MASSHOUSING

Comprehensive Permit Site Approval Application/Homeownership

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

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

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

Name of Proposed Project: Goodridge Brook Estates

Municipality: Lancaster

Address of Site: Sterling Road.

Cross Street *(if applicable)*: _____

Zip Code: 1561

Tax Parcel I.D. Number(s) *(Map/Block/Lot)*: Map 41.0, Lot 34B

Name of Proposed Development Entity *(typically a single purpose entity)*: Goodridge Brook Homes LLC.

Entity Type: Limited Dividend Organization ✓ Non-Profit* ____ Government Agency ____

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

Has this entity already been formed? Yes ✓ No ____

Name of Applicant *(typically the Proposed Development Entity or its controlling entity or individual)*: Crescent Builders Inc.

Applicant's Web Address, if any: _____

Does the Applicant have an identity of interest with any other member of the development team or other party to the Proposed Project? Yes ✓ No ____ If yes, please explain: Crescent Builders will be the Contractor for the development.

Primary Contact Information *(required)*

Name of Individual: Dean E. Harrison

Relationship to Applicant: Consultant

Name of Company *(if any)*: _____

Street Address: 59 Lockwood Ave

City/Town/Zip: Attleboro, MA 02703

Telephone *(office and cell)* and Email: 508.813.1388, dean@neighborhoodcorp.org

Secondary Contact Information *(required)*

Name of Individual: Iqbal Ali

Relationship to Applicant: President

Name of Company *(if any)*: Crescent Builders Inc.

Street Address: 94 North Main Street

City/Town/Zip: West Boylston MA 01583

Telephone *(office and cell)* and Email: ali@equityproper.com, office 508.842.2600 ex 5, cell - 508.962.0344

Additional Contact Information *(optional)*

Name of Individual: NA

Relationship to Applicant: _____

Name of Company *(if any)*: _____

Street Address: _____

City/Town/Zip: _____

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

Anticipated Financing: MassHousing ____ NEF Bank ✓

Name of NEF Bank: Middlesex

Total Number of Units 120 # Affordable Units 30 # Market Rate Units 90

Age Restricted? Yes ☒ No ☐ If Yes, 55+ ☐ or 62+ ☐

Brief Project Description (150 words or less):

Required Attachments Relating to Section 1

1.1 Location Map

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

1.2 Tax Map

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

1.3 Directions

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

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

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

Name of Proposed Project: Goodridge Brook Estates

Buildable Area Calculations	Sq. Feet/Acres *(enter "0" if applicable—do not leave blank)*
Total Site Area	19.32
Wetland Area	3.84
Flood/Hazard Area	0.00
Endangered Species Habitat (animal and/or plant)	0.00
Conservation/Article 97 Land	0.00
Protected Agricultural Land	0.00
Other Non-Buildable (Describe)	0.00
Total Non-Buildable Area	3.84
Total Buildable Site Area	22.26

Current use of the site and prior use if known:

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

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

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

Current zoning classification and principal permitted uses:

Residential - See attached Use Regulation Schedule (exhibit 1)

Previous Development Efforts

Please list *(on the following page)* any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant's role, if any, in the previous applications. *Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).*

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? No to the best of our knowledge. The property had previously received a Comprehensive Permit.

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

Describe surrounding land use(s):

The surround land uses include single family homes, light industrial, commercial uses and conservation land.

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	< 2 miles	Ride Sharing Service
Schools	< 1 mile	Ride Sharing Service
Government Offices	< 2 miles	Ride Sharing Service
Multi-Family Housing	NA	Ride Sharing Service
Public Safety Facilities	< 2 miles	Ride Sharing Service
Office/Industrial Uses	< 1/10 mile	Ride Sharing Service
Conservation Land	< 1/10 mile	Ride Sharing Service
Recreational Facilities	< 1 mile	Ride Sharing Service
Houses of Worship	< 1 mile	Ride Sharing Service
Other		

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

Site Characteristics and Development Constraints

Please answer "Yes", "No" or "Unknown" to the following questions. If the answer is "Yes" please identify on Existing Conditions Plan as required for Attachment 2.1 and provide additional information and documentation as an attachment as instructed for Attachment 2.4, "Documentation Regarding Site Characteristics/Constraints."

