Available
- No Digital Data Available
- Unmapped

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

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

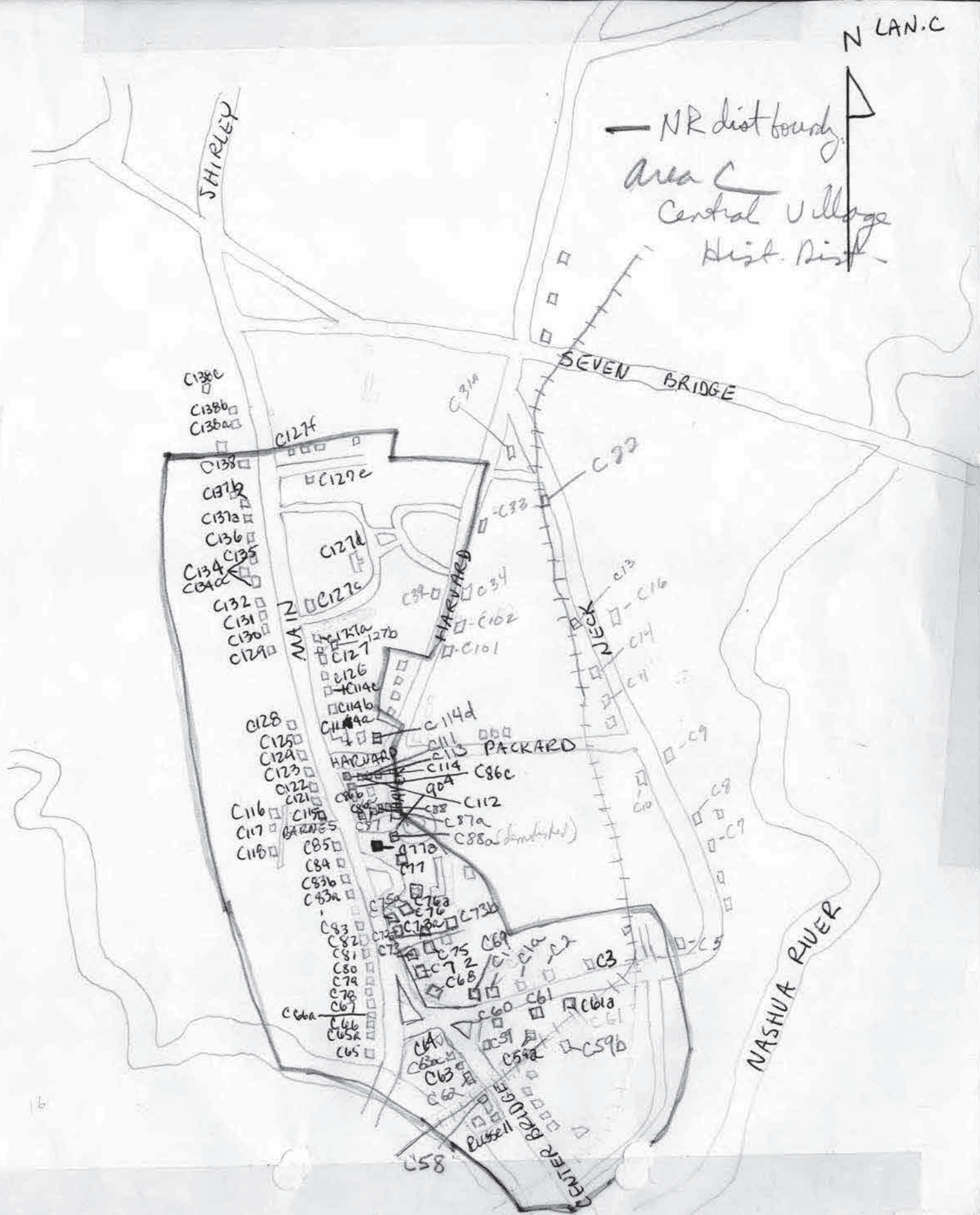
(over)

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

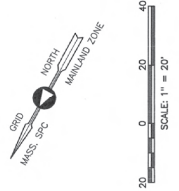
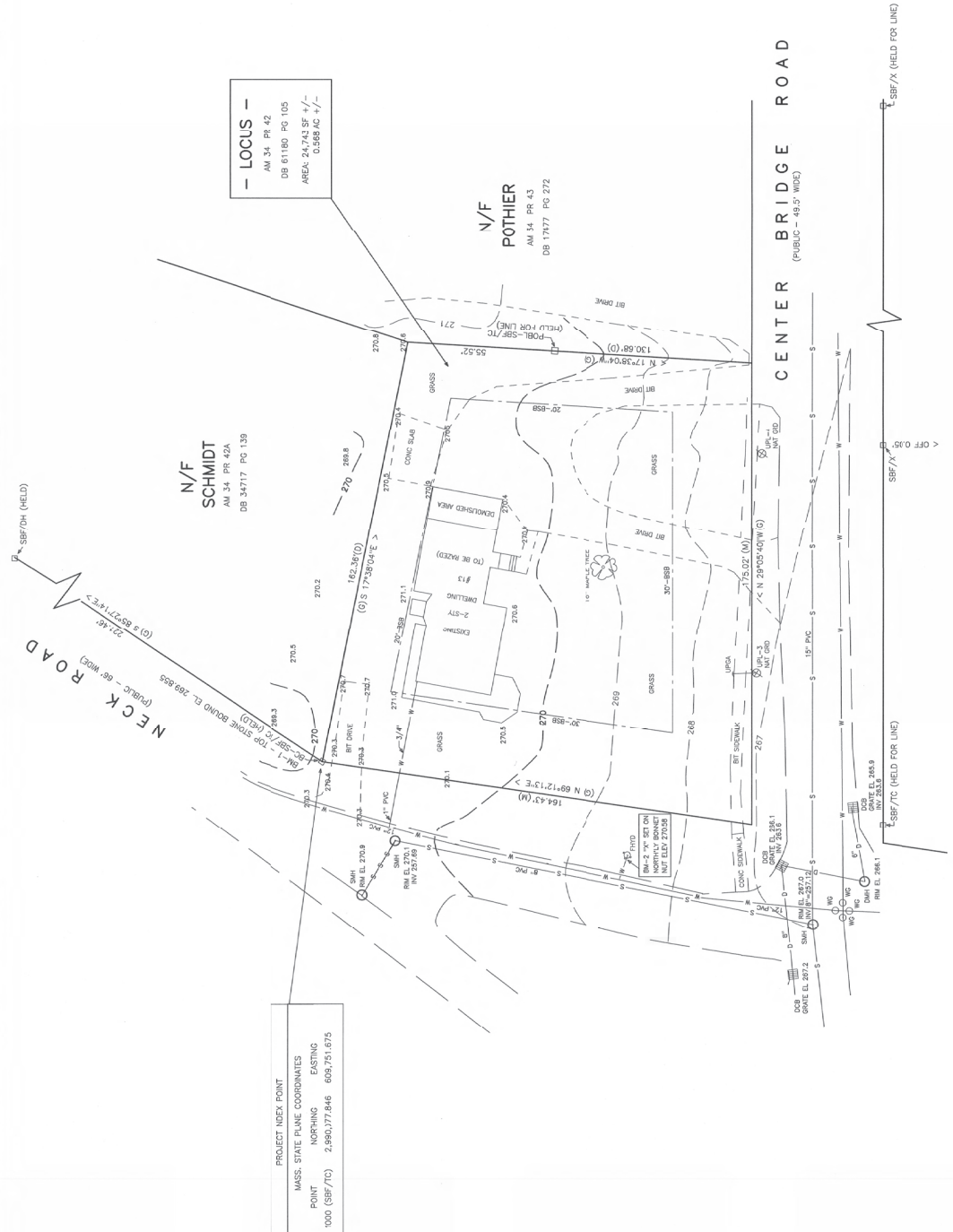
8. Bibliography and/or references such as local histories, deeds, assessor's records, early maps, etc.



— NR dist boundary  
Area C  
Central Village  
Hist. Dist.







— LEGEND —

- AM DENOTES: TAX ASSESSOR MAP
- BC DENOTES: BOUNDARY CORNER
- BSB DENOTES: BUILDING SETBACK LINE
- CONC DENOTES: CONCRETE
- DB DENOTES: A DEED BOOK
- DB DENOTES: DEED BOOK
- DB DENOTES: DRAIN HOLE
- DB DENOTES: DRAIN MATCH BASIN
- DB DENOTES: DUCTILE IRON
- DB DENOTES: ELEVATION
- DB DENOTES: ELEVATION
- DB DENOTES: FIRE HYDRANT
- DB DENOTES: INSERT ELEVATION
- DB DENOTES: IMPASSED SPACE
- DB DENOTES: NON OR FORMER
- DB DENOTES: PAGE ON BOUNDARY LINE
- DB DENOTES: TAX ASSESSOR PARCEL NUMBER
- DB DENOTES: TOWN PLANNING
- DB DENOTES: SQUARE FEET
- DB DENOTES: SQUARE FEET
- DB DENOTES: SEWER MAN HOLE
- DB DENOTES: STORY
- DB DENOTES: UTILITY POLE
- DB DENOTES: UTILITY POLE GUY ANCHOR
- DB DENOTES: WATER LINE
- DB DENOTES: WATER LINE
- DB DENOTES: GROUND SPOT ELEVATION

— NOTES —

1. THE ABUTTERS NAMES AND DEED REFERENCES SHOWN HEREON HAVE BEEN TAKEN FROM CURRENT TAX ASSESSOR RECORDS.
2. THE LOCUS PROPERTY LIES IN A RESIDENTIAL ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING SETBACKS:  
FRONT YARD SETBACK - 30 FT  
SIDE YARD SETBACK - 20 FT  
REAR YARD SETBACK - 20 FT
3. ALL FOUND MONUMENTS SHOWN HEREON WERE LOCATED USING JAVAD SYSTEM. THE LOCUS PROPERTY LIES IN A RESIDENTIAL ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING SETBACKS:  
FRONT YARD SETBACK - 30 FT  
SIDE YARD SETBACK - 20 FT  
REAR YARD SETBACK - 20 FT
4. THE LOCUS PROPERTY IS SITUATED IN NON-HAZARD FLOOD ZONE "X" AS SHOWN ON FEMA COMMUNITY PANEL 22027C-0458E DATED 07/24/2011.



