

Brookside  
113, 115, 117 & 119 Boston Post Road  
Wayland, Massachusetts  
Project Eligibility / Site Approval Application

June 20 2016

**RECEIVED**

**JUN 20 2016**

Board of Selectmen  
Town of Wayland

Eden Management Inc.  
80 Hope Avenue, Suite 512  
Waltham MA 02453

June \_\_, 2016

Mr. Gregory Watson, Manager  
Comprehensive Permit Program  
Rental Development Department  
MassHousing  
One Beacon Street  
Boston MA 02108

BY HAND

Re 113, 115, 117 & 119 Boston Post Road, Wayland

Dear Gregory,

Attached you will find our Project Eligibility / Site Approval Application and supporting information in accordance with the Massachusetts Housing Finance Agency ("Mass Housing") application guidelines under the state's comprehensive permit statute (M.G.L. c 40B, section 20-23). Brookside (the "Project") is a proposed 60 unit rental housing facility located at 113 – 119 Boston Post Road (Route 20) in Wayland Massachusetts.

Enclosed are one original and two copies of the required application, a check in the amount of \$XX,000 associated with the filing fee and three copies of the supporting information based on the checklist provided by Mass Housing. Also enclosed are two (2) full sets of full sized plans and three (3) sets of 11" x 17" reduced copies of the plans. We thank you for your consideration of this Application. Should you have any questions or require additional information, please contact us at 508 269 6900.

Very truly yours

Eden Management Inc.

Steven N. Zieff

President

Cc with Enclosure  
Chrystal Kornegay, Undersecretary  
Massachusetts Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston MA 02114

Eden Management Inc.  
80 Hope Avenue, Suite 512  
Waltham MA 02453

June 2016

Cherry C. Karlson, Chairman Board of Selectmen      BY HAND  
Lea Anderson, Vice Chairman  
Mary M. Antes  
Louis B. Jurist  
Joseph F. Nolan  
Town of Wayland  
41 Cochituate Road  
Wayland MA 01778

Re 113, 115, 117 & 119 Boston Post Road, Wayland

Ladies and Gentlemen

Attached you will find our Comprehensive Permit Site Approval Application for the referenced parcel.

Should you have any questions please do not hesitate to contact us.

We look forward to working with you, your constituents and professionals.

Regards

Steven N. Zieff

President

Cc      Nan Balmer, Wayland Town Administrator

## **Brookside**

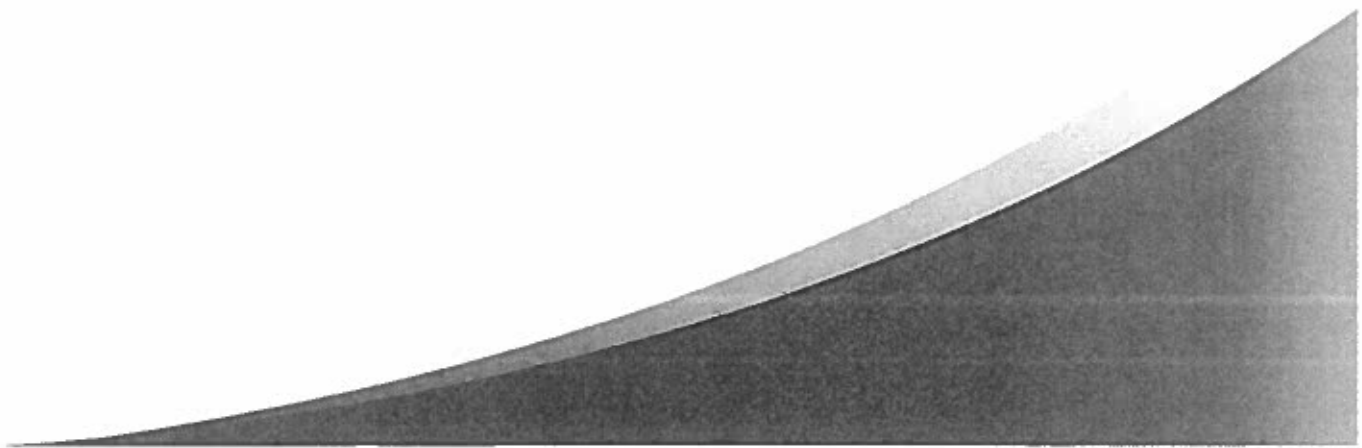
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## **Comprehensive Permit Site Approval Application/Rental**

[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 40B 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

[www.mass.gov/hed/economic/eohed/dhcd/legal/regs/760-cmr-56.html](http://www.mass.gov/hed/economic/eohed/dhcd/legal/regs/760-cmr-56.html) and  
[www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf](http://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

**Gregory Watson, Manager of Comprehensive Permit Programs  
MassHousing, One Beacon Street, Boston, MA 02108**

We look forward to working with you on your proposed development. Please contact Gregory Watson at 617-854-1880 or [gwatson@masshousing.com](mailto:gwatson@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 two (2) business days 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 that 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 60 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**

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: Brookside

Municipality: Wayland

Address of Site: 113, 115, 117, 119 Boston Post Road

Cross Street (if applicable): Rich Valley Road

Zip Code: 01778

Tax Parcel I.D. Number(s) (Map/Block/Lot): Map 30, lots 70, 71

Name of Proposed Development Entity (typically a single purpose entity): To be determined

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): Steven Zieff, Eden Management Inc.

Applicant's Web Address, if any: www.edenmanagementinc.com

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: \_\_\_\_\_

**Primary Contact Information (required)**

Name of Individual: Steven Zieff

Relationship to Applicant: Same

Name of Company (if any): Eden Management Inc.

Street Address: 80 Hope Avenue Suite 512

City/State/Zip: Waltham MA 02453

Telephone (office and cell) and Email: 508-269-6900 szieff@edenmanagementinc.com

**Secondary Contact Information (required)**

Name of Individual: Mark Bobrowski Esq.

Relationship to Applicant: Attorney

Name of Company (if any): Blatman, Bobrowski, Mead & Talerman

Street Address: 9 Damonmill Square, Suite 4A4

City/State/Zip: Concord, MA 01742

Telephone (office and cell) and Email: 978-371-3928, 617-512-8246, mark@bbmatlaw.com



**Additional Contact Information (optional)**

Name of Individual: \_\_\_\_\_

Relationship to Applicant: \_\_\_\_\_

Name of Company (if any): \_\_\_\_\_

Street Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Telephone (office and cell) and Email: \_\_\_\_\_

Anticipated Construction Financing: MassHousing  NEF Bank

If NEF Bank, Name of Bank: Rockland Trust Company

Anticipated Permanent Financing: MassHousing  NEF Bank

If NEF Bank, Name of Bank: Rockland Trust Company

Total Number of Units 60 # Affordable Units 15 # Market Rate Units 45

Age Restricted? Yes/No \_\_\_\_\_ If Yes, 55+ or 62+? \_\_\_\_\_

**Brief Project Description (150 words or less):** Total site is 6.49 acres / 282,704 square feet of area.  
It has approximately 633' of frontage on Boston Post Road. The existing retail uses have several curb cuts and  
the footprint makes a significant impact on the riparian area proximate to Pine Brook with 23,100 s.f. of  
building footprint and another 100,000+ s.f. of disturbed area. Brookside will improve the site and its  
adjacencies by removing much of the building footprint and site disturbance closest to the brook, consolidating  
a new footprint and wastewater disposal into primarily upland or best management improved buffer areas  
and a "Complete Streets" approach to the Boston Post Road frontage. This will improve site vehicular and  
pedestrian characteristics. These improvements, coupled with stewardship of the site and increased pedestrian  
access along the public right of way and to its pedestrian adjacencies will help Brookside qualify for and  
maintain its Smart Growth status.

**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.

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

**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: Brookside

Buildable Area Calculations	Sq. Feet/Acres (enter "0" if applicable--do not leave blank)
Total Site Area	282,704
Wetland Area (per MA DEP)	11,500
Flood/Hazard Area (per FEMA)	26,850
Endangered Species Habitat (per MESA)	0
Conservation/Article 97 Land	0
Protected Agricultural Land (i.e., EO 193)	0
Other Non-Buildable (Describe)	0
<b>Total Non-Buildable Area</b>	<b>38,350</b>
<b>Total Buildable Site Area</b>	<b>244,354</b>

Current use of the site and prior use if known: Horticulture, agriculture, retail, residential

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; 40,000 / 180' frontage. Single family

**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).

None known.

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

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater-private wastewater treatment	Yes	Septic System
Wastewater-public sewer	No	
Storm Sewer	No	
Water-public water	Yes	In Boston Post Road.
Water-private well	No	
Natural Gas	Yes	In Boston Post Road.
Electricity	Yes	Overhead on Boston Post Road.
Roadway Access to Site	Yes	Route 20 / Boston Post Road.
Sidewalk Access to Site	Yes	Route 20 / Boston Post Road
Other		

Describe surrounding land use(s): Religious (Mosque, Synagogue), Commercial (retail, hospitality), Medical (Assisted living and memory care), Cultural (Vokes theater) residential (single family and multifamily).

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Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	1/2 to 1 mile	No
Schools	1 Mile to elementary	No
Government Offices	less than 1 mile	No
Multi-Family Housing	less than 1,000 ft.	No
Public Safety Facilities	less than 1 mile	No
Office/Industrial Uses	4 + miles	No
Conservation Land	less than 1 mile	No
Recreational Facilities	less than 1,000 ft.	No
Houses of Worship	From 1,000 - 2,000 ft.	No
Other	Adjacent	MWRA Aqueduct Walking Trail

List any public transportation near the site, including type of transportation and distance from the site:  
None Known.

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### 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

Are there documented hazardous waste sites on or within a 1/2 mile radius of the site? No

Is there any evidence of underground storage tanks or releases of hazardous material, including hazardous waste, on the site or within close proximity to the site? No.

Are there any above-ground storage containers with flammable or explosive petroleum products or chemicals on or within 1/2 mile of the site? No.

Is the site, or any portion thereof, located within a designated flood hazard area? Yes.

Does the site include areas designated by Natural Heritage as endangered species habitat? No.

Are there documented state-designated wetlands on the site? Yes.

Are there documented vernal pools on the site? No.

Is the site within a local, state or federal Historic District? No.

Is the site or any building(s) on the site listed, nominated or eligible for listing on the National Register of 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? Yes.

Does the site include documented archeological resources? No.

Does the site include significant areas of ledge? No.

Does the site include areas with slopes greater than 10%? Yes.