Are there any easements, rights of way or other restrictions of record affecting the development of the site? 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 sloes? No

Required Attachments Relating to Section 2

2.1 Existing Conditions Plan

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

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

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

2.2 Aerial Photographs

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

2.3 Site/Context Photographs

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

2.4 Documentation Regarding Site Characteristics/Constraints

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

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

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

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

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

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

Name of Proposed Project: Goodridge Brook Estates

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

Total Number of Dwelling Units: 120

Total Number of Affordable Units: 30

Number of 50% AMI Affordable Units: 0

Number of 80% AMI Affordable Units: 30

Unit Mix: Affordable Units

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units				20.00	
Number of Bathrooms				2.50	
Square Feet/Unit				2,600.00	

Unit Mix: Market Rate

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units				60.00	
Number of Bathrooms				2.50	
Square Feet/Unit				2,600.00	

Percentage of Units with 3 or More Bedrooms*: 10

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

Number of Handicapped Accessible Units: 6 Market Rate: 2.00 Affordable: 2.00

Gross Density (units per acre): 6.21

Net Density (units per buildable acre): 3.59

Residential Building Information

Building Type and Style *(single family detached, townhouse, multi-family)*	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type
Garden Style Multi-family	New	4	55'	16,480	3

Non-Residential Building Information

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

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

Parking

Total Parking Spaces Provided: 180

Ratio of Parking Spaces to Housing Units: 1.5

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

Buildings: 5.80

Parking and Paved Areas: 10.80

Usable Open Space: 35.20

Unusable Open Space: 48.20

Lot Coverage: 16.60

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

Required Attachments Relating to Section 3

3.1 Preliminary Site Layout Plan(s)

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

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

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

3.2 Graphic Representations of Project/Preliminary Architectural Plans

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

3.3 Narrative Description of Design Approach

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

3.4 Tabular Zoning Analysis

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

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

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

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

Name of Proposed Project: Goodridge Brook Estates

Describe current ownership status of the entire site as shown on the site layout plans (attach additional sheets as necessary if the site is comprised of multiple parcels governed by multiple deeds or agreements):

Owned (or ground leased) by Development Entity or Applicant _____
Under Purchase and Sale Agreement ✓
Under Option Agreement _____

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

Grantor/Seller: David C. Kilbourn
Grantee/Buyer: Crescent Builders, Inc

Grantee/Buyer is (check one):

Applicant _____ Development Entity _____ Managing General Partner of Development Entity _____
General Partner of Development Entity _____ Other *(explain)* _____

Are the Parties Related? No

For Deeds or Ground Leases

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

For Purchase and Sale Agreements or Option Agreements

Date of Agreement: July 28, 2017
Expiration Date: July 12, 2018
If an extension has been granted, date of extension: NA
If an extension has been granted, new expiration date: NA
Purchase Price: $1,450,000.00

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

If Yes, please describe current status of easement:

Owned (or ground leased) by Development Entity or Applicant _____
Under Purchase and Sale Agreement _____
Under Option Agreement _____

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

Grantor/Seller: _____

Grantee/Buyer: _____

Are the Parties Related? _____

For Easements

Date(s) of Easement(s): _____

Purchase Price: _____

For Easement Purchase and Sale Agreements or Easement Option Agreements

Date of Agreement: _____

Expiration Date: _____

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

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

Purchase Price: _____

Required Attachments Relating to Section 4

4.1 Evidence of Site Control *(required)*

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

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

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

Name of Proposed Project: Goodridge Brook Estates

Initial Capital Budget *(please enter "0" when no such sales/revenue or cost is anticipated)*

Sales / Revenue

Market	18,660,000.00
Affordable	5,146,199.00
Related Party	0.00
Other Income	0.00
Total Sales/Revenue	23,806,199.00

Pre-Permit Land Value, Reasonable Carrying Costs

Item	Budgeted
Site Acquisition: pre-permit land value *(to be determined by MassHousing commissioned appraisal)* plus reasonable carrying costs.	1000000

Costs

Item	Budgeted
Acquisition Cost	
Site Acquisition: pre-permit land value (to be determined by MassHousing Commissioned Appraisal) plus reasonable carrying costs	1,000,000.00
Subtotal Acquisition Costs	1,000,000.00
Construction Costs-Residential Construction (Hard Costs)	
Building Structure Costs	14,000,000.00
Hard Cost Contingency	500,000.00
Subtotal – Residential Construction (Hard Costs)	14,500,000.00

