



Massachusetts Housing Finance Agency  
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October 29, 2018

Matthew J. Mayo, Chairman  
Zoning Board of Appeals  
Lancaster Town Offices  
701 Main Street  
Lancaster, MA 01523

Re: Goodridge Brook Estates, PE-963

Dear Mr. Mayo:

Thank you for your email dated October 10, 2018 regarding proposed changes to the site plan for the homeownership portion of Goodridge Brook Estates (the "Project"). This letter is intended to reaffirm the findings made by MassHousing regarding the Determination of Project Eligibility (Site Approval) letter dated March 28, 2018 (the "Project Eligibility Letter").

In accordance with 760 CMR 56.04(5) MassHousing has reviewed preliminary information regarding the proposed changes to the Project and has determined that, while they are substantial, they do not alter any of the findings required to be made by MassHousing when it issued the Project Eligibility Letter.

Since the changes outlined in your letter have been proposed prior to the issuance or denial of a Comprehensive Permit, 760 CMR 56.04(5) narrowly limits the Subsidizing Agency's review to changes which affect the project eligibility requirements set forth at 760 CMR 56.04(1). Since compliance with those eligibility requirements will not be affected by the proposed changes, MassHousing is able to reaffirm the Project Eligibility Letter.

Please be assured that MassHousing will carefully review the plans approved by the ZBA once the applicant comes back to us for Final Approval, and at that point, will determine whether the approved plans still meet the requirements of the 40B regulations and guidelines.

If you have any further questions regarding this project, please contact me at 617-854-1880.

Very truly yours,

Gregory P. Watson  
Manager, Planning and Programs