If applying for MassHousing Financing, is any portion of the site considered "Prime" or "Unique" agricultural land under Executive Order 193? 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 (2' contours)
- 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; specimen trees or those with caliper greater than 18" should be shown individually
- j. Existing site entries and egresses

Please provide two (2) sets of full size (30" x 40" plans) along with three (3) sets of 11" x 17" reproductions.

### 2.2 Aerial Photographs

Please provide one or more aerial photograph(s) of the site (such as those available online) 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 available 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 site 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.

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

### 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: Brookside

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

Total Number of Dwelling Units: 60

Total Number of Affordable Units: 15

Number of 50% AMI Affordable Units: 0

Number of 80% AMI Affordable Units: 15

Number of Market Rate Units: 45

#### Unit Mix: Affordable Units

Unit Type	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units	1	3	9	2	0
Number of Bathrooms	1 per DU	1 per DU	2 per DU	2 Per DU	NA
Square Feet/Unit	690	750-920	1185-1285	1385	NA

#### Unit Mix: Market Rate

Unit Type	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units	4	10	27	4	0
Number of Bathrooms	1 per DU	1 per DU	2 per DU	2 per DU	NA
Square Feet/Unit	690	750-920	1185-1285	1385	NA

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: 10% Market Rate: 4 Affordable: 2

Gross Density (units per acre): 9.2

Net Density (units per buildable acre): 10.6

**Residential Building Information**

Building Type and Style <i>(single-family detached, townhouse, multi-family)</i>	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type
Multifamily	Construction	4	44	< 80,000 s.f.	1

**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: Yes.

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**Parking**

Total Parking Spaces Provided: 120

Ratio of Parking Spaces to Housing Units: 2.0

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

Buildings: 10%

Parking and Paved Areas: <7%

Usable Open Space: 78%

Unusable Open Space: <5%

Lot Coverage: 17%

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 (2' contours)
- 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 two (2) sets of full size (30" x 40") plans along with three (3) sets of 11" x 17" reproductions.

### 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)*

All developments seeking Chapter 40B site approval must demonstrate consistency with the Commonwealth's May 2007 Sustainable Development Principles.



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

**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: Brookside

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: Mahoney's Garden Center LLC

Grantee/Buyer: Eden Management, 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): Book 30060 Pg 60 on April 16, 1999. Book 28431 Pg 567 on April 10, 1998.

Purchase Price: \_\_\_\_\_

**For Purchase and Sale Agreements or Option Agreements**

Date of Agreement: 12/31/2015

Expiration Date: July 2017

If an extension has been granted, date of extension: \_\_\_\_\_

If an extension has been granted, new expiration date: \_\_\_\_\_

Purchase Price: \$2,125,000

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, agreements to purchase easements) 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.

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

**Section 5: FINANCIAL INFORMATION – Site Approval Application Rental 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: Brookside

Initial Capital Budget (please enter “0” when no such source or use is anticipated)

Sources

Description	Source	Budgeted
Private Equity	Owner’s Cash Equity	4,943,582
Private Equity	Tax Credit Equity	
Private Equity	Developer Fee Contributed or Loaned	2,104,112
Private Equity	Developer Overhead Contributed or Loaned	
Other Private Equity		
Public/Soft Debt		
Subordinate Debt		
Permanent Debt		13,030,034
Permanent Debt		
Construction Debt	<i>For informational purposes only, not to be included in Sources total</i>	17,800,000
Additional Source (please identify)		
Additional Source (please identify)		
<b>Total Sources</b>		<b>\$ 20,077,728</b>

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.	2,115,000

## Uses (Costs)

Item	Budgeted
<b>Acquisition Cost (Actual)</b>	
Actual Acquisition Cost: Land	<u>2,125,000</u>
Actual Acquisition Cost: Buildings	<u>                    </u>
Subtotal – Acquisition Costs	<u>2,125,000</u>
<b>Construction Costs – Building Structural Costs (Hard Costs)</b>	
Building Structure Costs	<u>10,105,290</u>
Hard Cost Contingency	<u>506,165</u>
Subtotal – Building Structural Costs (Hard Costs)	<u>10,611,455</u>
<b>Construction Costs – Site Work (Hard Costs)</b>	
Earth Work	<u>187,500</u>
Utilities: On Site	<u>159,000</u>
Utilities: Off-Site	<u>105,000</u>
Roads and Walks	<u>105,000</u>
Site Improvement	<u>129,000</u>
Lawns and Planting	<u>120,000</u>
Geotechnical Condition	<u>30,000</u>
Environmental Remediation	<u>0</u>
Demolition	<u>100,000</u>
Unusual Site Conditions/Other Site Work	<u>48,000</u>
Subtotal –Site Work (Hard Costs)	<u>983,500</u>
<b>Construction Costs – General Conditions, Builders Overhead and Profit (Hard Costs)</b>	
General Conditions	<u>510,000</u>
Builder's Overhead	<u>900,000</u>
Builder's Profit	<u>900,000</u>
Subtotal – General Conditions Builders Overhead and Profit (Hard Costs)	<u>2,310,000</u>
<b>General Development Costs (Soft Costs)</b>	
Appraisal and Marketing Study <i>(not 40B "as is" appraisal)</i>	<u>3,000</u>
Marketing and Initial Rent Up <i>(include model units, if any)</i>	<u>30,000</u>
Real Estate Taxes <i>(during construction)</i>	<u>60,000</u>
Utility Usage <i>(during construction)</i>	<u>15,000</u>
Insurance <i>(during construction)</i>	<u>13,500</u>
Security <i>(during construction)</i>	<u>12,000</u>
Inspecting Engineer	<u>0</u>

Item	Budgeted
<b>General Development Costs (Soft Costs) - Continued</b>	
Fees to Others	0
Construction Loan Interest	528,994
Fees to Construction Lender	88,166
Fees to Permanent Lender	88,166
Architecture/Engineering	
Survey, Permits, etc.	300,000
Clerk of the Works	0
Construction Manager	72,000
Bond Premiums (Payment/Performance/Lien Bond)	54,000
Environmental Engineer	60,000
Legal	45,000
Title (including title insurance) and Recording	15,000
Accounting and Cost Certification (incl. 40B)	15,000
Relocation	0
40B Site Approval Processing Fee	1,800
40B Technical Assistance/Mediation Fund Fee	1,800
40B Land Appraisal Cost (as-is value)	3,000
40B Final Approval Processing Fee	1,800
40B Subsidizing Agency Cost Certification	0
Examination Fee	0
40B Monitoring Agent Fees	9,000
MIP	0
Credit Enhancement	0
Letter of Credit Fees	0
Other Financing Fees: Tax Credit Allocation Fee	0
Other Financing Fees	0
Development Consultant	0
Other Consultants (describe) <u>Lottery Consultant</u>	12,000
Other Consultants (describe) <u>ZBA Peer Review</u>	6,000
Syndication Costs	0
Soft Cost Contingency	88,261
Other Development (Soft) Costs	300,000
<b>Subtotal - General Development Costs (Soft Costs)</b>	<b>1,823,487</b>
<b>Developer Fee and Overhead</b>	
Developer Fee	2,104,112
Developer Overhead	
<b>Subtotal - Developer Fee and Overhead</b>	<b>2,104,112</b>
<b>Capitalized Reserves</b>	
Development Reserves	0
Initial Rent-Up Reserves	30,000
Operating Reserves	60,000
Net Worth Account	0
Other Capitalized Reserves	0
<b>Subtotal - Capitalized Reserves</b>	<b>90,000</b>

Summary of Subtotals

Item	Budgeted
Acquisition: Land	<u>2,125,000</u>
Acquisition: Building	<u>                  </u>
Building Structural Costs (Hard Costs)	<u>10,611,455</u>
Site Work (Hard Costs)	<u>983,500</u>
Builder's Overhead, Profit and General Conditions (Hard Costs)	<u>2,310,000</u>
Developer Fee and Overhead	<u>2,104,112</u>
General Development Costs (Soft Costs)	<u>1,823,487</u>
Capitalized Reserves	<u>90,000</u>
Total Development Costs (TDC)	<u>20,047,554</u>
 Summary	
Total Sources	<u>20,077,728</u>
Total Uses (TDC)	<u>20,047,554</u>

Projected Developer Fee and Overhead\*: 2,104,112  
 Maximum Allowable Developer Fee and Overhead\*\*: 2,104,112  
 Projected Developer Fee and Overhead equals  $\frac{100}{100}$ % 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.

\*\* Maximum Allowable Developer Fee and Overhead is calculated as follows: 5% of acquisition costs, plus 15% of the first \$3 million of fee-based development costs, plus 12.5% of fee-based development costs between \$3 and \$5 million, plus 10% of fee-based development costs in excess of \$5 million (Per DHCD QAP Guidelines).

Initial Unit/Rent Schedule

Affordable Units @ 80% AMI	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units	1	3	9	2	0
Number Square Feet	690	750-920	1185-1285	1385	NA
Monthly Rent	1094	1172	1373	1573	NA
Utility Allowance	126	135	195	239	NA

Affordable Units @ 50% AMI	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units					
Number Square Feet					
Monthly Rent					
Utility Allowance					

Describe utility allowance assumptions (*utilities to be paid by tenants*): Heat, hotwater and common elements shall be a building cost. Individual tenant services shall be individually metered. These shall include cable tv, dial tone and Internet. Wastewater, Water and unit electricity

Market Rate Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units	4	10	27	4	0
Number Square Feet	690	750-920	1185-1285	1385	NA
Monthly Rent	1646	1738-2111	2666-2833	3023	NA

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

Item	Notes	Amount
<b>Permanent Debt Assumptions</b>		
Loan Amount	Lender:	15,058,296
Annual Rate		5.5%
Term		30
Amortization		25
Lender Required Debt Service Coverage Ratio		1.2
<b>Gross Rental Income</b>		
Gross Rental Income		1,582,343
Other Income (utilities, parking)		117,000
Less Vacancy (Market Units)	5% (vacancy rate)	(67,049)
Less Vacancy (Affordable Units)	5% (vacancy rate)	(12,068)
<b>Gross Effective Income</b>		
Gross Effective Income		1,614,376
Less Operating Expenses	Per Unit: 7,700	(462,000)
<b>Net Operating Income</b>		
Net Operating Income		1,152,376
Less Permanent Loan Debt Service		960,314
Cash Flow		192,062
Debt Service Coverage		1.2

Describe "other income": Rental of storage spaces, occasional exclusive rental of common areas, other services.

