

From: Michael Busby
Sent: Thursday, October 25, 2018 9:55 AM
To: Matthew J. Mayo
Subject: RE: GBE Permit Application Lancaster MA

Yes, the Applicant sent us the proposed revisions to the homeownership portion of the development and are currently reviewing the plan.

From: Matthew J. Mayo
Sent: Thursday, October 25, 2018 9:50 AM
To: Michael Busby
Subject: RE: GBE Permit Application Lancaster MA

Thanks Mike,

Have you been provided any additional information from the application regarding the request below?

-M

Matthew J. Mayo, M.S.,

From: Michael Busby
Sent: Friday, October 12, 2018 11:18 AM
To: Matthew J. Mayo
Subject: RE: GBE Permit Application Lancaster MA

Hi Matt,

We will request from the Applicant the proposed changes to the original site plan and determine whether they are a substantial change from the original proposal as presented at the time of Site Eligibility in accordance with Regulation 760 CMR 56.04 (5) that covers making important changes to projects in the course of a Permit Hearing. Thank you.

Mike

From: Matthew J. Mayo
Sent: Wednesday, October 10, 2018 7:50 AM
To: Michael Busby
Cc: 'Orlando Pacheco'
Subject: GBE Permit Application Lancaster MA

Mike,

I have been asked to contact you on behalf of the Town of Lancaster ZBA to inquire about the homeownership portion of the project (see below). While they have decreased the number of units from the

original proposal, they have increased the number of building footprints. Could you review this situation and let us know if you feel this change would be deemed significant in the eyes of MassHousing.

Any information/advice you could provide will be helpful.

Regards,

Dear Matt,

The Applicant for Goodridge Brook has changed the home ownership portion of the project to a new proposal that is outside of MassHousing's Project Eligibility Letter dated March 28, 2018. I spoke about this on public record at the last Board of Appeals meeting held Thursday, September 27. A large number of Lancaster residents are very concerned about this switch. We are respectfully asking that the home ownership portion of the proposal remain within the eligibility parameters established in writing by MassHousing on March 28, 2018.

After you brought to light that the rental units were in excess of the 120 cap, MassHousing instructed the Applicant to go back to the submission MassHousing had reviewed – and they did. So we are now appropriately reviewing the 120 apartments (not 136) – right on the same page with MassHousing.

However, the home ownership portion is still a very different project from what MassHousing reviewed and issued preliminary eligibility for. MassHousing reviewed 40 duplexes – and notably that are set back from Sterling Road on an interior site road. The condos in the original application are 3 bedrooms, with a master bedroom on the ground floor.

What the Applicant has switched to is a different building type – 4 bedroom houses – and 62 footprints – instead of 40. Notably, the new proposal also calls for houses with direct driveway access to Sterling Road – so much greater visual impact and a significant traffic safety consequence with more curb cuts coming right on to Sterling Road (already a dangerous road). The 40 duplexes set back in to the site make much more sense for public safety.

IMPORTANT: Regulation 760 CMR 56.04 (5) that covers making important changes to projects in the course of a Permit Hearing is very clear. A developer can not simply change 40 duplexes to 62 4 bedroom houses without notifying MassHousing. We are currently reviewing a home ownership project that is outside of preliminary eligibility approval.

Matthew J. Mayo, M.S., GISP, CPG, P.G.

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