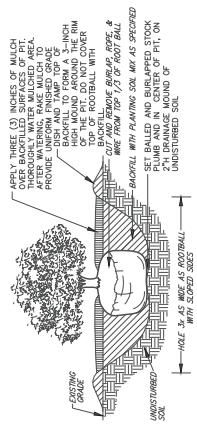
Project	
EXISTING CONDITIONS SURVEY 13 NECK ROAD LANCASTER, MA	
Prepared For	
BAYSTATE INVESTOR GROUP	
 <b>CABCO CONSULT</b> LAND AND ENVIRONMENTAL CONSULTING SERVICES P.O. BOX 14 CLINTON, MA 01510 TEL. 800-675-1591 FAX. 978-385-7419	
Scale: 1" = 20'	Date: 11/02/2020
Sheet: 1 of 1	Drawn: MDP/147.20







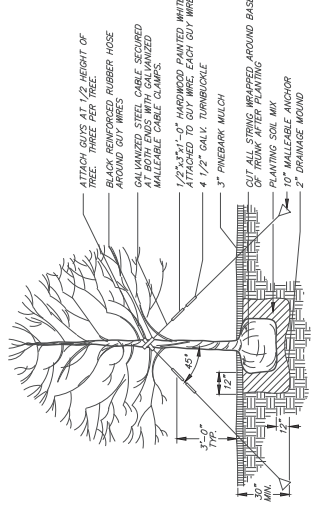
1. THE INTENT OF THIS PLAN IS TO SCHEMATICALLY SHOW THE PROPOSED LANDSCAPE PLANTINGS PER APPLICATION. FINAL LANDSCAPE PLANS TO BE COORDINATED PRIOR TO CONSTRUCTION AND SHALL BE APPROVED BY THE TOWN.



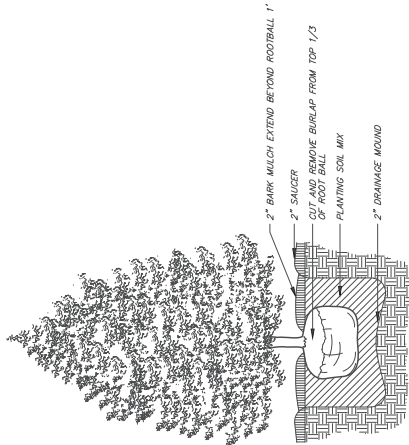
TYPICAL SHRUB PLANTING DETAIL NOTES:

1. PLANT SO THAT TOP OF FOOTBALL IS 1-2" ABOVE SURROUNDING GRADE.
2. MULCH SHALL NOT BE PILED AGAINST THE TRUNK OR STEMS OF SHRUB UNDER ANY CIRCUMSTANCES. MULCH LAYER SHOULD TAPER DOWN TOWARD TRUNK AS INDICATED.
3. DO NOT USE PLANTING STOCK IF FOOTBALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING PROCESS.
4. PLACE BAGGERS AROUND FOOTBALL IN LAYERS, TAPPING TO SETTLE BAGGERS AND ELIMINATE VOIDS AND AIR POCKETS. WHEN FIT IS APPROX. 1/2 BAGGERS, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BAGGERS. REPEAT WATERING UNTIL NO MORE IS ABSORBED.

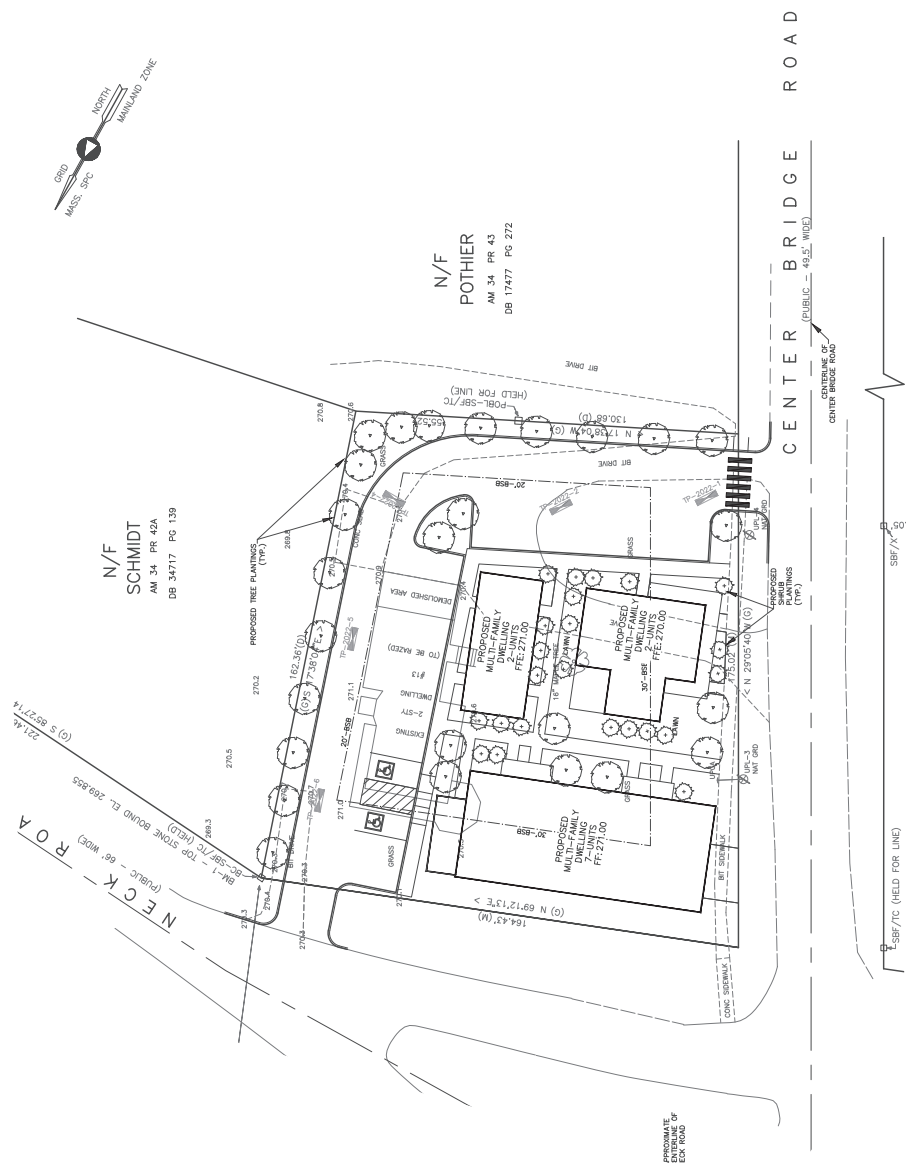
NOT TO SCALE



NOT TO SCALE



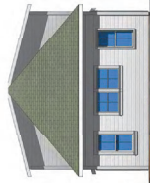
NOT TO SCALE

 $\cos 15^\circ, 1^\circ = 20^\circ$ JOB NO.: 24939





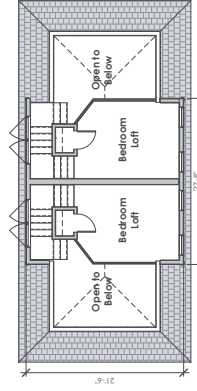
12 EAST ELEVATION - BACK HOUSE  
SCALE 1/8" = 1'-0"



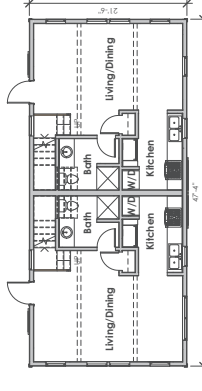
11 WEST ELEVATION - BACK HOUSE  
SCALE 1/8" = 1'-0"



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



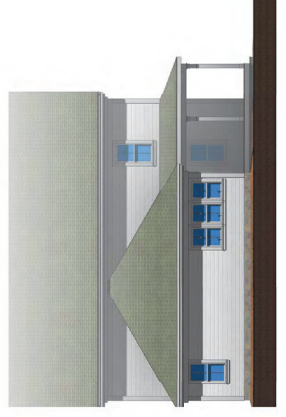
9 BACKHOUSE - SECOND FLOOR  
SCALE 1/8" = 1'-0"



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



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



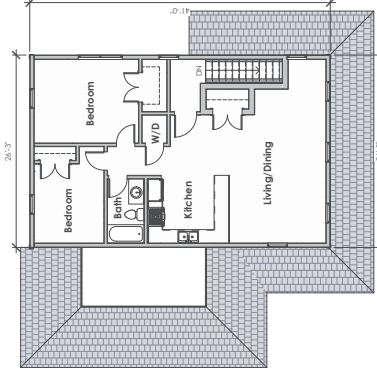
6 WEST ELEVATION - FARMHOUSE  
SCALE 1/8" = 1'-0"



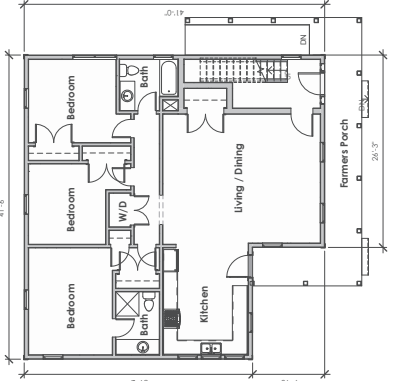
5 EAST ELEVATION - FARMHOUSE  
SCALE 1/8" = 1'-0"



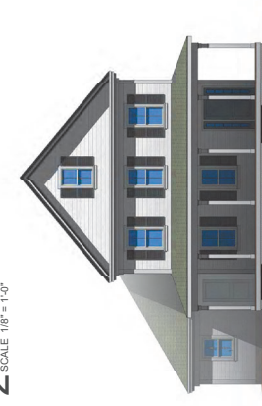
4 NORTH ELEVATION - FARMHOUSE  
SCALE 1/8" = 1'-0"



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



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



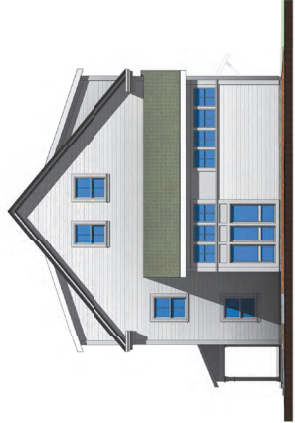
1 SOUTH ELEVATION - FARMHOUSE  
SCALE 1/8" = 1'-0"