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.	462,000
Assumed Maximum Operating Expense/Unit*	Number of Units: 60	7,700

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



## Required Attachments Relating to Section 5

### 5.1 New England Fund Lender Letter of Interest *(required for projects with NEF financing)*

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, including location, number of units and type of building (townhouse, garden style, etc.);
- 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 Construction and Permanent Financing Commitments (or evidence of closed loans) will be required at the time you apply for Final Approval from MassHousing.*

### 5.2 Market Rental Comparables *(required)*

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

### 5.3 Market Study *(if available)*

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

**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.*

Name of Proposed Project: Brookside

**Development Team**

Developer/Applicant: Eden Management Inc.

Development Consultant (if any): \_\_\_\_\_

Attorney: Mark Bobrowski, Blatman, Bobrowski, Mead & Talerman, LLC

Architect: \_\_\_\_\_

Contractor: \_\_\_\_\_

Lottery Agent: \_\_\_\_\_

Management Agent: \_\_\_\_\_

Other (specify): Doyle Engineering for site and land planning, civil engineering and utilities

Other (specify): Tata & Howard for wastewater and water engineering

**Role of Applicant in Current Proposal**

Development Task	Developer/Applicant	Development Consultant (identify)
Architecture and Engineering	Oversight	
Local Permitting	Oversight	
Financing Package	Oversight	
Construction Management	Oversight	
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 that 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.*

**Applicant**

Name of Applicant: Eden Management Inc.

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

State in which registered/formed: Massachusetts

List all Managing Entities of Applicant (*you must list at least one*): Eden Management Inc.

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

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

**2. Proposed Development Entity**

Name of Proposed Development Entity: To be determined

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

State in which registered/formed: Massachusetts

List all Managing Entities of Proposed Development Entity (*you must list at least one*): Eden Management Inc.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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*): \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Applicant Entity 40B Experience**

Please identify every Chapter 40B project in which the Applicant or a member of the project team has or had an interest. For each such project, state whether the construction has been completed and whether cost examination has been submitted (*use additional pages as necessary*).

40B Project	Applicant or Team Member	Role	Municipality	Number of Units/Type	Year Completed	Cost Cert Submitted?
680 South Avenue	Team member	Consultant	Weston	16	2005	yes

**Certification**

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 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 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, (ii) submission to MassHousing, of a cost certification examined in accordance with AICPA attestation standards by ninety days of project completion (and prior to permanent loan closing if MassHousing is the permanent lender), of an audited cost certification by an approved certified public accountant and (iii) the posting of surety for completion of the cost certification as a condition of Final Approval by MassHousing under Chapter 40B.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_  
*Stephen Zief*  
*Partner*  
*10-20-16*

## 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'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”) Rental Projects**

**Section 7: NOTIFICATIONS AND FEES**

Name of Proposed Project: Brookside

**Notice**

Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing: January 27, 2016, March 29, 2016, April 11, 2016, May 25, 2016

Date copy of complete application sent to chief elected office of municipality: \_\_\_\_\_

Date notice of application sent to DHCD: \_\_\_\_\_

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

MassHousing Application Processing Fee (\$2500): 2,500

Chapter 40B Technical Assistance/Mediation Fee

a. Base Fee: 2,500

*(Limited Dividend Sponsor \$2500, Non-Profit or Public Agency Sponsor \$1,000)*

b. Unit Fee (all projects) \$30 per Unit: 1,800

Total TA/Mediation Fee (Base Fee plus Unit Fee): 4,300

Total Fees Due: 6,800

**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.*

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**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 payable to MassHousing for Processing Fee (\$2500)
- 7.5** Check made payable to MassHousing 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 two (2) copies of the complete 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 Rental 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
- \* Fees (\$5,000 plus \$30 per unit of housing proposed) 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*)

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[ATTACH SUSTAINABLE DEVELOPMENT SCORECARD HERE]



Revised: 12/7/12

**SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD**

Project Name:

Project Number:

Program Name:

Date:

Mass Housing 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)

**Method 1:**

**Redevelop First**

Check "X" Below

Yes	No	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*If Rehabilitation:*

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

Check "X" below if applicable

<input type="checkbox"/>
<input type="checkbox"/>

*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

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

**Explanation (Required)**

**Optional - Demonstration of Municipal Support:**

- 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

Check "X" below if applicable

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

\*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)**

**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**

Yes	No	NA
X	<input type="checkbox"/>	<input type="checkbox"/>

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.

- 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)

Check "X" below if applicable

X
X
X
X
X
X
X
<input type="checkbox"/>

**Explanation (Required)**

Brookside is the repair of a riverfront commercial use into a appropriately dense residential use. The new footprint is clustered within and appropriately located up gradient in previously disturbed upland area. The new compact multifamily layout will allow the restoration of the riverfront and resources, provide significant on site open space and increased access to on and offsite passive recreation areas. It will use existing infrastructure, and improve pedestrian access within the site and along Boston Post Road.

Check "X" Below

Yes	No	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**(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 visit ability
- 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)**

Wayland is an upper income area. Various stakeholders have been contacted in the interest of public participation. Brookside will provide a context appropriate affordable mix of multi-family housing to encourage a sense of community through its design intent, shared on site amenities and services. Its density and design will accommodate the spectrum of resident and visitor physical abilities. The Comprehensive Permit process will afford the community a reasonable comment and conditioning of the project.

Check "X" Below

Yes	No	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**(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)**

Nearly 80% of the site will be restored from its historical, or preserved. Brookside will make available open space, access to the adjacent trail systems and improved connectivity along Boston Post Road. By concentrating development in its upland areas the site will protect the on site wetland resources and aid its adjacencies. The development will mitigate its effect to these sensitive receptors by Low Impact Development design and Best Management Practices operation.

**(4) Use Natural Resources Wisely**

Check "X" Below  
 Yes  No  NA

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.

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

Check "X" below if applicable

**Explanation (Required)**

Design, construction and operation of Brookside will mirror Low Impact Development practices. Driveway, site and landscape design will use minimum impact / xeriscaping guidelines. Building orientation, design and operation will seek to enhance efficiency through conservation methods and means. We will work with the Wayland Board of Health and the DEP to institute state of the art means of wastewater disposal. The design will advance Low Impact Development approaches to rain and grey water harvesting and use.

**(5) Expand Housing Opportunities**

Check "X" Below  
 Yes  No  NA

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.

- 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)

Check "X" below if applicable

**Explanation (Required)**

Wayland is an upper income area. Brookside is a "rental by choice" community of which 25% of the dwellings will be perpetually affordable. These affordable dwellings, with their broad spectrum of product characteristics and sense of community, are located near shopping and other services.

**(6) Provide Transportation Choice**

Check "X" Below  
 Yes  No  NA

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.

- 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 & 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)

Check "X" below if applicable

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

**Explanation (Required)**

Brookside will encourage transportation choice and reduction of auto trips through design. This design includes Zip Car as an on site fixture, enhanced Boston Post Road and adjacent trail connectivity and permanent bicycle storage. A Transportation Demand Management plan and its implementation will be coordinated through the community's property manager.

**(7) Increase Job and Business Opportunities**

Check "X" Below

Yes	No	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

- 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)

Check "X" below if applicable

<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

**Explanation (Required)**

Brookside's 60 multifamily dwellings will require a management and maintenance team and its associated employment and contractors / vendors. The design and execution will accommodate a live / work / play lifestyle that is within walking distance / bicycle commute to access the proximate local businesses.

**(8) Promote Clean Energy**

Check "X" Below

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.

- 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)

Check "X" below if applicable

\* 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 Project will meet the Energy Star Criteria for Multifamily Housing issued September 2014. In practical terms this will be accomplished by benchmarking the design and specified common and individual dwelling material and equipment against the Energy Star criteria for performance, operation and savings. The efficacy of the site will be further enhanced by Low Impact Development design and utilizing on site and locally sourced material, to the extent practicable.

**(9) Plan Regionally**

Check "X" Below

Yes      No      NA  
       

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.

- 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)

Check "X" below if applicable

**Explanation (Required)**

See the 495 Metrowest Compact. Brookside will materially aid in Wayland's effort to fulfill the Commonwealth's Subsidized Housing Index of 10% for the percentage of affordable housing stock. DHCD's 2013 Analysis of Impediments to Fair Housing (January 2014) lists increasing multifamily housing as a means to address the barriers to affordable housing. This multi-family development, with its range of dwelling types and sizes, and community benefits, is in an area with a demonstrated demand for this type of housing.

For further information regarding 40B applications, please contact Greg Watson, Manager, Comprehensive Permit Programs, at (617) 854-1880 or gwatson@masshousing.com



# Brookside

113, 115, 117, 119 Boston Post Road  
Wayland, MA 01778  
(Middlesex County)

113, 115, 117, 119, 121, 123

*Applicant*

**SPARTEL**

Eden Management Inc.

80 Hope Avenue, Suite 512

Waltham, MA 02453

T (508) 269-6900

E. szleif@edenmanagementinc.com

Contact: Steven Zieff

## Legal Counsel:

Blatman, Bobrowski, Mead & Talerman

9 Damonmill Square, Suite 4A4

Concord, MA 01742

T (978) 371-3928

E. mark@bbmalaw.com

Contact: Mark Bobrowski, Esq.

## Architect/Landscape Architect:

Suneeth P. John

35 Cherry Street,

Newton, MA 02465

T (814) 883-4736

E. suneethjohn@gmail.com

Contact: Suneeth John, RLA

## Civil Engineers:

Doyle Engineering Inc.

14 Spring Street

Waltham, MA 02451

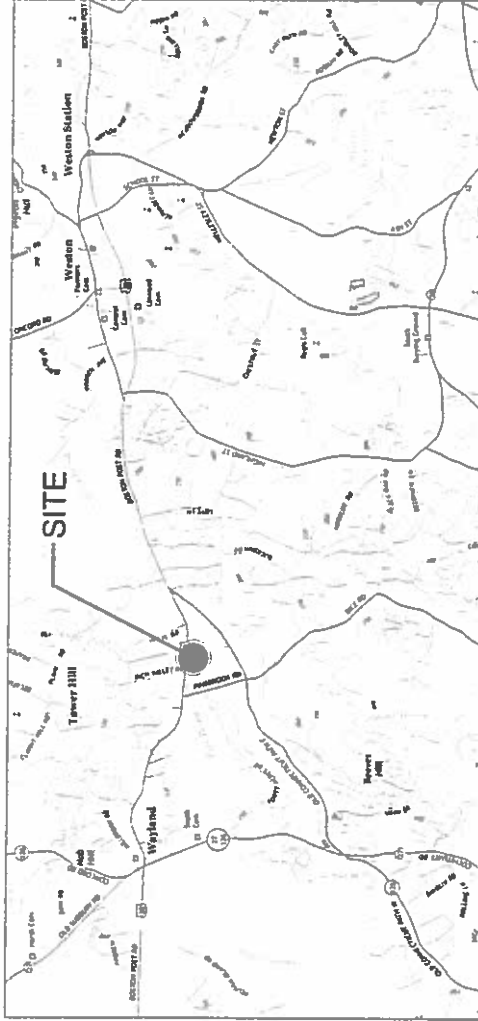
T (781) 850-2731 Ext 10

E. wdoyle@doyleeng.com

Contact: William Doyle P.E.