Costs

Item	Budgeted
Construction Costs-Site Work (Hard Costs)	
Earth Work	200,000.00
Utilities: On Site	400,000.00
Utilities: Off-Site	400,000.00
Roads and Walks	
Site Improvement	
Lawns and Planting	96,000.00
Geotechnical Condition	
Environmental Remediation	
Demolition	
Unusual Site Conditions/Other Site Work	120,000.00
Subtotal -Site Work (Hard Costs)	1,216,000.00
Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs)	
General Conditions	314,000.00
Builder's Overhead	962,000.00
Builder's Profit	962,000.00
Subtotal - General Conditions Builder's Overhead and Profit (Hard Costs)	2,238,000.00
General Development Costs (Soft Costs)	
Appraisal and Marketing Study *(not 40B "as is" appraisal)*	
Lottery	10,000.00
Commissions/Advertising-Affordable	257,000.00
Commissions/Advertising-Market	930,000.00
Model Unit	
Closing Costs *(unit sales)*	20,000.00
Real Estate Taxes *(during construction)*	7,500.00
Utility Usage *(during construction)*	
Insurance *(during construction)*	25,000.00
Security *(during construction)*	
Inspecting Engineer	15,000.00
Fees to Others	
Construction Loan Interest	150,000.00
Fees to Construction Lender	15,000.00
Architectural	50,000.00
Engineering	25,000.00
Survey, Permits, Etc.	15,000.00
Clerk of the Works	
Construction Manager	

Item	Budgeted
General Development Costs (Soft Costs) – *Continued*	
Bond Premiums *(Payment/Performance/Lien Bond)*	
Legal	20,000.00
Title *(including title insurance)* and Recording	15,000.00
Accounting and Cost Certification *(incl. 40B)*	10,000.00
Relocation	
40B Site Approval Processing Fee	2,500.00
40B Technical Assistance/Mediation Fund Fee	6,500.00
40B Land Appraisal Cost *(as-is value)*	7,500.00
40B Final Approval Processing Fee	
40B Subsidizing Agency Cost Certification Examination Fee	0.00
40B Monitoring Agent Fees	
40B Surety Fees	
Other Financing Fees	
Development Consultant	15,000.00
Other Consultants *(describe)*	
Other Consultants *(describe)*	
Soft Cost Contingency	
Other General Development (Soft) Costs	
Subtotal – General Development Costs (Soft Costs)	1,596,000.00
Developer Overhead	
Developer Overhead	200,000.00
Subtotal – Developer Overhead	200,000.00
Summary of Subtotals	
Sales/Revenue	23,806,199.00
Site Acquisition	1,000,000.00
Residential Construction	14,500,000.00
Site Work	1,216,000.00
Builder's Overhead, Profit and General Conditions	2,238,000.00
General Development Costs	1,596,000.00
Developer Overhead	200,000.00
Summary	
Total Sales/Revenue	23,806,199.00
Total Development Costs (TDC)	20,750,000.00
Profit (Loss) from Sales/Revenue	3,056,199.00
Percentage of Profit (Loss) Over the Total Development Costs	14.73%

Initial Unit/Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Affordable Units				20.00	
Number of Units					
Number of Sq. Ft				2,600.00	
Sales Price				257,000.00	
Condo / HOA Fee				150.00	

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Affordable Units					
Number of Units					
Number of Sq. Ft				2600	
Sales Price				$310,000	
Condo / HOA Fee				$150	

Describe your approach to calculating any additional fees relating to Condominium Association or a Homeowners Association.

Not Applicable.

Required Attachments Relating to Section 5

5.1 New England Fund Lender Letter of Interest

Please attach a Letter of Interest from a current Federal Home Loan Bank of Boston (FHLBB) member bank regarding financing for the proposed development. The letter of interest must include, at a minimum, the following:

- Identification of proposed borrower, and brief description of the bank's familiarity with the borrower;
- Brief description of the Proposed Project
- Confirmation that the bank is a current FHLBB member bank and that the bank will specifically use NEF funds for the proposed development.