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



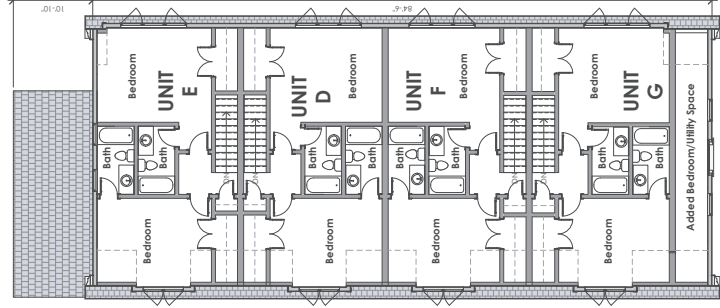
7 WEST ELEVATION - BARN  
SCALE 1/8" = 1'-0"



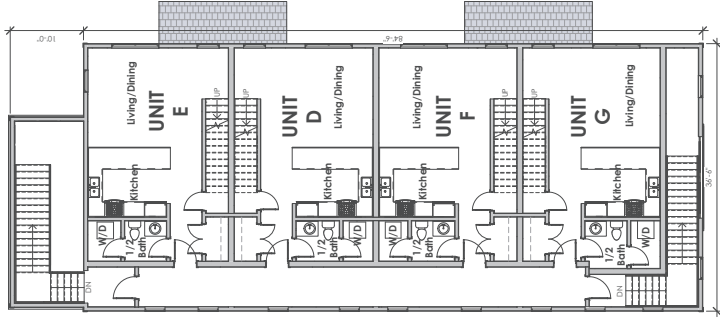
5 NORTH ELEVATION - BARN  
SCALE 1/8" = 1'-0"



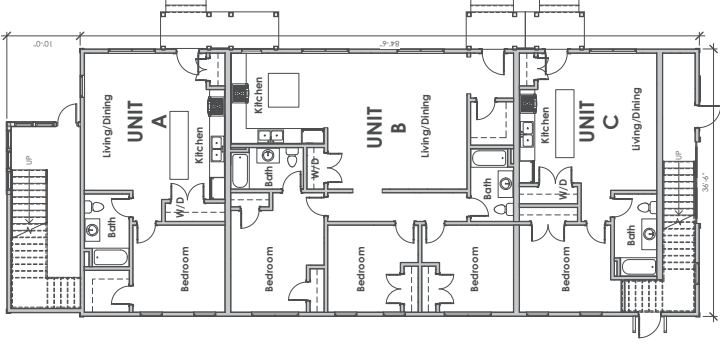
4 SOUTH ELEVATION - BARN  
SCALE 1/8" = 1'-0"



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 / 978 459 2800





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

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## Neck Farm / Design Approach Narrative

Project Address: 13 Neck Road, Lancaster MA

The overall design approach for Neck Farm is to create appropriate and contextual buildings, befitting to its rural New England setting. The project includes 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.

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.



# **DIMENSIONAL REQUIREMENTS**

	<u>REQUIRED</u>		<u>EXISTING</u>	<u>PROPOSED</u>	
LOT AREA	87,120	SF	24,743 <sup>[1]</sup>	24,743	<sup>[1]</sup> SF
FRONTAGE	225	FT	175.02 <sup>[1]</sup>	175.02	<sup>[1]</sup> FT
FRONT YARD	30 <sup>[2]</sup>	FT	120.0± <sup>[2]</sup>	3.0± <sup>[2][4]</sup>	FT
SIDE YARD	20	FT	20.5±	39.0±	FT
REAR YARD	20	FT	N/A	N/A	FT
MAXIMUM BUILDING HEIGHT	90	FT	35± <sup>[3]</sup>	35±	FT
MAXIMUM STORIES	3		2.5	3	
MAXIMUM BUILDING COVERAGE	N/A		10.5	26	%
MAXIMUM GROSS FLOOR AREA RATIO	N/A		0.3±	3	
MAXIMUM UNITS PER ACRE	N/A		1.8±	19.4±	UNITS/AC.
MINIMUM PARKING SPACES PER UNIT	N/A		4	1.9	SPACES/UNIT
TOTAL PARKING SPACES	N/A		4	21	SPACES

[1] EXISTING NON-CONFORMING

[2] IN ACCORDANCE TO THE TOWN OF LANCASTER ZONING BYLAW (§220-11) SETBACKS ARE MEASURED FROM THE STREET SIDELINE OR FROM THE STREET CENTERLINE. CENTER BRIDGE ROAD IS SHOWN AS AN ARTERIAL STREET ON THE TOWN OF LANCASTER OFFICIAL ZONING MAP, DATED 5/6/2013, AMENDED 5/5/2014 AND SHALL HAVE A FRONT YARD SETBACK OF 74 FEET. NECK ROAD IS SHOWN AS A MINOR ROAD ON THE SAME ZONING MAP AND SHALL HAVE A FRONT YARD SETBACK OF 55 FEET.

[3] BASED ON VISUAL OBSERVATION, EXISTING HOUSE HAS SINCE BEEN DEMOLISHED

[4] RELIEF REQUESTED

## **LOT SUMMARY**

	<u>SQUARE FOOTAGE</u>	<u>PERCENTAGE</u>
BUILDING COVERAGE	6,445± SF	26%
PARKING AND OTHER PAVED VEHICULAR AREAS	8,945± SF	36%
SIDEWALK AREAS	2,570± SF	10%
OPEN SPACE/LANDSCAPED AREAS	6,783± SF	28%



## SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

Project Name: Neck Farm Estates  
Project Number: \_\_\_\_\_  
Program Name: New England Fund  
Date: 12-7-22

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

### DEVELOPER SELF-ASSESSMENT

(for consistency with the Sustainable Development Principles)

#### Redevelop First

Check "X" below if applicable

If Rehabilitation:

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

If New Construction:

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

#### Explanation (Required)

In accordance with Lancaster's 2020-2024 Housing Production Plan preferred development characteristics (p.41) the expansion areas for affordable housing projects should encourage compact development rather than sprawl, suggesting that new housing be located near existing centers or villages.

## Optional – Demonstration of Municipal Support:

Check "X" below if applicable

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

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

### Explanation (Required)

As an infill project that will utilize existing municipal sewer and water, the project will have a very limited impact. The compact architecture is designed to resemble a farmhouse and barn fits with the charm of the downtown area. The project is pedestrian friendly close to all the services and amenities described above.

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

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

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

### (1) Concentrate Development and Mix Uses

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

Check "X" below if applicable

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

### Explanation (Required)

As an infill project that will utilize existing municipal sewer and water, the project will have a very limited impact. The compact architecture is designed to resemble a farmhouse and barn fits with the charm of the downtown area. The project is pedestrian friendly close to all the services and amenities described above.

## (2) Advance Equity & Make Efficient Decisions

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

Promote development in accordance with smart growth and environmental stewardship.

*Check "X" below if applicable*

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

### Explanation (Required)

The project is being permitted through Chapter 40B, creating three new affordable rental units offered to those earning no more than 80% of area median income (AMI).

## (3) Protect Land and Ecosystems

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

*Check "X" below if applicable*

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

**Explanation (Required)**

Infill development on previously developed land in the downtown area will meet the need for affordable housing and avoid impacts.

**(4) Use Natural Resources Wisely**

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

Check "X" below *if applicable*

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

**Explanation (Required)**

The project will utilize porous pavement LID stormwater practice.

**(5) Expand Housing Opportunities**

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

Check "X" below *if applicable*

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

**Explanation (Required)**

The project creates three (3) affordable rental units in the downtown area. The project is also close to Routes 495 and 2 and has access to public transit via the Montachusett Regional Transportation Authority bus service. In addition, the MBTA Fitchburg line, Shirley station is approximately eight miles from the site.



## (6) Provide Transportation Choice

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

*Check "X" below if applicable*

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

### Explanation (Required)

Bicycling and walking are encouraged via expansion of sidewalks along Neck And Center Bridge roads.

## (7) Increase Job and Business Opportunities

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

*Check "X" below if applicable*

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

## (6) Provide Transportation Choice

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

*Check "X" below if applicable*

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

### Explanation (Required)

The project creates affordable rental units in the downtown area, close to Routes 495 and 2 and has access to public transit via the Montachusett Regional Transportation Authority bus service. In addition, the MBTA Fitchburg line, Shirley station is approximately eight miles from the site.

## (7) Increase Job and Business Opportunities

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

*Check "X" below if applicable*

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

Explanation **(Required)**

**(8) Promote Clean Energy**

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

*Check "X" below if applicable*

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

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

Explanation **(Required)**

All units will have Energy Star approved appliances, including refrigerators, dishwashers, heating and HVAC. Windows will be Energy Star approved.

**(9) Plan Regionally**

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

*Check "X" below if applicable*

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

Explanation **(Required)**

In accordance with Lancaster's 2020-2024 Housing Production Plan preferred development characteristics (p.41) the expansion areas for affordable housing projects should encourage compact development rather than sprawl, suggesting that new housing be located near existing centers or villages.