## Drawings to Accompany MASS Housing Comprehensive Permit Site Approval Application

ISP Zoned  
Wayland  
01778

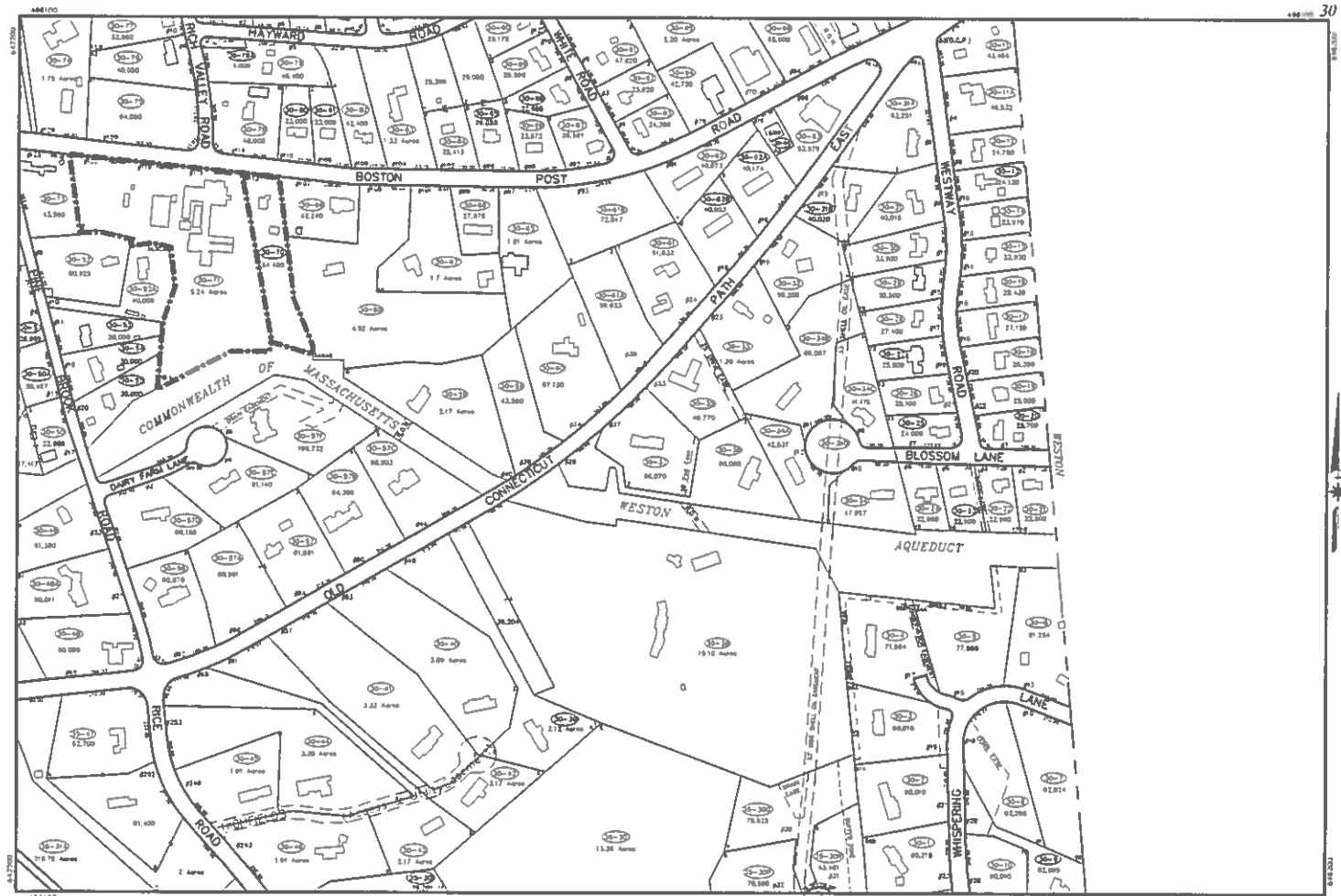


### Drawing List:

- Cover Sheet with Locus Map
- SP-1 Existing Conditions Plan
- SP-2 Aerial Photographs & Site Context
- SP-3 Site Analysis Plan & Photos
- SP-4 By Right Site Plan
- SP-5 Preliminary Site Layout
- SP-6 Preliminary Architectural Plans & Style

**LOCUS MAP**

NOT TO SCALE



PARCEL IDENTIFICATION NUMBERS

--- UN-RECORDED PLANS

### TOWN OF WAYLAND



## Brookside

### Directions to the Site:

Address 113, 115, 117 & 119 Boston Post Road (Route 20) Wayland

Presently Mahoney's Garden Center.

From the North or South: Interstate 95 to Exit 26 in Waltham.

Site is 3.6 miles due west on Route 20 in Wayland.

At Exit 26 head west on Route 20 / Boston Post Road into Weston.

Follow Route 20 / Boston Post Road through Weston.

Upon entering Wayland, stay right of the Coach Grill / Old Connecticut path intersection.

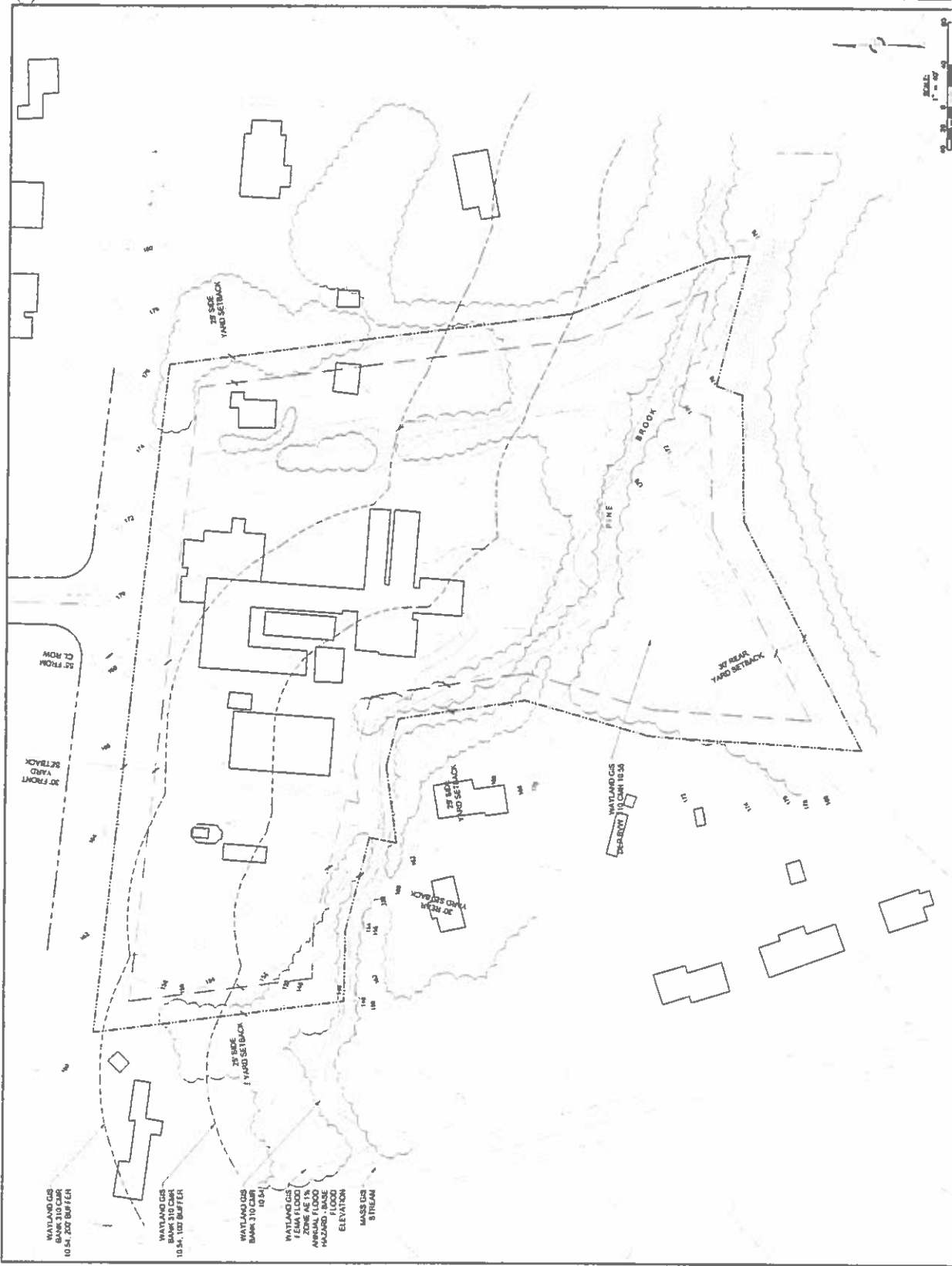
Vokes Theater will approach on the left.

Be prepared to encounter the site.

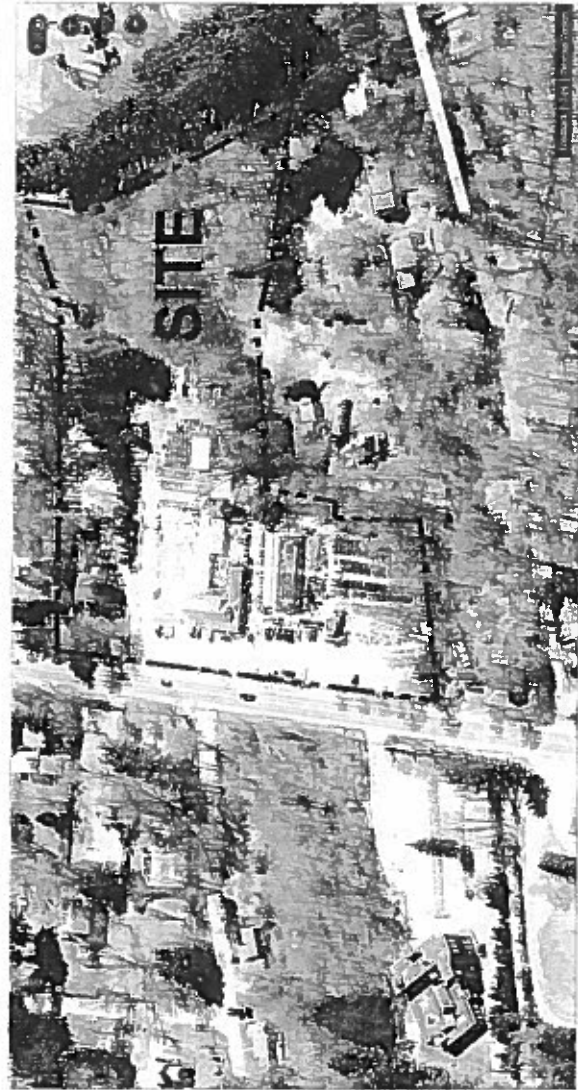
As you approach the Islamic Center of Boston on the right, the site will be to your left.