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

5.2 Market Sale Comparables *(required)*

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

5.3 Market Study *(if requested)*

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

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Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

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

Name of Proposed Project: Goodridge Brook Estates

Development Team

Developer/Applicant: Crescent Builders Inc., Iqbal Ali

Development Consultant (if any): Dean E. Harrison

Attorney: _____

Architect: Architects Studios, Jerome Dixon

Contractor: Crescent Builders Inc., Iqbal Ali

Lottery Agent: TBD

Management Agent: TBD

Other (specify): _____

Other (specify): _____

Role of Applicant in Current Proposal

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

Applicant's Ownership Entity Information

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

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

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

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

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

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

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

1. Applicant

Name of Applicant: Crescent Builders Inc.

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

State in which registered/formed: Massachusetts

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

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

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

Proposed Development Entity

Name of Proposed Development Entity: Goodridge Brook Apts LLC

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

State in which registered/formed: Massachusetts

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

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

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

Certification and Acknowledgment

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

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

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

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

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

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

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

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

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

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

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

I further certify that we have met with a representative of the 40B Department at MassHousing and understand the requirements for a) completing this application and b) the procedures if and when Site Approval is granted, including the requirement for (i) the use of the standard MassHousing Regulatory Agreement, and (ii) submission to MassHousing, within one hundred eighty (180) days after substantial completion or, if later, within ninety (90) days of the date on which all units are sold, of a cost certification examined in accordance with AICPA attestation standards by an approved certified public accountant.

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 the MassHousing Regulatory Agreement.

I hereby acknowledge that it 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 Cost Examination as required by 760 CMR 56.04(8) and the MassHousing Regulatory Agreement, or (ii) pay over to the Municipality any funds in excess of the limitations on profits and distributions as required by 760 CMR 56.04(8) and as set forth in the MassHousing Regulatory Agreement.

Signature:_____

Name: Iqbal Ali

Title: President, Crescent Builders

Date: 11/03/17

Required Attachments Relating to Section 6

6.1 Development Team Qualifications

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

(If the Applicant (or, if the Applicant is a single purpose entity, its parent developer entity) has received financing from MassHousing within the past five (5) years for a development of comparable size and complexity to the Proposed Project, no resume or list of project experience need be submitted for the Applicant or, as applicable, its parent developer entity. Information regarding the other team members still will be required.)

6.2 Applicant Entity 40B Experience

Please identify <u>every</u> Chapter 40B project in which the Applicant or any Applicant Entity has or had an interest. For each such project, state whether the construction has been completed and whether cost examination has been submitted.

6.3 Applicant's Certification

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

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

Section 7: NOTIFICATIONS AND FEES

Name of Proposed Project: Goodridge Brook Estates

Notice

Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing:	11/01/17
Date copy of complete application sent to chief elected office of municipality:	Upon Submission
Date notice of application sent to DHCD:	Upon submission

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

MassHousing Application Processing Fee ($2500) Payable to MassHousing:	2500
Chapter 40B Technical Assistance/Mediation Fee Payable to Massachusetts Housing Partnership:	
a. Base Fee: *(Limited Dividend Sponsor $2500, Non-Profit or Public Agency Sponsor $1,000)*	$0.05% of EGI
b. Unit Fee: *(Limited Dividend Sponsor $50 per unit, Non-Profit or Public Agency Sponsor $30 per unit)*	4000

Land Appraisal Cost

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

Required Attachments Relating to Section 7

7.1 Narrative describing any prior correspondence and/or meetings with municipal officials

7.2 Evidence (such as a certified mail receipt) that a copy of the complete application package was sent to the Chief Elected Official of Municipality (may be submitted after the application is submitted to MassHousing)