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

## 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
<b>Property-Street Address and/or Description</b>					
13 NECK RD BK 289-216					
<b>Grantors</b>					
SANDERS EDWARD G, SANDERS DEBRA A					
<b>Grantees</b>					
BAYSTATE INVESTORS GROUP, SINGLETON DAVID J, CHERUBINI JOHN					
<b>References-Book/Pg Description Recorded Year</b>					
13096/101 DEED 1990					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					



# Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

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## Recording Information

Document Number	: 104357
Document Type	: DEED
Recorded Date	: October 04, 2019
Recorded Time	: 12:31:20 PM
Recorded Book and Page	: 61180 / 104
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1176069
Recording Fee (including excise)	: \$1,050.68

\*\*\*\*\*

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

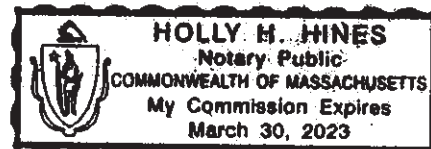
### THE COMMONWEALTH OF MASSACHUSETTS

Worcester, ss:

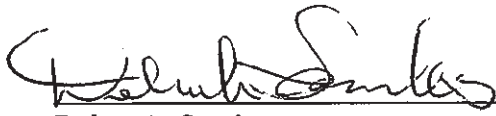
On this 3, day of October, 2019, before me, the undersigned Notary Public, personally appeared Edward G. Sanders and proved to me through satisfactory evidence of identification, which was Government Identification namingly a MA Driver's License, to be the person whose name is signed on the preceding 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

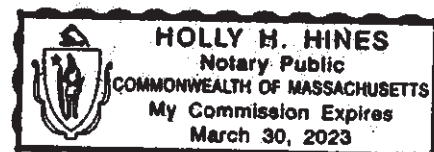
### THE COMMONWEALTH OF MASSACHUSETTS

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

# 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 Cancellation

[View filings](#)

**Comments or notes associated with this business entity:**

[New search](#)





November 30, 2022

Mr. David J. Singleton  
66 West Street  
Leominster, MA 01453

Re: Neck Farm  
13 Neck Road  
Lancaster, MA 01523

Dear Mr. Singleton:

It is my understanding that Neck Farm LLC is pursuing approval for an 11-unit residential housing project to be permitted under the Commonwealth Comprehensive Permit Law (Chapter 40B). The purpose of this letter is to express an interest on behalf of Clinton Savings Bank in providing construction financing for this project.

We have reviewed the preliminary financial information provided for the Neck Farm project. Based on the numbers presented, the Bank is interested in providing the financial support that you are requesting. Please be advised that this letter is to be construed as an expression of interest and not a commitment to finance at this time. Any commitment to provide financing will require a formal review and approval of an application received from the Borrower as well as full financial information on the project, borrowing entity, and principals.

I look forward to working with you on this affordable housing project. Please do not hesitate to contact me should you have any questions.

Sincerely,

Robert G. Rivard  
Senior Vice President

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

SHAPING THE  
EXCEPTIONAL



QUALIFICATIONS FOR

## Multifamily

2022





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SHAPING THE EXCEPTIONAL





**MAUGEL**  
ARCHITECTS

## ABOUT THE FIRM

**Every project we take on — whether for a company, organization or institution — begins with the question “How?”**

**How can we bring your vision to the world? How can we maximize your value from the project? How can we anticipate your needs today and tomorrow? Lastly, how can our shared endeavor be exceptional and visionary in every way?**

## About Maugel Architects



### SHAPING THE EXCEPTIONAL

#### Our Story

For nearly 30 years, Maugel Architects has been shaping exceptional residential properties. Our designs come to life in millions of square feet of commercial real estate throughout New England for a wide range of industries, including multifamily, custom residential, mixed-use, healthcare, life sciences, and industrial.

With a staff of 40 professionals in strategic planning, architecture, and interior design, Maugel has the expertise to provide services for everything from long-range master planning to the design and execution of complex multi-million dollar construction projects and asset repositionings.

We are fortunate to have a wide range of housing experience that includes the design and renovation of apartment and condominium complexes, affordable housing, retirement communities, and mixed-use developments. Maugel's residential projects are designed with people in mind: the clients who collaborate on the design process; the people who will live or experience the space; and the people who may use it in the future.

We take the long view beginning with our first conversation. It is our responsibility to understand your wishes and leverage our expertise to present an array of pathways you can take to achieve your vision. We value long term partnerships with our clients, many of whom choose Maugel time and again to help them realize their vision.

#### Related Housing Articles From Our Multifamily Blog:

- [Senior Housing Designed for How We Want to Live: Is it Possible?](#)
- [Vertical Housing Development in Suburban Markets: The Time is Now](#)
- [Shingle by Shingle: Designing Quality in a Housing Crisis](#)
- [Four Ways Multifamily Developers are Making Life Easier](#)
- [A Multifamily Design Concept Re-discovered: The Big House](#)

## Multifamily Client List

An important indication of our success has been our exponential growth in repeat business and our ability to retain our clients, many from the earliest days, nearly 30 years ago. That tells us that we do more than just good work — it says we listen to our clients carefully and continually exceed their expectations.

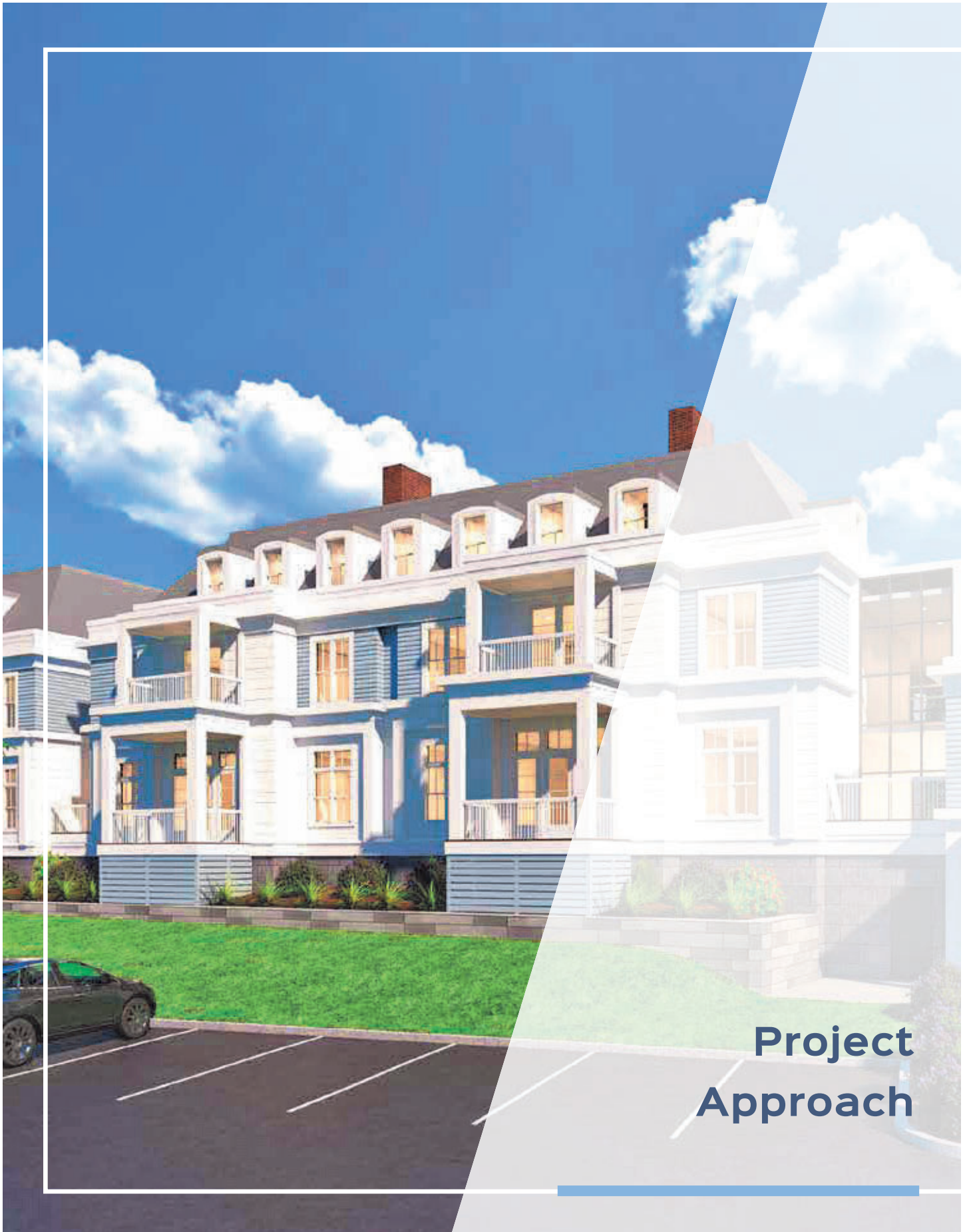
### AFFORDABLE / 40B

- **The Village at Bedford Woods**  
Treetop Group  
26 Townhomes - \$10 million
- **Northgate Meadows**  
Whitney Companies  
216 units - \$30 million
- **Andover Housing / Andover MA**  
Bill Perkins  
40 units - \$12 million
- **Concord Housing / Concord MA**  
DiGiovani Realty  
80 units - \$20 million
- **Hatter's Point / Amesbury MA**  
Bill Sullivan  
60 units - \$18 million
- **Ivory Keys / Leominster MA**  
LD Russo  
41 units - \$10 million
- **Lorden Housing / Townsend / Lunenburg MA**  
Gary Lorden  
154 units - \$40 million
- **Norwood Crossing / Norwood MA**  
Oak Tree Green Development  
109 units - \$24 million
- **Riverview Commons / Andover MA**  
JM Corcoran Company  
200 units - \$40 million
- **Salisbury Square / Salisbury MA**  
YWCA Greater Newburyport / LD Russo  
42 units - \$9.5 million

### MARKET RATE

- 25 Maplewood Ave / Portsmouth NH
- 100 Washington Street / Dover NH
- 222 Brooks St / Worcester MA
- Albany Fellows / Boston MA
- Beacon Village / Burlington MA
- Bedford Woods / Bedford MA
- Blake Block / Bedford MA
- Bowers Brook Senior Housing / Harvard MA
- Boynton Meadows / Groton MA
- Burlington Heights / Burlington MA
- Cascade Apartments / Saco ME
- Five Chimneys / Concord MA
- Harbour Hill / Portsmouth NH
- Lake Point Village / Lakeville MA
- Northgate Meadows / Sterling MA
- Norwood Crossing / Norwood MA
- Oakridge / Burlington MA
- Old High School Commons / Acton MA
- Porter St. Townhomes / Portsmouth NH
- Portwalk Place / Portsmouth NH
- Residences at Riverfront Landing / Nashua NH
- Shaw's Landing / New London CT
- Sundial Residences / Manchester NH
- Warner Woods / Concord MA
- Washington on the Square / Brookline MA





## Project Approach



## Project Approach

**Relationship-building is an important part of what we do. Taking the time to understand what's important to our clients is one of our core values. Mutual respect, understanding and openness are the keys to designing a project that expresses not only a shared goal, but a shared vision.**

### OUR WORKSTYLE

#### A member of your team

We become a member of your team and look out for your interests. We listen, roll up our sleeves and work side by side to design environments that exceed your expectations in the most strategic, advantageous, functional, and visually expressive way possible.