If you encounter Pinebrook Road on the left or the Assisted Living / Memory Care Avita at Carriage House on the right, you've gone too far.

Developer <b>Eden Management Inc.</b> 80 Hope Avenue, Suite 517 Wethersfield, MA 02453 T (508) 269-6900 E szheif@edenmanagement.com	Civil Engineer <b>dei</b> 215 Main Street Danvers, MA 01923 T (978) 750-8300 E info@dei.com	Architect/Landscape Architect Surenth P. John 28 Long Street Wethersfield, MA 02453 T (508) 864-2128 E surenth@sjdesign.com	No. _____ Description _____ Date _____ Status _____	Project Name <b>Brookside</b> 113 1/2 117 118 Boston Post Road Weymouth, MA 01978 (Walden, County)	Existing Conditions <b>PLAN</b>
			UTM 18Q UTM 48 N 18Q WGS 84 UTM 18Q UTM 48 N 18Q WGS 84		



<p><b>Developer</b>  <b>Eden Management Inc.</b>        261 Hope Avenue, Suite 512        Waltham, MA 02453        T (508) 259-8900        E: <a href="mailto:info@edenmanagement.com">info@edenmanagement.com</a>        Contact: Steven Zell</p>	<p><b>Civil Engineer</b>          81 US-106        01834 Southwick        413-326-3229        413-326-3230        413-326-3231        www.dei-engineering.com</p>	<p><b>ARCHITECT, LANDSCAPE ARCHITECTS</b>        Sarah P. John        85 Cherry Street        Waltham, MA 02453        T (508) 251-1500        F (508) 251-1501</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Scale</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Scale																									<p>Project Title:        _____</p>	<p>Project Title:        _____</p>	<p><b>Brookside</b>        119 117 118 Brookside Road        Waltham, MA 02453        (Middlesex County)</p>	<p><b>AERIAL PHOTOGRAPH        &amp;        SITE CONTEXT</b></p>
No.	Description	Scale																																



AERIAL SHOWING PREVIOUSLY DEVELOPED NATURE OF THE SITE  
*2013-2014*



1/4 MILE CONTEXT

**Developer**  
**Eden Management Inc.**  
 80 Hoque Avenue, Suite 512  
 Waltham, MA 02453  
 P: (508) 201-6300  
 E: Eden@edmanagemt.com

**Civil Engineer**  
**dei**  
 DEBORAH DELOACH  
 2000 Cambridge Street  
 Boston, MA 02134  
 Tel: 617.552.8217  
 Fax: 617.552.4902  
 E: dei@edmanagemt.com

**Architect/Landscape Architect**  
**Scratch P. Jerni**  
 200 Long Street  
 Boston, MA 02114  
 Tel: 617.552.8217  
 Fax: 617.552.4902  
 E: scratch@edmanagemt.com

PROJECT TITLE: BROOKSIDE AND POLYMER PLANT

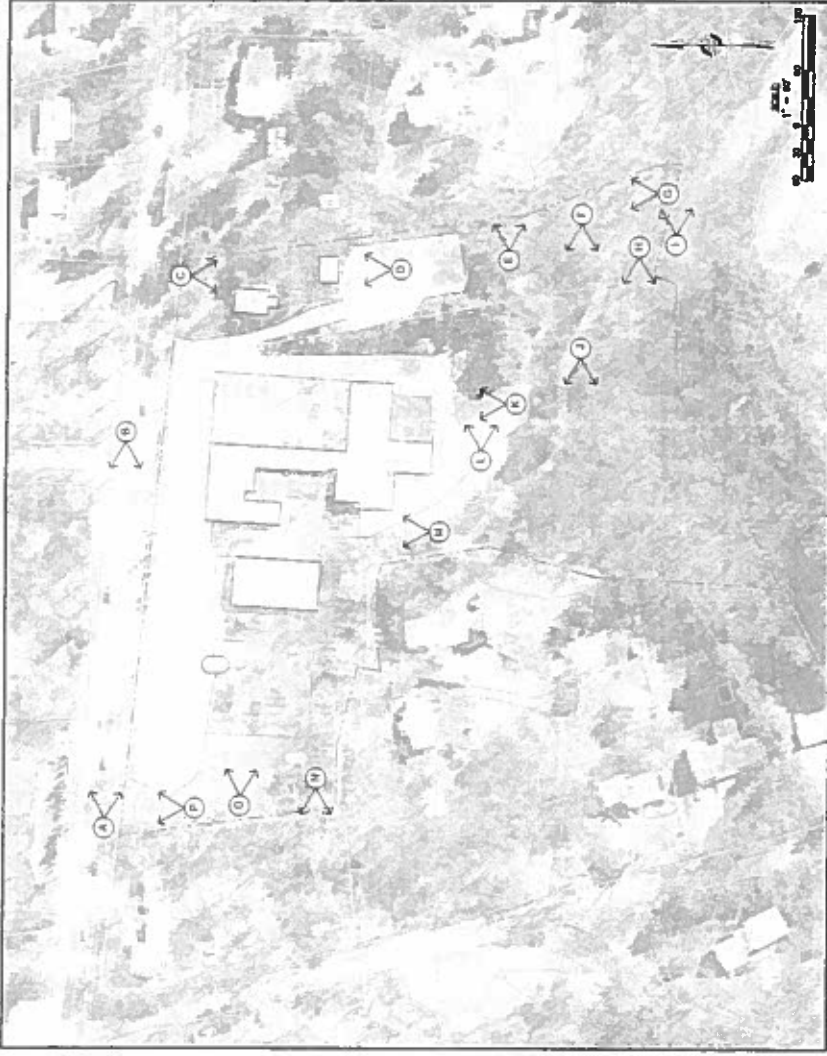
No	Description	Date

Sheet No: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Project File**  
**Brookside**  
 413, 415, 417, 419 Boston Post Road  
 Weymouth, MA 01978  
 (Middlesex County)

**Planning File**  
**SITE ANALYSIS PLAN & PHOTOS**

Drawing No: **SP-3**



**Notes:**  
 The Brookside project site is occupied by a single family house, a retail garden center, several outbuildings, greenhouses and adjacent vehicular circulation and parking area.  
 Adjacent uses include retail, restaurants, public parks, cultural, religious and recreational uses. Much of the site is disturbed due to existing use. However, the site has been used for a long time for residential and agricultural uses. The site has more than 100% of coverage and it is a 20' Boston Post Road. It also, volume for this road is reported to be at least an 18,000 vehicles per day.  
 The topography of the area and the site is hilly with upslope and a low area corresponding to the Post Road.  
**Proposal:**  
 Brookside will require extensive and repetitive utility through a new paved lot in relation to site and area characteristics, resources and requirements when considering the existing portion of the paved lot and driveway.



(A) ROUTE 20 LOOKING EAST  
 (B) ROUTE 20 LOOKING WEST  
 (C) LOOKING SOUTH  
 (D) LOOKING NORTH  
 (E) LOOKING EAST  
 (F) LOOKING WEST  
 (G) LOOKING NORTH  
 (H) LOOKING SOUTH  
 (I) LOOKING EAST  
 (J) LOOKING WEST  
 (K) LOOKING NORTH  
 (L) LOOKING WEST

(1) LOOKING WEST  
 (2) LOOKING NORTH  
 (3) LOOKING EAST  
 (4) LOOKING NORTH  
 (5) LOOKING WEST  
 (6) LOOKING EAST  
 (7) LOOKING NORTH  
 (8) LOOKING WEST  
 (9) LOOKING EAST



## **Brookside**

### **Site Characteristics and Constraints**

#### **Historic Resources**

The Project Site is not located within an historic district nor does it contain historic or cultural resources according to the MACRIS website.

#### **Flood Plain**

The Project Site is located within flood map number 25017C0527F, effective on 07/07/2014. The Site contains FEMA Zone X and Zone A designated areas. Zone X is defined as "areas of 0.2% annual chance flood." Zone A is defined as "areas with 1% chance of annual flooding." The map shows the areas on the Site that are designated as Zone A shaded in light blue. Zone X areas are unshaded.

#### **Wetland and Natural Habitat**

The Site contains bordering vegetated wetland (BVW) and a river. The Project is proposed to remove and restore much of the existing disturbances occurring in the resource area and be constructed in uplands.

#### **Zoning**

The Site is located entirely within the 40,000 lot area / 180-foot frontage single family district. According to the Wayland Zoning Bylaws multifamily residential uses are prohibited in the district. The Project is anticipated to conform to the dimensional requirements as set forth in the bylaws with the exception of height and stories.

#### **Soils and Surficial Geology**

The majority of the property is comprised of Haven-Urban land complex, 0 to 8 percent slopes (624B). Other soil types making up the site are Scarboro mucky fine sandy loam, 0 to 3 percent slopes (6A) and Merrimac fine sandy loam, 8 to 15 percent slopes. The Site Soil map is attached.



# Wayland GIS

Wayland, MA



June 6, 2016

1 inch = 100 Feet

www.cai-tech.com



Frontages	A. 1% Annual Chance of Flooding, no BFE
Street Names	Streams
Lot Number & Acreage	Lakes, Ponds, Rivers
Parcel Lines - Ortho	Wetlands (2012 Flyover)
Fences	Wetlands (DEP)
Cement Pads	
Decks	
Pavos	
Water Bodies (Streams)	

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 the map.



Soil Map—Middlesex County, Massachusetts  
(113, 115, 117, 119 Boston Post Road)



Map Scale: 1:3,000 if printed on A landscape (11" x 8.5") sheet.





