7.3 Copy of notice of application sent to DHCD

7.4 Check made out to MassHousing for Processing Fee ($2500)

7.5 Check made payable to Massachusetts Housing Partnership for Technical Assistance/Mediation Fee

7.6 W-9 (Taxpayer Identification Number)

Application Checklist

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

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

- ☒ * Completed application form, and certification under pains and penalties of perjury (one (1) signed original) accompanied by one (1) electronic copy of the completed application package
- ☒ * Location Map
- ☒ Tax Map
- ☒ * Directions to the proposed Site
- ☒ * Existing Conditions Plan
- ☒ Aerial Photographs
- ☒ Site/Context Photographs
- ☒ * Documentation Regarding Site Characteristics/Constraints
- ☐ * By Right Site Plan, if applicable
- ☒ * Preliminary Site Layout Plan(s)
- ☒ * Graphic Representations of Project/Preliminary Architectural Plans
- ☒ * Narrative Description of Design Approach
- ☒ * Tabular Zoning Analysis
- ☒ Sustainable Development Principles Evaluation Assessment Form
- ☒ * Evidence of site control *(documents and any plans referenced therein)*
- ☐ Land Disposition Agreement, if applicable
- ☒ * NEF Lender Letter of Interest
- ☒ Market Sales Comparables
- ☐ Market Study, if required by MassHousing
- ☒ * Development Team Qualifications
- ☒ Applicant's Certification *(any required additional sheets)*
- ☒ Narrative describing prior contact *(if any)* with municipal officials
- ☒ * Evidence that a copy of the application package has been received by the Chief Elected Official in the municipality *(may follow after initial submission of application package, but site visit will not be scheduled nor request for municipal comments made until such evidence is received by MassHousing)*
- ☒ Copy of notification letter to DHCD
- ☒ *$2,500 Fee payable to MassHousing *(once an appraiser has been selected by MassHousing and an appraisal fee quoted, an additional non-refundable appraisal fee will be required)*
- ☒ **Technical Assistance/Mediation Fee payable to Massachusetts Housing Partnership.*

SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

Project Name: Goodridge Brook Estates
Project Number: _____
Program Name: Comprehensive Permit Site Approval Application
Date: October 31, 2017

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 consitency with the Sustainable Development Principles)

Redevelop First
Check "X" below if applicable
If Rehabilitation:
- Rehabilitation/Redevelopment/Improvements to Structure ☐
- Rehabilitation/Redevelopment/Improvements to Infrastructure ☐

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

Explanation **(Required)**

Optional – Demonstration of Municipal Support:

	Check "X" below if applicable
- Letter of Support from the Chief Elected Official of the municipality*	☐
- Housing development involves municipal funding	☐
- Housing development involves land owned or donated by the municipality	☐

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

Explanation **(Required)**
The site is ideally situated for residential because the site is surrounded by commercial and residential uses and lies

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 undveloped land	☐
- Reuse existing sites, structures, or infrastructure	☐
- Pedestrian friendly	☒
- Other (discuss below)	☐

Explanation **(Required)**

The site is ideally situated for residential because the site is surrounded by commercial and residential uses and lies within walking distance of community resources. The site is serviced by existing infrastructure (municipal roads, water & sewer) and located near the center of town, thereby promoting compact development and proximity to the town center

(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 affordable housing units would satisfy a regional need for low- or moderate-income housing that is particularly acute in this area of Massachusetts, where most of the towns are significantly below the 10% goal for affordable housing units set by Chapter 40B. In addition, the housing will comply with all of the requirements of the Age Discrimination Act, Title II of the Americans with Disabilities Act and Title VIII of the Fair Housing Act, Executive Order 11063, Massachusetts General Laws c.151B, the Civil Rights Act of 1964 and Title VI.

(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)**

The use of existing infrastructure is more efficient and effective. In addition, approximately 82% of the rental and homeownership site will be left underdeveloped.

(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 compact site plan is maximized to reduce waste and is a very efficient use of land. The property will use alternative hardscape material to reduce the use of bituminous paving in the impervious areas along with energy efficient design and construction.

(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 proposed mixed income project will include low and moderate income households and as such will increase the number of homeownership units for Commonwealth residents for various income levels.

(6) Provide Transportation Choice

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

Check "X" below if applicable

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

Explanation **(Required)**

(7) Increase Job and Business Opportunities

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

Check "X" below if applicable

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

Explanation **(Required)**

The proposed project he project will create construction, property management and maintenance jobs. The project is in close proximity to many commercial properties providing affordable housing for their current and future employees.

(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)**

The homes will be equipped with energy-star appliances; in addition, the project will be developed in a way to address concerns with energy efficiency in other ways. For instance, the commercial uses close to the project will include businesses that are useful to residents in order to prevent unnecessary vehicle trips.

(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)**

Comprehensive Permit Site Approval Application
Goodridge Bridge Estates

Exhibit 1

220 Attachment 1

Town of Lancaster

Use Regulation Schedule
§ 220-8

KEY:

P = A use permitted as a matter of right in the district, subject to all applicable dimensional and special regulations.

SP = A use permitted only upon granting of a special permit by the Board of Appeals, subject to any additional limitations which may be required by the Board.

PB = A use permitted only upon granting of a special permit by the Planning Board, subject to any additional limitations which may be required by the Board.