Maugel recognizes that enjoying each other's company is just as important as enjoying the work. The energy it creates is contagious for our clients and helps build relationships that last. We understand that going through the architectural process can have its unique challenges. Our staff is responsive, attentive and receptive, with the goal of making the process as easy and enjoyable as possible. We are always available to answer questions, adjust strategy and address concerns.

What's different about us is that everyone on the project team is well-versed in all phases of the project, from planning to design to delivery. Our design teams have partnered with a wide variety of clients to create custom, exceptional visions for projects. Because we have agile dedicated teams with deep experience in multi-residential design, we can assign experts to focus on your specific needs and partner with you throughout the process. We always make sure there is a senior designer on every project — which means you'll be getting our A-team every time.

### INNOVATIVE PROBLEM SOLVING

#### A fresh approach to any challenge

Everyone likes to lay claim to "being innovative," but at Maugel Architects, we utilize innovation to solve problems. We're not afraid to think differently, or think big, because that approach has always served our clients well in all of the industries we serve.

As architects, we're problem solvers who take innovation to the next level in finding you the best solution and design. Everyone at Maugel Architects goes above and beyond what's requested. We take into account our clients' needs for future growth and property sustainability, developing a fresh approach to any design challenge. We approach all projects with an open mind, looking for opportunities to use our design expertise to create innovative solutions and present multiple design options for clients.

Our approach is to never say "No," but always ask "How?" to find creative and novel approaches to client requests, tight budgets or unique design challenges. We avoid overdesign that can lead to high construction costs with little end-user benefit, favoring instead an approach that addresses current needs and anticipates future needs. Our clients have benefited from millions of dollars in savings resulting from smart design recommendations, making Maugel the ideal choice for long-term return on your investment.



## Services Offered

## Services Offered

**Maugel has served as a trusted strategic advisor to many of the Greater Boston area's most successful commercial real estate entities for nearly 30 years.**

### STRATEGIC PLANNING

#### A trusted advisor

As true partners, we assist clients in planning for strategic growth, expansion, renovation, and repurposing their real estate assets. We emphasize ROI, while leveraging leadership expertise to eliminate short term obstacles.

Our team instills a culture of accountability, strategic thinking and innovation. We have an exceptionally high ratio of senior design professionals readily available to quickly respond to your needs. Some of the strategic planning services we provide include the following:

- Property Assessments
- Site Analysis and Site Planning
- Zoning Compliance and Approval Strategies
- Asset Repurposing Strategies
- Mixed-use Master Plan Design
- Property and Building Branding
- Smart Growth Community Design

### ARCHITECTURAL SERVICES

#### Experts in creating value

Maugel Architects has one of the most diverse design portfolios in New England—ranging dramatically in size, complexity and building type. We are particularly adept at needs assessment, envisioning, branding and bringing your vision to life. It is our mission to shape exceptional solutions to your goals and objectives and to maximize the value of your property by virtue of great design.

Our team is agile, responsive, and committed to anticipating your short term needs and your long term vision. We provide the following architectural services:

- Envisioning and Branding
- Best-use Property Assessments
- Concepts Design
- 3D Illustrations and Virtual Reality Videos
- Zoning Assessments/Approvals
- Sustainable Design/Rooftop Gardens Design
- Schematic Design
- Design Development
- Construction Documents
- Construction Administration



## Services Offered

CONTINUED

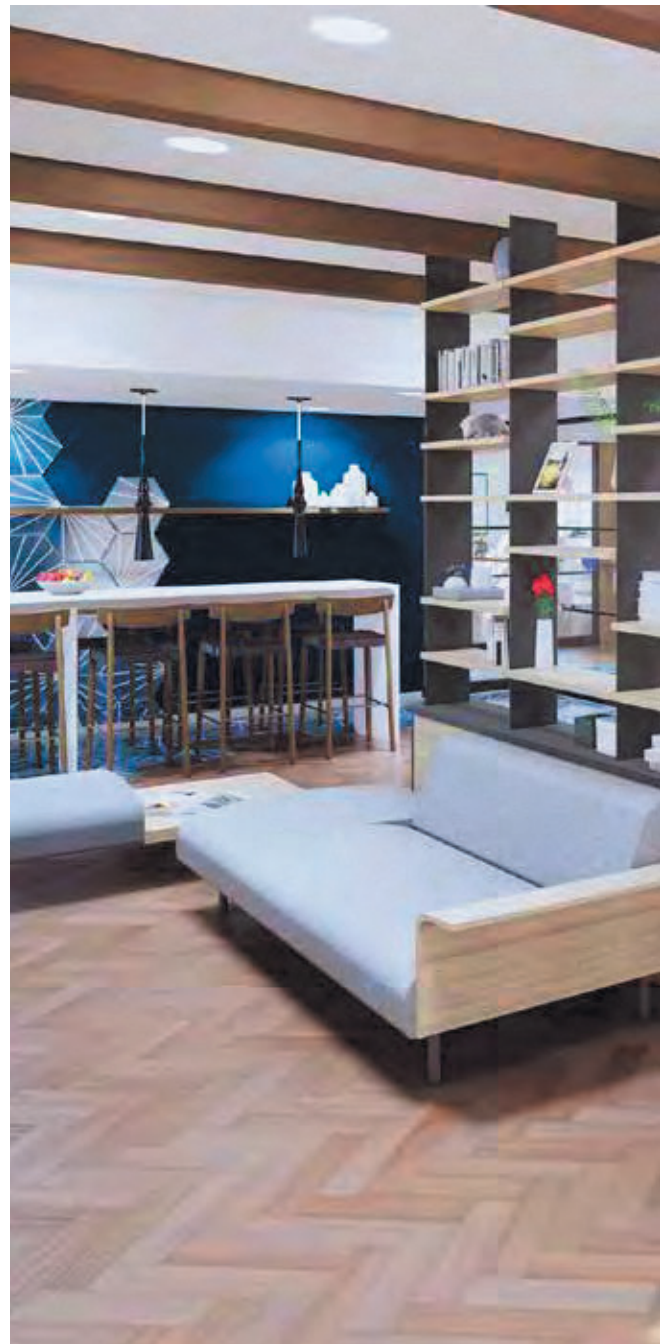
### INTERIOR DESIGN

#### Designed with people in mind

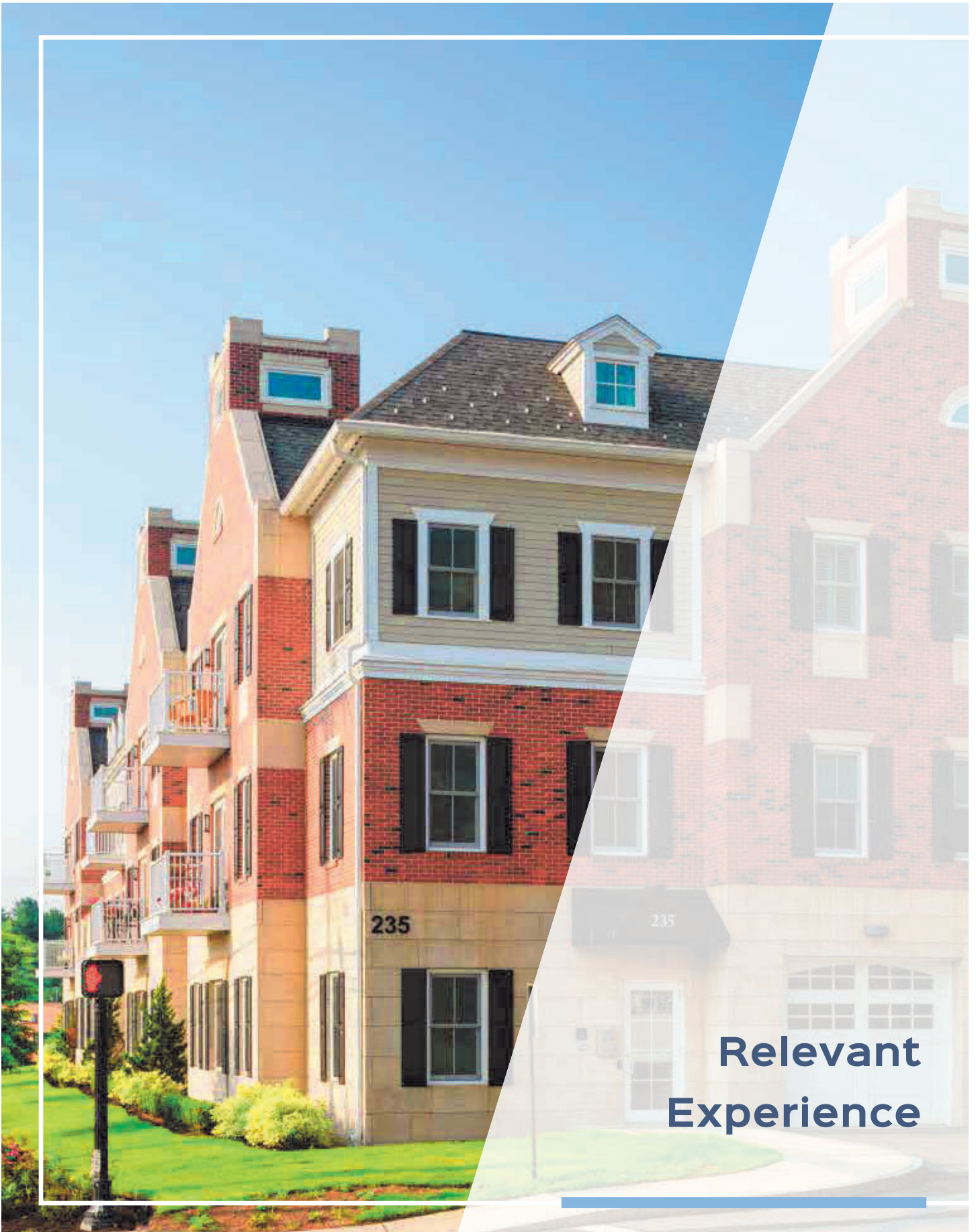
We design branded residential developments that engender a sense of well-being and community. At Mangel Architects, we believe that spaces need to be designed with people in mind: the clients who collaborate on the design process; the people who work, live, or play in the space; and the people who may use it in the future. While always functional and pragmatic, our designs dramatically enhance the visual, cultural and branding identity for your company.