0 40 80 160 240 Meters

0 100 200 400 600 Feet

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

Soil Map—Middlesex County, Massachusetts  
(113, 115, 117, 119 Boston Post Road)

**MAP LEGEND**

- |  |   |
|--|---|
| <b>Area of Interest (AOI)</b>  |  Spot Area             |
|  Area of Interest (AOI) |  Stony Spot            |
| <b>Soils</b>   |  Very Stony Spot       |
|  Soil Map Unit Polygons |  Wet Spot              |
|  Soil Map Unit Lines    |  Other                 |
|  Soil Map Unit Points   |  Special Line Features |
| <b>Special Point Features</b>  | <b>Water Features</b>   |
|  Blowout                |  Streams and Canals    |
|  Borrow Pit             | <b>Transportation</b>   |
|  Clay Spot              |  Rails                 |
|  Closed Depression      |  Interstate Highways   |
|  Gravel Pit            |  US Routes            |
|  Gravelly Spot        |  Major Roads         |
|  Landfill             |  Local Roads         |
|  Lava Flow            | <b>Background</b>   |
|  Marsh or swamp       |  Aerial Photography  |
|  Mine or Quarry       |   |
|  Miscellaneous Water  |   |
|  Perennial Water      |   |
|  Rock Outcrop         |   |
|  Saline Spot          |   |
|  Sandy Spot           |   |
|  Severely Eroded Spot |   |
|  Sinkhole             |   |
|  Slide or Slip        |   |
|  Sodic Spot           |   |

**MAP INFORMATION**

The soil surveys that comprise your AOI were mapped at 1:25,000

**Warning:** Soil Map may not be valid at this scale.  
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale

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

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: Web Mercator (EPSG 3857)

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

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

Soil Survey Area: Middlesex County, Massachusetts  
Survey Area Data: Version 15, Sep 28, 2015

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

Date(s) aerial images were photographed: Sep 12, 2014—Sep 28, 2014

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

## Map Unit Legend

Middlesex County, Massachusetts (MA017)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6A	Scarboro mucky fine sandy loam, 0 to 3 percent slopes	1.8	35.6%
254C	Merrimac fine sandy loam, 8 to 15 percent slopes	0.0	0.9%
624B	Haven-Urban land complex, 0 to 8 percent slopes	3.2	63.6%
<b>Totals for Area of Interest</b>		<b>5.1</b>	<b>100.0%</b>

**Developer**  
Eden Management Inc.  
40 Maple Avenue, Suite 512  
Waltham, MA 02453  
T: (508) 269-6300  
E: ksp@edenmanagement.com  
Contact: Steven Zieff

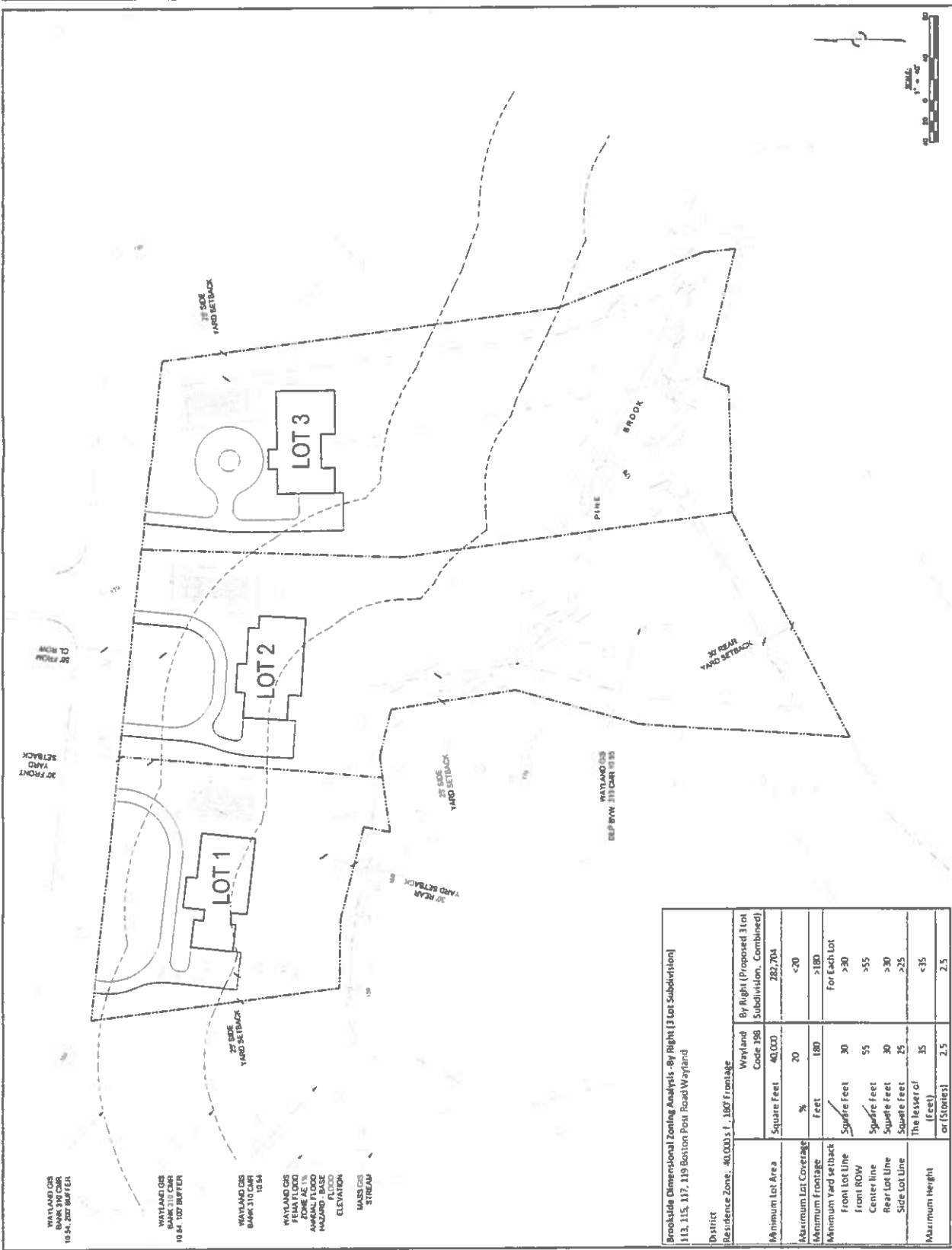
**Civil Engineer**  
**dei**  
1615 Salem Street  
Lancaster, MA 01906  
D: DESIGN • ENGINEERING • INNOVATION  
14 Beverly St., 2nd Floor  
Lancaster, MA 01906  
T: (978) 682-7271  
E: info@dei-engineers.com

**Architect/Landscape Architect**  
Surrenson P. John  
25 Liberty Street  
Lancaster, MA 01906  
T: (978) 682-7272  
E: surrenson@dei.com

Project Title  
**Brookside**  
113, 115, 117, 119 Boston Post Road  
Wayland, MA 01979  
(Middlesex County)

BY RIGHT SITE PLAN

SP-4



**Brookside Dimensional Zoning Analysis - By Right (3 Lot Subdivision)**  
113, 115, 117, 119 Boston Post Road Wayland

District		Residence Zone: 40,000 s f, 180' Frontage	
Minimum Lot Area	Wayland Code 198 (Subdivision, Combined)	Square Feet	By Right (Proposed 3 Lot Subdivision, Combined)
40,000	40,000	20	20
282,704	282,704		
Maximum Lot Coverage	%	< 20	< 20
Minimum Frontage	Feet	180	> 180
Minimum Yard setback	Square Feet	30	For Each Lot
Front Lot Line	Square Feet	30	> 30
Front ROW	Square Feet	55	> 55
Center line	Square Feet	30	> 30
Rear Lot Line	Square Feet	25	> 25
Side Lot Line	The lesser of (Feet) or (Stories)	35	< 35
Maximum Height		2.5	2.5

WAYLAND OS BANK 310 CURB 10.54' 20' BUFFER

WAYLAND OS BANK 310 CURB 10.54' 10' BUFFER

WAYLAND OS BANK 310 CURB 10.54' 10' BUFFER

WAYLAND OS FEMA FLOOD ZONE AE 1% ANNUAL FLOOD HAZARD FLOOD ELEVATION

WAYLAND OS STREAM

Developer  
**Eden Management Inc.**  
 801 Hope Avenue, Suite 512  
 Waltham, MA 02453  
 P: (978) 263-8900  
 E: eden@edenmanagementinc.com

Civil Engineer  
**dei**  
 1111 ELSON  
 17th, 17th & ALDEN  
 WALTHAM, MA 02453  
**DESIGN - ENGINEERING - ARCHITECTURE**  
 11 Spring St, 4th Floor  
 WALTHAM, MA 02451  
 781.902.2174  
 www.dei-engineering.com

Architect/Landscape Architect  
**Summit P. John**  
 100 Church Street  
 Waltham, MA 02453  
 TEL: 781.902.4788  
 E: john@summitjohn.com

No.	Description	Date

Project Title  
**Brookside**  
 113.115.117.119 Boston Post Road  
 Waltham, MA 02453  
 (Middlesex County)

Planning Title  
**PRELIMINARY SITE PLAN**

Drawing No.  
**SP-5**



WATLAND OS  
 BANK 310 CAR  
 10.54, 207 BUFFER

WATLAND OS  
 BANK 310 CAR  
 10.54, 100 BUFFER

WATLAND OS  
 BANK 310 CAR  
 10.54

WATLAND OS  
 FELM FLOOD  
 10.54, 100 BUFFER  
 ANIMAL FLOOD  
 HAZARD-BASE  
 FLOOD  
 ELEVATION

MASS OS  
 STREAM

Minimum Lot Area	Wayland Code 198	Brookside Anticipated	Relief Anticipated
40,000	20	282,704	
Maximum Lot Coverage	%	9	
Minimum Frontage	Feet	633	
Minimum Yard setback	Feet		
Front Lot Line	Square Feet	49	
Front ROW	Square Feet	74	
Center Line	Square Feet	215	
Rear Lot Line	Square Feet	135	
Side Lot Line	The lesser of (Feet) or (Stories)	48	Waiver
Maximum Height	Feet	4	Waiver
Stories	Stories	4	Waiver
greater than 5-aces	3.0	4	Waiver

District  
 Residence Zone: 40,000s/1,187 Frontage

Brookside Dimensional Zoning Analysis - PROPOSED  
 113.115.117.119 Boston Post Road Wayland

Date: 6/6/2016

Developer  
**Eden Management Inc.**  
 90 Hope Avenue, Suite 512  
 Westbury, MA 02743  
 T (900) 299-6900  
 E eden@edmanagementinc.com