N = A use prohibited in the district.

		Zoning Districts						Notes
Item	**Use**	**R**	**NB**	**LI**	**LI2**	**GI**	**EZ**	
§ 220-8.1. RESIDENTIAL USES.								
Principal uses								
A.	Single-family detached dwelling	P	P	N	N	N	N	One per lot.
B.	Two-family dwelling	P	N	N	N	N	N	Only by conversion of single-family dwelling existing 2-13-1950, without exterior building change except for required exits and ventilation, and the total habitable floor area of at least 1,536 square feet.
C.	Living facility for seniors	SP	SP	N	N	N	PB	See § 220-9A.
D.	Multifamily dwelling other than a living facility for seniors	SP	SP	N	N	N	N	Either as provided at § 220-9C or as provided at § 220-15D.
E.	Mobile home as principal use	N	N	N	N	N	N	
Accessory uses								
AA.	Rental of one or two rooms within a single-family detached dwelling, without housekeeping facilities	P	P	P	P	P	P	
AB.	Accessory apartment in a single-family dwelling with no change in the principal use of the premises	SP	SP	SP	SP	SP	SP	See § 220-9G.
BB.	Central dining, recreation and administrative facilities exclusively for the tenants of group facilities	P	P	P	P	P	P	

Item	Use	Zoning Districts						Notes
		R	NB	LI	LI2	GI	EZ	
BB.	Central dining, recreation and administrative facilities exclusively for the tenants of group facilities	P	P	P	P	P	P	
CC.	Home occupation or professional office, as provided at § 220-9D	P	P	P	P	P	P	Occupying no more than 300 square feet floor area.
		SP	P	P	P	P	P	Occupying over 300 square feet floor area.
DD.	Accessory buildings for noncommercial use by residents of the premises only, such as garages, boathouses, storage sheds, greenhouses	P	P	P	P	P	P	
EE.	Outdoor storage in side and rear yards only of no more than one of each: (1) unregistered motor vehicle; (2) unoccupied mobile home; (3) commercial vehicle with (except farm equipment on farms) not more than four wheels.	P	P	P	P	P	P	All parts are to be attached and in place, and at any subsequent change of ownership of the premises all partially disassembled or inoperative equipment shall no longer be stored outdoors.
FF.	A mobile home for temporary dwelling purposes	P	P	P	P	P	P	Requires license application within three days of placing unit within Town; license to be for no more than 30 days.
GG.	The raising and keeping of up to six chickens (common, domestic female chicks and hens, but no roosters) for non-commercial use by the residents of any lot with a minimum area of 0.90 acre or more	Y (SP)*	N	N	N	N	N	The chickens must be kept in a coop or pen enclosure that is no less than 20 feet from any lot line, 50 feet from any existing dwelling, and 1,600 feet from any existing commercial poultry farm producer.
§ 220-8.2. RURAL USES.								
Principal uses								
A.	Agriculture, horticulture, floriculture and viticulture exempted from prohibition by MGL c. 40A, § 3	P	P	P	P	P	P	

		Zoning Districts						Notes
Item	Use	R	NB	LI	LI2	GI	EZ	
B.	Keeping of poultry or livestock on parcels of less than five acres or where otherwise not exempted by MGL c. 40A, § 3	SP	N	N	N	N	N	No building housing poultry shall be within 150 feet of a property line; no outdoor storage of odor-producing substances or fenced poultry shall be less than 100 feet from an off-premises dwelling, and no livestock shall be permitted within 50 feet of an off-premises dwelling.
C.	Retail sales of produce from agricultural and related uses, greenhouses, cider mills, sawmills, if not exempted by MGL c. 40A, § 3	SP	SP	SP	SP	P	P	The major portion of goods sold must have been raised and prepared on the premises.
D.	Boarding, training, or veterinary care of more than two animals within a structure if not exempted by MGL c. 40A, § 3	SP	SP	P	P	N	PB	
E.	Farmers market	P	P	P	P	P	P	
Accessory uses								
AA.	Roadside stands, as specified in MGL c. 40A, § 3	P	P	P	P	P	P	
BB.	Customary farm accessory buildings	P	P	P	P	P	P	
§ 220-8.3. RECREATIONAL AND AMUSEMENT USES.								
Principal uses								
A.	Seasonal cottages in institutional, group or commercial management, and camping grounds for tents or camp trailers	SP	N	N	N	N	N	Fire Department to be consulted re: adequacy of operating season access.
B.	Day camps, private playgrounds not part of a school	SP	N	N	N	N	N	No active play space within 100 feet of any residential lot line.
C.	Facilities for active outdoor recreation utilizing motorized equipment	SP	SP	SP	SP	N	PB	