We partner with you to fully understand your mission and provide a clear vision of how to attain it. We have a highly skilled interior design team devoted to sustainability in finishes, furniture, and product selections that will help shape and execute your vision. We provide the following interior design services:

- Fit Plans
- Space Planning
- Programming
- Master Planning for Future Growth
- Phasing
- Corporate Branding & Identity Design
- Furniture, Finishes and Equipment Selection
- Schematic Design
- Design Development
- Construction Documents
- Building Code Analysis







## Relevant Experience

## EXPERIENCE

### 274 Franklin Street

GoVenture / TMO / Worcester, MA



#### SCOPE

- Apartment Complex
- Six Stories (5 over 1 podium)
- Wrap design with a Four-story Precast Parking Structure

#### SIZE

- 421 Dwelling Units
- 431, 000 Square Feet Residential
- 360 Parking Spaces

Maugel Architects is working with the joint venture of GoVenture Capital Group and The Michaels Organization joint venture for development of 274 Franklin Street. The design includes 421 residential dwelling units of approximately 431,000 SF along with a four-story precast parking structure with 360 parking spaces. The design team will build a Construction Document set from the Site Planning, Conceptual Design Services, and Planning Board/Permitting phases previously provided by Maugel Architects. These documents are currently awaiting approval from the Worcester Planning Board.





## EXPERIENCE

# Northgate Meadows

Sterling, MA



## SCOPE

- Three 4-story wood walk-out basement parking buildings
- Affordable & Market Rate
- One- and Two-Bedroom Units

## SIZE

- 216 Total Units
- 318,000 Total Square Feet

Northgate Meadows is a three-building 216-unit multi-residential housing development located on Research Drive in Sterling. Each 106,000 SF, 72-unit 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 each building provides ample space for vehicles and a dog grooming station.



## EXPERIENCE

# Lake Point Village Condominiums

Lakeville, MA



## SCOPE

- Two 3-story wood walk-out buildings with basement parking
- 55+ age restricted condominiums
- Two Bedrooms + Den
- Smart Technologies

## SIZE

- 66 Units

The 66-unit Lake Point Village senior housing development is beautifully sited on a high bluff overlooking cranberry bogs and Pocksha Pond on the scenic Betty's Neck peninsula. By giving the illusion of singular mansions, Maugel's novel approach to the Big House design style brings a fresh approach to typical multi-residential design throughout the region. Lake Point Village pays 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.





## EXPERIENCE

# 222 Brooks Street

Worcester, MA



## SCOPE

- Apartment Complex
- Studios, 1-beds and 2-beds
- Four Stories
- Open-air parking below building

## SIZE

- 111 Dwelling Units
- 145,000 Square Feet

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.

## EXPERIENCE

# The Village at Bedford Woods

Bedford, MA



## SCOPE

- Luxury Townhome Condominiums
- Diverse Floor Plans
- Aging-in-place and Visit-ability

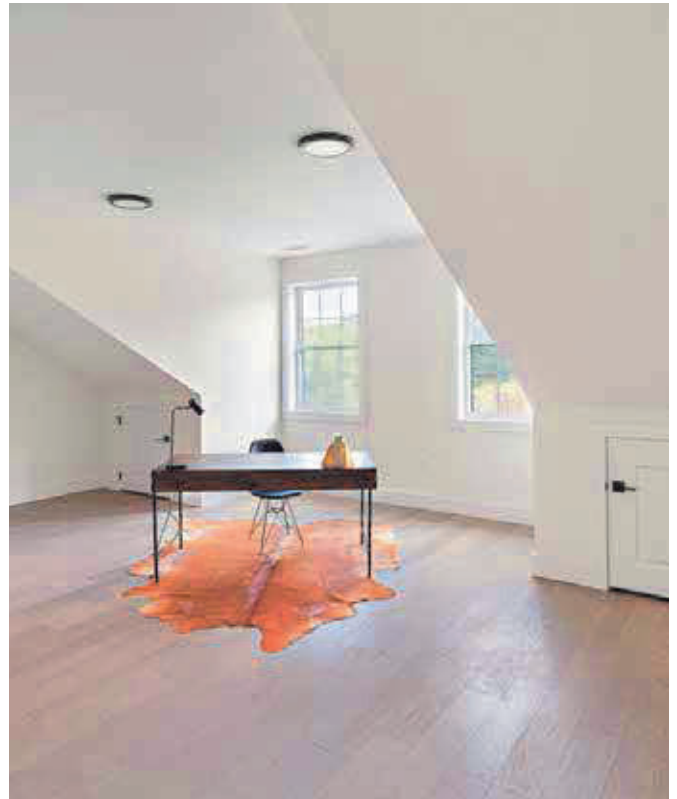
## SIZE

- 26 Units

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.

Durable stone veneer bases were used to ground the buildings and provide tangible texture. A combination of clapboard and board and batten style siding provides visible texture and variety to the buildings. All units feature a contemporary open concept floor plan with shaker-style cabinetry, marble backsplashes, and rustic hardwood floors.





## EXPERIENCE

# Residences at Riverfront Landing

Nashua, NH



## SCOPE

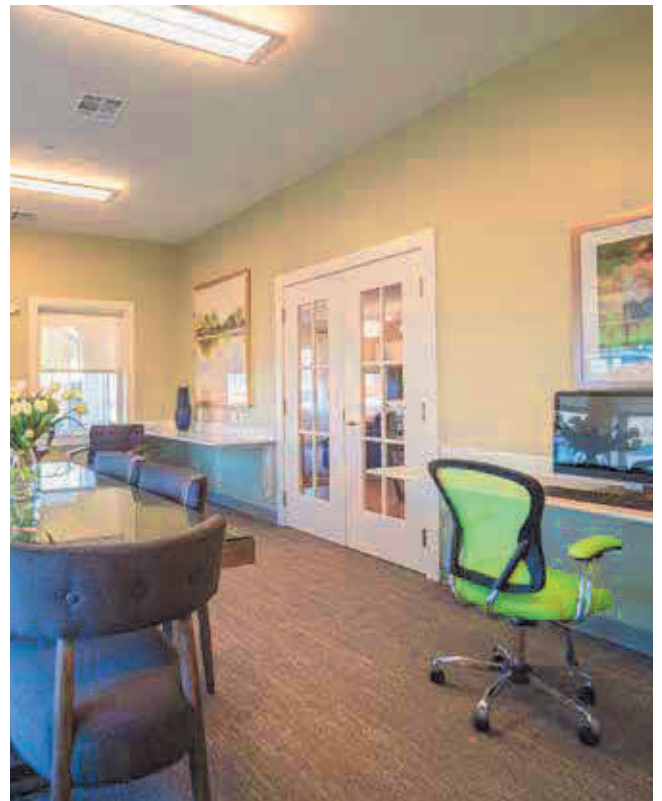
- Repurposed Industrial Property
- Three 4-story, wood walk-out buildings with basement parking
- Clubhouse
- Retail

## SIZE

- 360 Market-rate Units

The team worked with a national and regional development team to provide a new eastern gateway into downtown Nashua, New Hampshire. The Residences at Riverfront Landing is the first phase of the major redevelopment to this former industrial property. The 360 unit market-rate project features three 4-story residential buildings with parking podiums. A clubhouse serves residents' needs for leasing, fitness and community spaces while an additional building along the river provides modest retail needs. The site is surrounded by a trail system that boasts views of the confluence of the Merrimack and Nashua Rivers.





## EXPERIENCE

# Burlington Heights

Burlington, MA



## SCOPE

- Ground-up
- Condominiums

## SIZE

- 42 Units

Maugel Architects designed this 42-unit condominium complex in the business overlay district on Cambridge Street in Burlington, MA. The permitting process required approvals from both the Rt. 3 business district subcommittee and the planning board. The buildings feature oversized two-bedroom units on three levels over subterranean parking.



## EXPERIENCE

# Cedar Crossing

Walpole, MA



## SCOPE

- Three Neighborhoods
- 5 over 1 podium apartments
- Townhouses
- Single Family Homes

## SIZE

- 300 Units

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.

## EXPERIENCE

# Cascade Apartments

Saco, ME



## SCOPE

- New Construction
- Micro Units
- One and Two Bedroom units
- Central Amenity Tower
- Cyber Lounge

This new construction project features two-bedroom, one-bedroom and micro unit options - each with a walk-out balcony. The exterior features lapboard siding, shingles and vertical board paneling to fit the context of the surrounding landscape. Two wings of apartments branch off a central tower, grounding the space and adding unique detail to the design. The open entry design of the tower showcases cascading stairs, a cyber lounge and a library.

## EXPERIENCE

# Bowers Brook Senior Housing

Harvard, MA



## SCOPE

- Senior Housing
- Affordable

## SIZE

- 40 Units

Maugel designed this three-story 40-dwelling residential home for seniors at the Harvard Park mixed-use development. The units feature large one and two-bedroom units with solid surface kitchens, energy star appliances, and hardwood floors throughout. The facility has common laundry rooms on each floor and a banquet room adjacent to an outdoor seating garden.