Item	Use	Zoning Districts						Notes
		R	NB	LI	LI2	GI	EZ	
D.	Other active outdoor recreation facilities in a predominantly natural setting	SP	SP	P	P	N	P	
E.	Commercial indoor amusement or recreation place or place of assembly	N	N	N	N	N	P	See disturbance standard of § 220-36A.
F.	Airport, air landing strip	N	N	SP	SP	SP	N	
G.	Drive-in movie theater	N	N	N	N	N	N	
H.	Health and fitness center	N	SP	P	P	N	P	
I.	Adult entertainment uses	N	N	N	—[1]	N	N	
Accessory uses								
AA.	Accessory structures customarily incidental and subordinate to permitted principal uses	SP	P	P	P	P	P	Such accessory uses as food service, lounges, repair or sale of sporting equipment, etc., to be intended primarily for the convenience of members or customers of the principal facility.
BB.	Structures accessory to the practice of a sport, such as ski tows or jumps, boat landings or bath houses	SP	N	N	N	N	N	
CC.	Summer schools as part of a seasonal camp, sport instruction	SP	N	N	N	N	P	
DD.	Dwellings for the owners and staff of uses permitted in § 220-8.3	P	P	P	P	P	P	
EE.	Day camp accessory to a permitted use	SP	SP	N	N	N	P	
§ 220-8.4. PUBLIC, HEALTH, EDUCATIONAL AND INSTITUTIONAL USES.								
Principal uses								
A.	Underground or overhead communications, gas, electrical, sewerage, drainage, water, traffic, fire, and police system services, appurtenant equipment, and installations	SP	SP	SP	SP	SP	PB	If personal wireless service facilities regulated under Article XI of Ch. 220.
		P	P	P	P	P	P	If not regulated under Article XI, and provided by a public service corporation or governmental agencies.

[1] **Editor's Note: As regulated under Article XII of Chapter 220, Zoning.**

		Zoning Districts						Notes
Item	Use	R	NB	LI	LI2	GI	EZ	
B.	Religious and educational uses	SP	SP	SP	SP	SP	PB	If not regulated under Article XI, and provided by other than a public service corporation or governmental agency.
		P	P	P	P	P	P	If exempt from prohibition under MGL c. 40A, § 3.
		SP	P	N	N	N	P	If a use, such as a commercial school, not exempt from prohibition under MGL c. 40A, § 3.
C.	Nonprofit community centers, places of public assembly, lodges, service or fraternal or civic corporations	P	P	P	P	P	P	If no more than 500 square feet used for assembly; to include no use customarily conducted as a business.
		SP	P	N	N	N	PB	If containing more than 500 square feet used for assembly; or a use customarily conducted as a business.
D.	Long-term care facility	SP	SP	N	N	N	PB	See § 220-9B.
E.	Registered marijuana dispensary	N	N	N	PB	N	N	As regulated by Article XVI of Ch. 220.
Accessory uses								
AA.	Customary accessory uses if adjacent to the principal use or if permitted as a principal use	P	P	P	P	P	P	No play area to be within 100 feet of a residential district.
BB.	Other customary accessory uses	SP	SP	SP	SP	SP	PB	
CC.	Heliports	N	N	PB	PB	PB	PB	
§ 220-8.5. RETAIL, SERVICE AND OFFICE USES.								
Principal uses								
A.	Retail stores; craft, consumer, professional or commercial establishments dealing directly with the general public, unless more specifically listed below	N	P	P	P	N	P	1. If all displays, storage and sales conducted within a building; and no motorized vehicles handled. And 2. Within the EZ district, permitted only within sub-district EZ-A, and the gross floor area is less than 5,000 sq. ft.

Item	Use	Zoning Districts						Notes
		R	NB	LI	LI2	GI	EZ	
		N	SP	SP	SP	N	PB	1. If having displays, storage or sales conducted outside a building; or if motorized vehicles are handled. Or 2. Within the EZ district, permitted only within sub-district EZ-A, and the gross floor area is between 5,000 and 100,000 sq. ft.
B.	Shopping center	N	N	N	N	N	PB	Within EZ district, permitted only within sub-district EZ-A See definition, § 220-3.
C.	Gasoline service stations, including minor repairs only	N	SP	P	P	N	PB	
D.	Sales, rental, and repairs of motor vehicles, mobile homes, farm implements or boats	N	N	P	P	N	P	
E.	Car washing establishments	N	SP	SP	SP	N	PB	
F.	Dry-cleaning and laundry establishments	N	SP	SP	SP	N	PB	
G.	Funeral parlor, undertaking establishments	N	SP	N	N	N	PB	
H.	Hotels, motels, inns	N	SP	N	N	N	PB	
I.	Restaurants	N	P	P	P	P	P	If no drive-in or drive-through facility, no entertainment.
		N	SP	N	N	SP	PB	If having drive-in or drive-through facilities or entertainment.
J.	Medical clinics	N	SP	PB	PB	N	PB	
K.	Administrative offices of non-profit organizations	N	P	P	P	P	P	
L.	Other offices, banks	N	P	P	P	P	P	
M.	Art galleries	P	P	P	P	P	P	
Accessory uses								
AA.	Outdoor storage or display of goods	N	N	P	P	N	P	See § 220-9F.
BB.	Manufacture, assembly, packaging or treatment of goods sold or handled on the premises in connection with the principal use	N	P	P	P	N	P	(1) Such operations not to occupy more than half of the floor area occupied by the principal use alone;

		Zoning Districts						Notes
Item	Use	R	NB	LI	LI2	GI	EZ	
								(2) Not more than three persons to be so employed on the premises in a NB District.
CC.	Retail sales or restaurant	N	P	SP	SP	SP	P	Not to occupy more than 10% of the floor area of a structure chiefly devoted to other permitted uses.
DD.	Heliports	N	N	PB	PB	PB	PB	
§ 220-8.6. INDUSTRIAL USES.								
Principal uses								
A.	Printing, publishing, and assembly, finishing, or packaging of products	N	N	P	P	P	P	See § 220-9E.
B.	Other general industrial uses, including manufacturing and processing	N	N	SP	SP	P	PB	See § 220-9E. All buildings or structures to be at least 100 feet from any R District, or from any dwelling existing prior to adoption of this provision.
C.	Structures for storage and distribution of goods, supplies, equipment and machinery	N	N	P	P	P	P	
D.	Garages for all types of repair of motorized equipment	N	N	N	N	P	N	No vehicle in an inoperative condition shall remain outdoors on the site in excess of 60 days; no more than five inoperative vehicles to be stored outdoors at any one time.
E.	Open storage facilities for lumber, stone, brick, gravel, cement or other bulk materials and contractor's yards	N	N	P	P	P	PB	All outdoor storage to be separated from any district line and from any lot line of a dwelling existing prior to adoption of this bylaw either by a screen or by a strip of at least 100 feet of dense natural vegetation.
F.	Earth products removal	As regulated by Article IX of Ch. 220.						See Article IX.
G.	Junkyards, 3rd class car license premises, private dumps, whether as principal or accessory use	N	N	N	N	N	N	

		Zoning Districts						Notes
Item	Use	R	NB	LI	LI2	GI	EZ	
H.	Research and development, engineering, assembly and construction of models, prototypes, samples and experimental products in connection with research, engineering, or development activities	N	N	P	P	P	PB	
I.	Solar energy facility	PB	PB	P	P	P	P	As regulated by Article XVII of Ch. 220.
Accessory uses								
AA.	One-family dwelling for personnel required for the safe operation or maintenance of a permitted use	N	N	N	N	P	PB	
BB.	Outdoor storage accessory to a principal use	N	N	N	N	P	PB	
CC.	Retail outlets for products of the principal industrial use	N	N	P	P	P	PB	(1) Off-street parking is provided in accordance with the standards for retail given in § 220-23;
								(2) The floor space devoted to retail equals no more than 1/4 the floor space devoted to the principal use.
DD.	Activities accessory to activities permitted in other districts as a matter of right, whether or not on the same parcel as the principal permitted use, which are necessary in connection with scientific research or scientific development or related production	SP	SP	SP	SP	SP	PB	The accessory use must not substantially derogate from the public good, per MGL c. 40A, § 9.
EE.	Heliports	N	N	PB	PB	PB	PB	