## EXPERIENCE

# Harbour Hill Condominiums

Portsmouth, NH



## SCOPE

- Urban Residential Complex
- 1, 2, 3 Bedrooms
- Access to Hotel Lobby
- Garage Parking

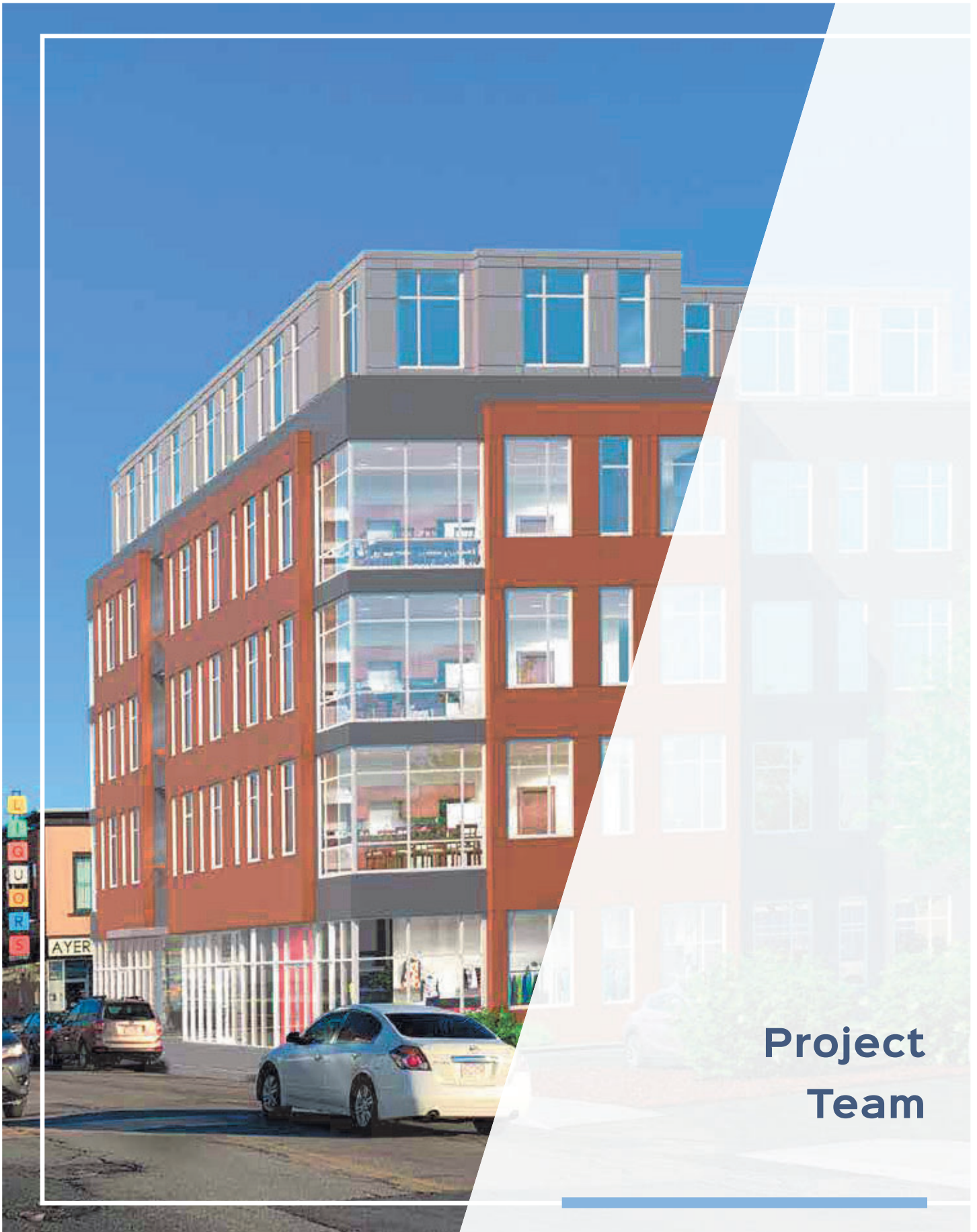
## SIZE

- 36 Units
- 820 - 2,200 Square Feet

In conjunction with a new hotel development, this residential project served as the announcement of things to come in an area that was ready for change. There is an art to making a new building feel old. That art is evident in the thoughtful design of Harbour Hill, where traditional materials such as brick, clapboard, and stone have been used to craft a building in keeping with the historic structures of downtown Portsmouth.

One, two and three bedrooms are spread across a variety of floor plans from 820 to 2,200 SF. Each residence includes lofty ceilings, elegant French doors and Juliet balconies. A common roof terrace provides a social atmosphere for residents, offering exceptional harbor views. Other advantages include covered garage parking and lobby access to the hotel.

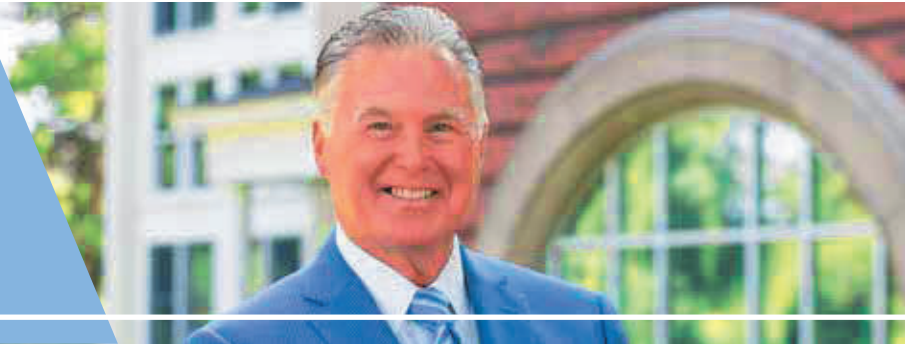




## Project Team

## Brent Mangel AIA

PRESIDENT



### 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 Mangel 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**

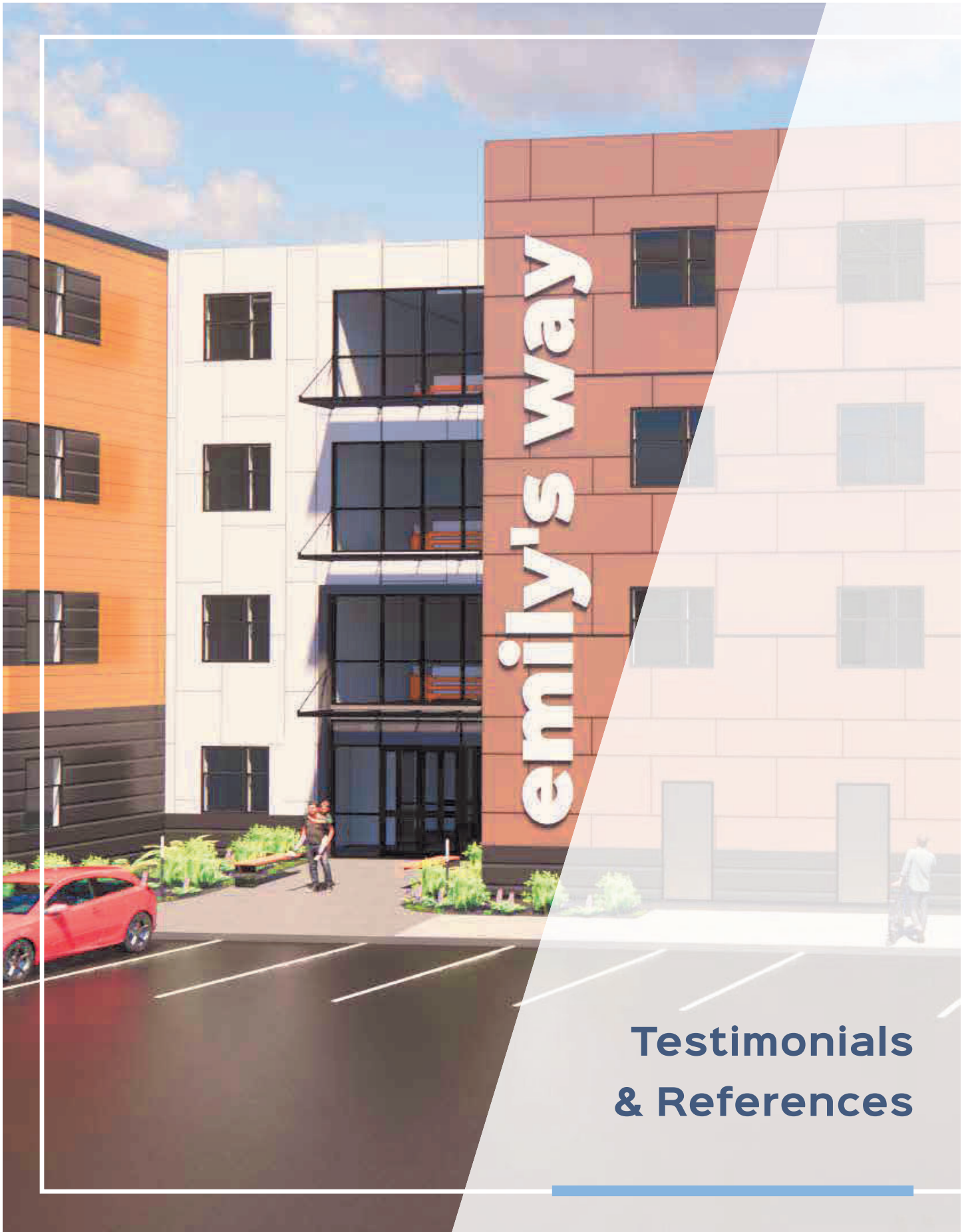
Northgate Meadows is a 72-unit multi-residential housing development located on Research Drive in Sterling. The 106,000 SF podium-style building features four stories of residential living with one and two bedroom affordable and market rate units. Rentable storage units and plenty of open space are located 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

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**e** [lou@ldrusso.com](mailto:lou@ldrusso.com)

### **John Amaral, Omni Properties**

6 Lyberty Way, Suite 203  
Westford, MA 01886

**p** 978 369 4884

**e** [jamaral@omniproperties.com](mailto:jamaral@omniproperties.com)

### **Steven Joncas, Joncas Associates**

21 George Street, Suite 304  
Lowell, MA 01852

**p** 978 452 3956

**e** [sjoncas@att.net](mailto: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](mailto: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.

## **Chapter 40B Experience**

The entire development team has significant experience in Chapter 40B. The attorney for the project, Paul Haverty, is a leading 40B professional in the state. He has represented both developers and municipalities in the Chapter 40B process involving thousands of rental and for-sale affordable housing units. The architect, Dan Barton and the engineer, Joe Peznola, PE for the project are well respected professional in their fields and very familiar with the requirements of the 40B development process. The financial, marketing and lottery consultant to the project, Lynne D. Sweet of LDS Consulting Group, LLC is well versed in the entire 40B Application process.

Neck Farm, LLC is managed by Dave Singleton and John Cherubini who are both experienced real estate developers. Dave Singleton is a Certified Public Accountant.

The Applicant met with the Lancaster Affordable Trust. The Applicant is willing to consider engaging a lottery and marketing agent that is recommended by the Trust.

## Certification and Acknowledgement

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

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

Question	Answer
Is there pending litigation with respect to any of the Applicant Entities ?	No
Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ?	No
Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes , reporting of employees and contractors, or withholding of child support?	No
Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ?	No
During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud , gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy?	No
Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions?	No
Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements ?	No
Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts , and any agency, authority or instrument thereof?	No

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

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

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

Signature: \_\_\_\_\_

Name: David J Singleton, CPA

Title: Manager

Date: 12/12/2022

**Applicant's Certification:**

**Not applicable.**



## **Narrative of Prior Correspondence and Meetings with Municipal Officials**

The Applicant met with the Lancaster Affordable Trust on April 6, 2023. The Applicant, through its counsel presented a PowerPoint detailing the project. The Trust's questions and comments were limited. The public provided additional commentary. On April 18, 2023, the Applicant sent a letter to the Trust regarding the building's setback to the road which was the Trust's primary concern during the meeting. See letter attached hereto.

**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

April 18, 2023

Lancaster Affordable Housing Trust  
Prescott Building  
701 Main Street Suite 2  
Lancaster, MA 01523  
vpetraccapublic@gmail.com

RE: Neck Farm 40B Project  
13 Neck Road, Lancaster, Massachusetts

Ms. Petracca:

Thank you again for allowing us to present our project to the Affordable Housing Trust. As we continue to proceed with our applications before MassHousing and the Town we look forward to continuing to work with the Trust.

At the meeting, held on April 6<sup>th</sup>, the Trust and some Lancaster's citizens expressed concerns regarding the setback of the principal building to Neck Road. We would like to address those concerns.

The site plan presented at the meeting showed that the principal building had a westerly front/side setback of 3 feet. The Trust and members of the public expressed concerns about the proximity of the principle building to Neck Road. The Trust wondered if the architectural renderings, which show a landscape buffer between the principal building and the road, reflected the spacing accurately.

After discussing this issue with its development team, the applicant received clarification from its architect and engineer. There exists about a 25-foot landscape buffer between the property's boundary line and the pavement of Neck Road. This area is not owned by the applicant but provides a natural buffer between the proposed buildings and the road. Accordingly, the architectural renderings are indeed an accurate reflection of the space between the building and the road.

In addition, to further address the Trust's input, the applicant has revised the site plan to further move the principal building away from Neck Road. See updated site plan dated April 11, 2023

attached hereto. As shown on the updated site plan, the side/front setback has been increased to 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. We believe this clarification and revision should resolve the Trust's and the public's concerns.

We will continue to address the Trust's, the Town's and the public's other concerns, including the project's impact on the public infrastructure, as we progress through the necessary permitting. Again, we look forward to working with the Trust.

Very truly yours,

A handwritten signature in black ink, appearing to be 'C. Alphen', with a long, sweeping horizontal line extending to the right.

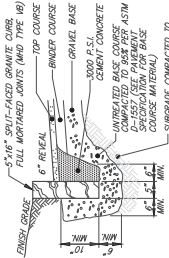
Christopher J. Alphen, Esq.

**PARKING REQUIREMENTS**  
 REQUIRED: THE TOWN OF LANCASTER DOES NOT PROVIDE MINIMUM PARKING SPACE REQUIREMENTS THAT ACCURATELY DESCRIBE THE PROPOSED PROJECT. THE REQUIRED PARKING SHALL BE DETERMINED BY THE PLANNING BOARD.  
 PROVIDED: 21 SPACES (19 STANDARD, 2 HANDICAP)  
 PROVIDED: PARKING RATIO: 1.9 SPACES/DINING UNIT

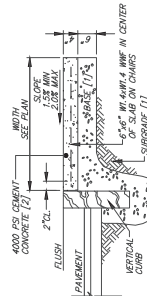
UNIT BREAKDOWN		
TOTAL	MARKET	AFFORDABLE
ONE BEDROOM	2	1
TWO BEDROOM	4	1
THREE BEDROOM	0	1
TOTAL	6	3

REQUIRED: THE TOWN OF LANCASTER DOES NOT PROVIDE MINIMUM PARKING SPACE REQUIREMENTS THAT ACCURATELY DESCRIBE THE PROPOSED PROJECT. THE REQUIRED PARKING SHALL BE DETERMINED BY THE TOWN ENGINEER.

PROVIDED: PARKING RATIO: 21 SPACES/19 STANDARD, 2 HANDICAP)  
1.9 SPACES/DINING UNIT



95% PER ASTM D-1557  
**VERTICAL GRANITE CURB**  
CROSS SECTION  
NOT TO SCALE

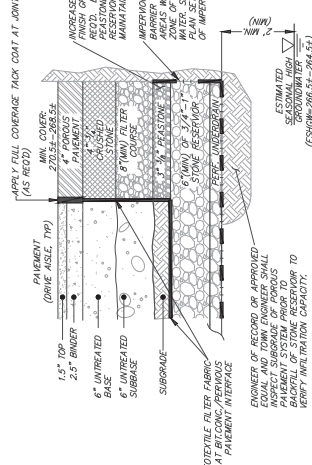


NOTES:  
[1] COMPACT TO 95% PER ASTM D-1557  
[2] CONTROL JOINT EVERY 5 LF, EXPANSION JOINT EVERY 50 LF

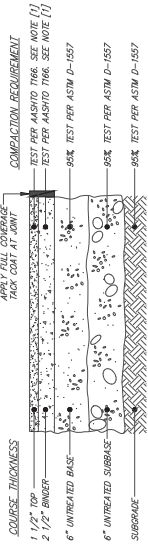
NOTES:  
 (1) COMPACT TO 95% PER ASTM D-1557  
 (2) CONTROL JOINT EVERY 5 LF, EXPANSION JOINT EVERY 50 LF.

**CEMENT CONCRETE WALK**

CROSS SECTION  
 NOT TO SCALE



**CONSTRUCTION DETAIL POROUS PAVEMENT**



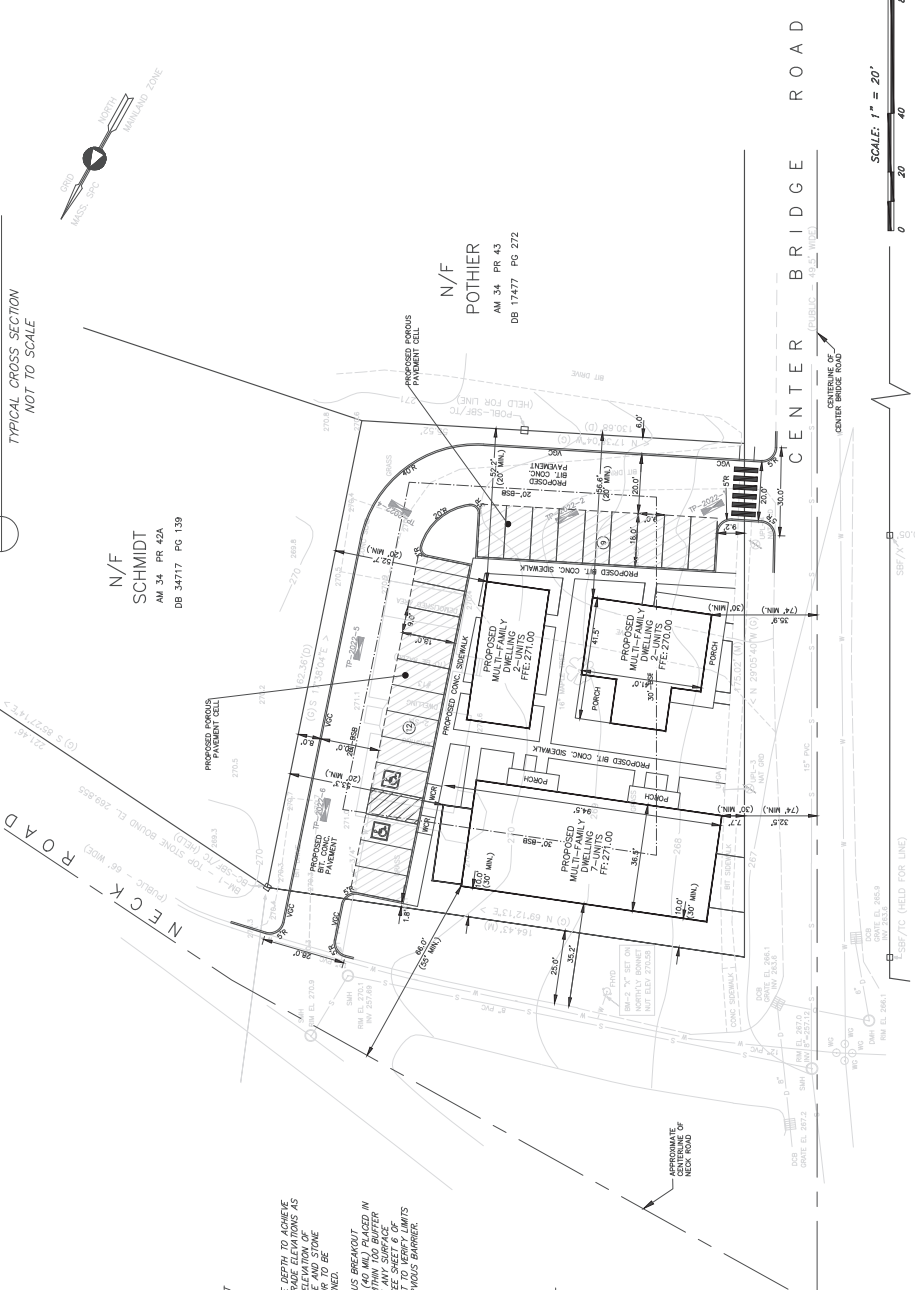
NOTES:  
[1] COMPACT TO TEST AVERAGE OF 96% NO TEST LOWER THAN 94%

MATERIAL	SPECIFICATION	MAXIMUM AGGREGATE OR PARTICLE SIZE (IN.)
TOP - BITUMINOUS CONCRETE	MHD M-111.03 MHD M-111.03	1/2
BINDER - BITUMINOUS CONCRETE	MHD M-111.03 GLASS L TYPE I-1	1
BASE - GRAVEL BORROW	MHD M-10.0.0 TYPE C	2
SUBBASE - GRAVEL BORROW	MHD M-10.0.0 TYPE C	2
UNSUITABLE SUBGRADE - ORDINARY BORROW	MHD M-10.0.0	2

***BITUMINOUS CONCRETE PAVEMENT***

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*TYPICAL CROSS SECTION  
NOT TO SCALE*



SCALE: 1" = 20'

## LAYOUT AND MATERIALS PLAN

3  
WWG: 24939—eng.dwg  
AYOUT: LM  
SHEET: 3 OF 5