Architect/Landscape Architect  
**dei**  
 101 Main Street  
 Westbury, MA 02743  
 T (900) 299-6900  
 E eden@edmanagementinc.com

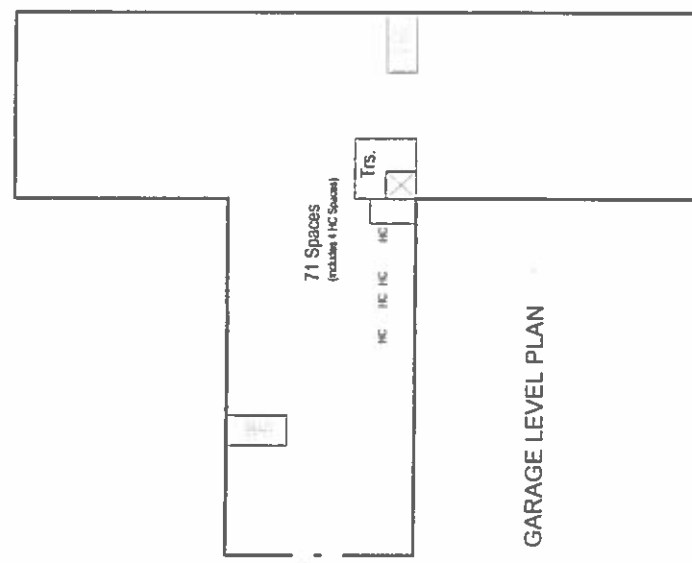
Architect/Landscape Architect  
 Stephen P. John  
 22 Liberty Street  
 Westbury, MA 02743  
 T (900) 299-6900  
 E stephen@dei.com

No.	Description	Date

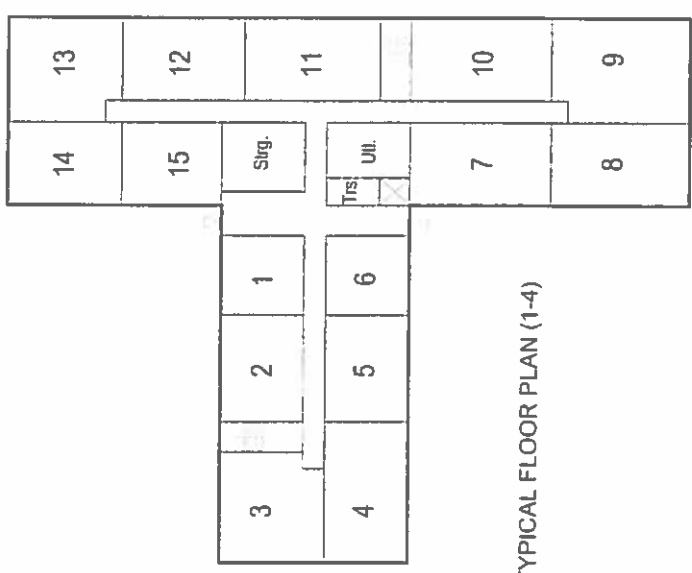
Sheet Title  
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 Date  
 \_\_\_\_\_

Project Name  
**Brookside**  
 115, 119, 117 Mount Paul Road  
 Westbury, MA 02743  
 (Worcester County)

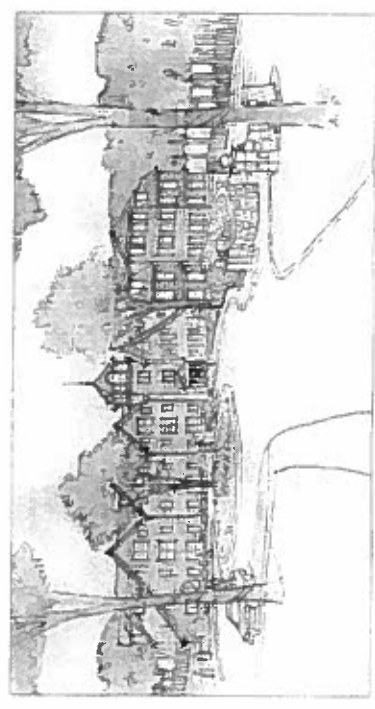
Project No.  
 \_\_\_\_\_  
 Drawing No.  
**PRELIMINARY  
 ARCHITECTURAL PLANS  
 & STYLE**



**GARAGE LEVEL PLAN**



**TYPICAL FLOOR PLAN (1-4)**



**PROPOSED VERNACULAR STYLE**

---

**Brookside**

**Typical Dwelling Type Floor Plans**

**¼" scale**

**1 Bedroom, 1 Bath**

**3 unit types**

**02, 04, 18**

**1 Bedroom, 1 Bath with Den**

**2 unit types**

**06, 27**

**2 Bedrooms, 2 Bath**

**5 unit types**

**01, 03, 11, 15, 28**

**2 Bedrooms, 2 Bath with Den**

**1 unit type**

**08**

**3 Bedrooms, 2 Baths**

**2 Unit types**

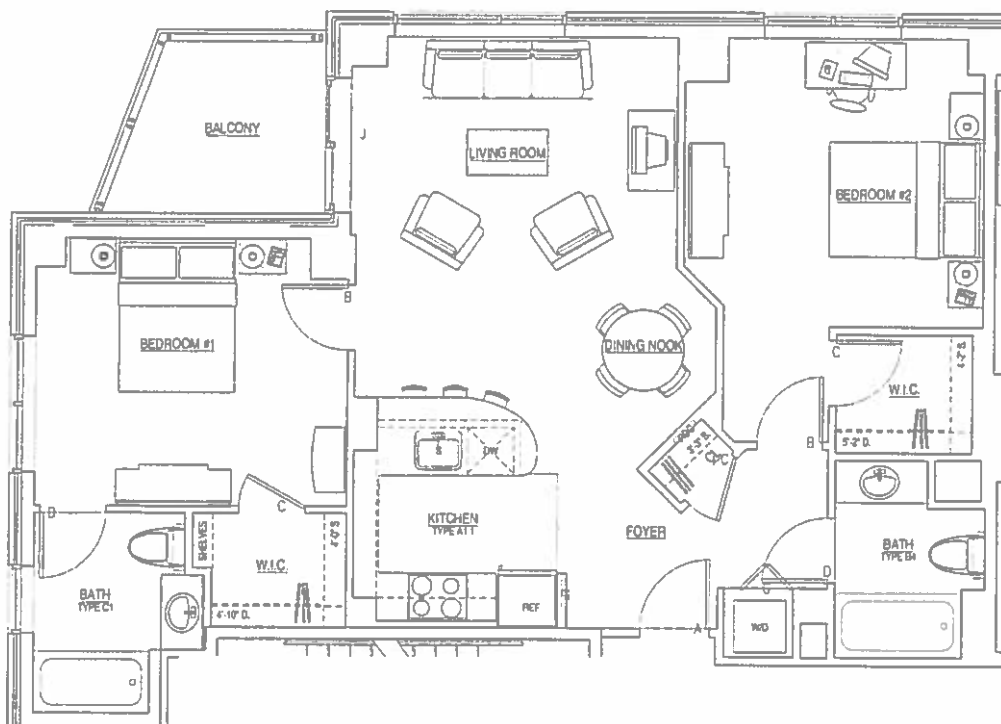
**07, 25**

Unit Type:

Unit 0

Scale:

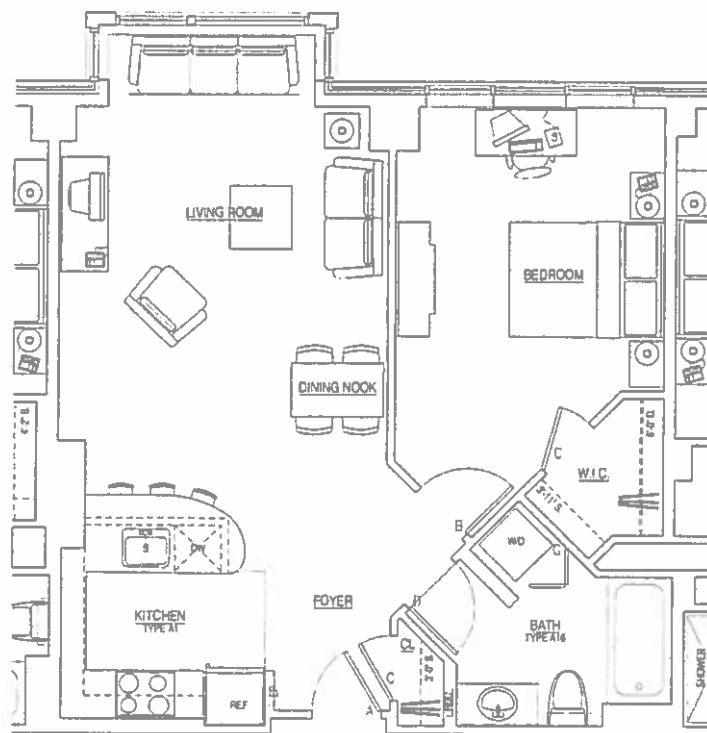
1" = 1'-0"





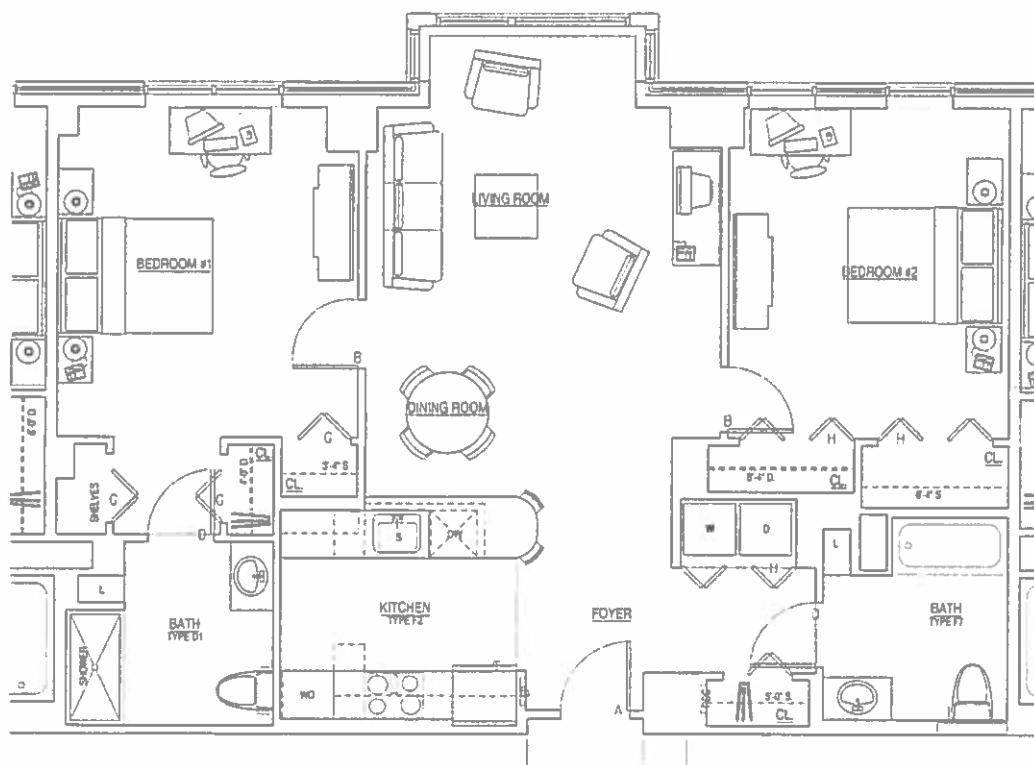
Unit Type:  
Scale:

Unit 02  
1/4" = 1'-0"

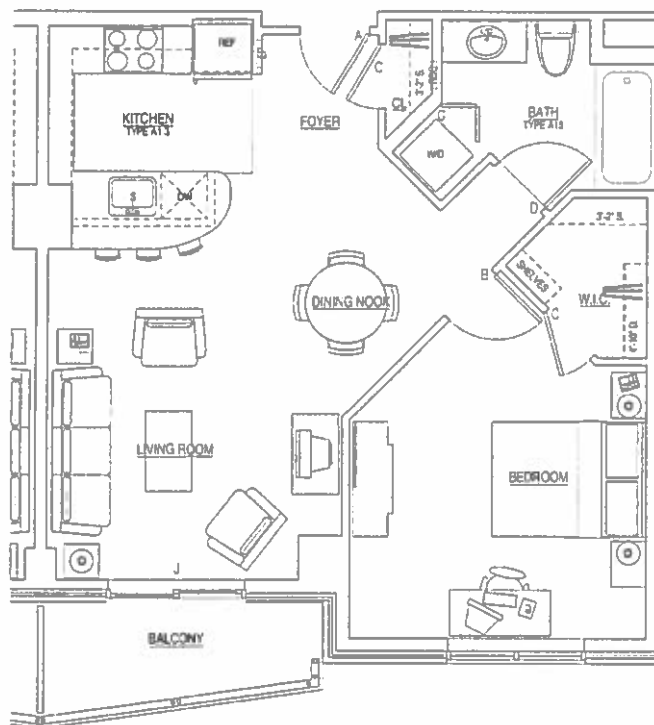


Unit Type:  
Scale:

Unit 02  
1/4" = 1'-0"



Unit Type: Unit 04  
Scale: 1/4" = 1'-0"

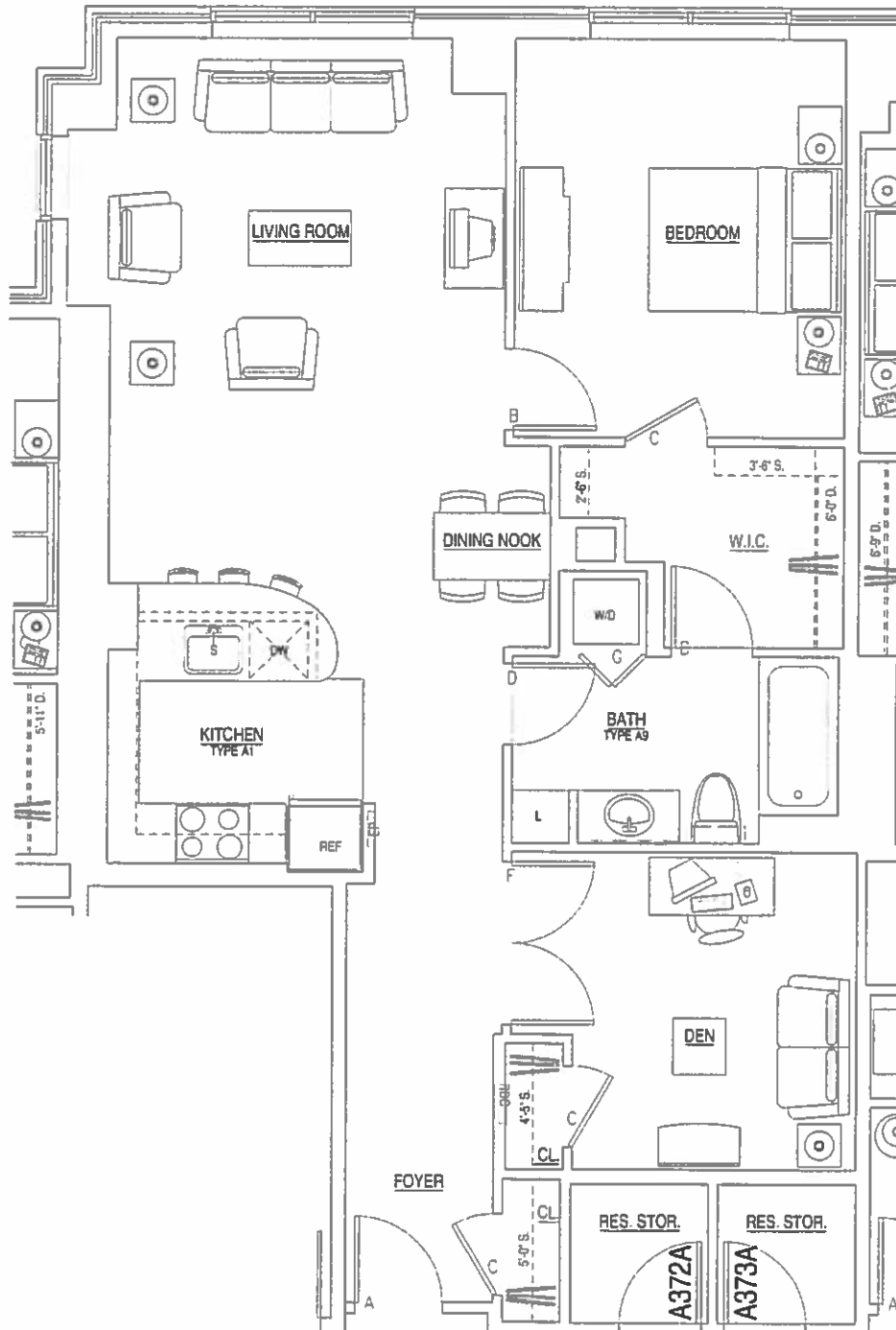


Unit Type:

Unit 06

Scale:

1/4" = 1'-0"

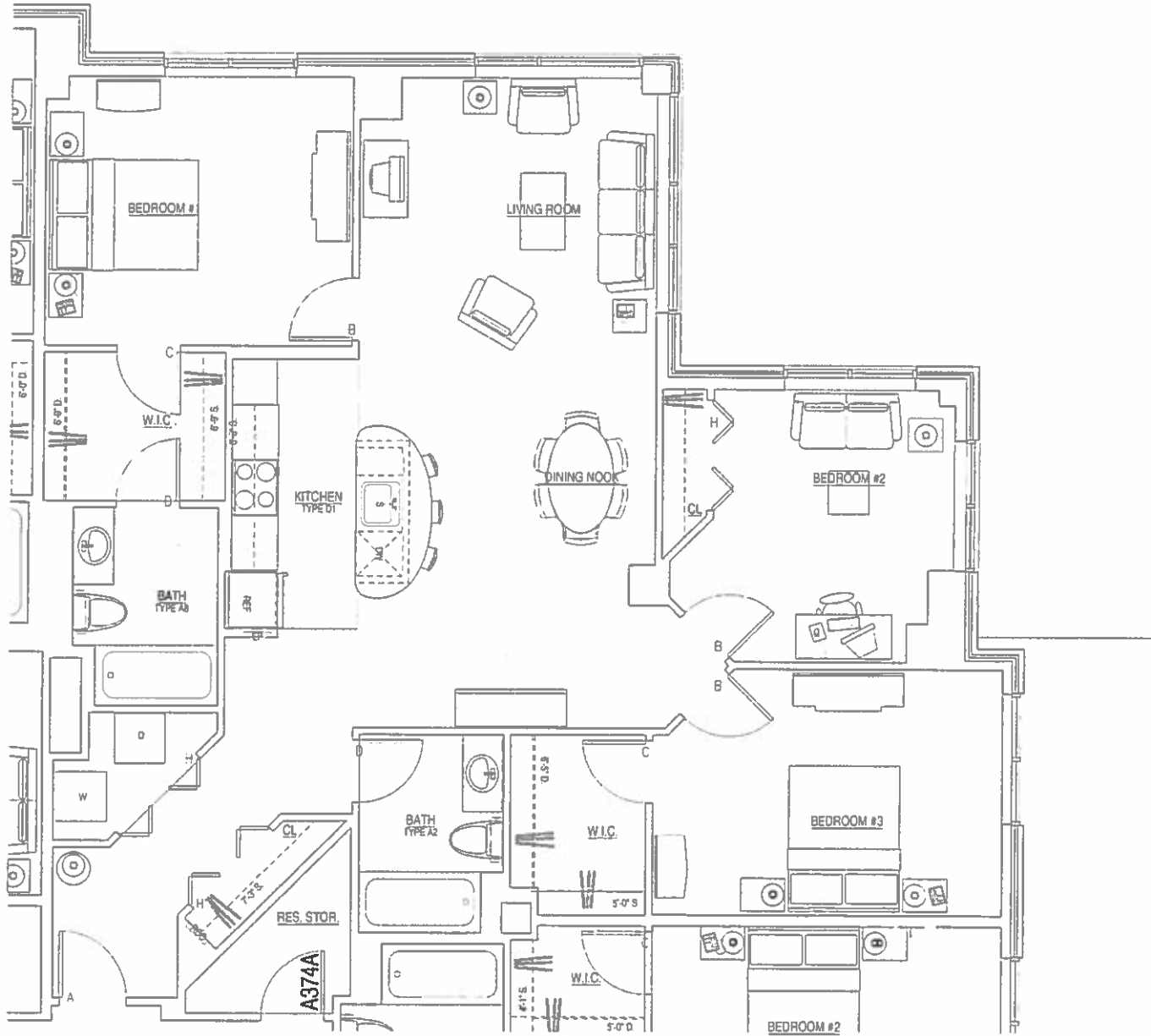


Unit Type:

Unit 07

Scale:

1/4" = 1'-0"

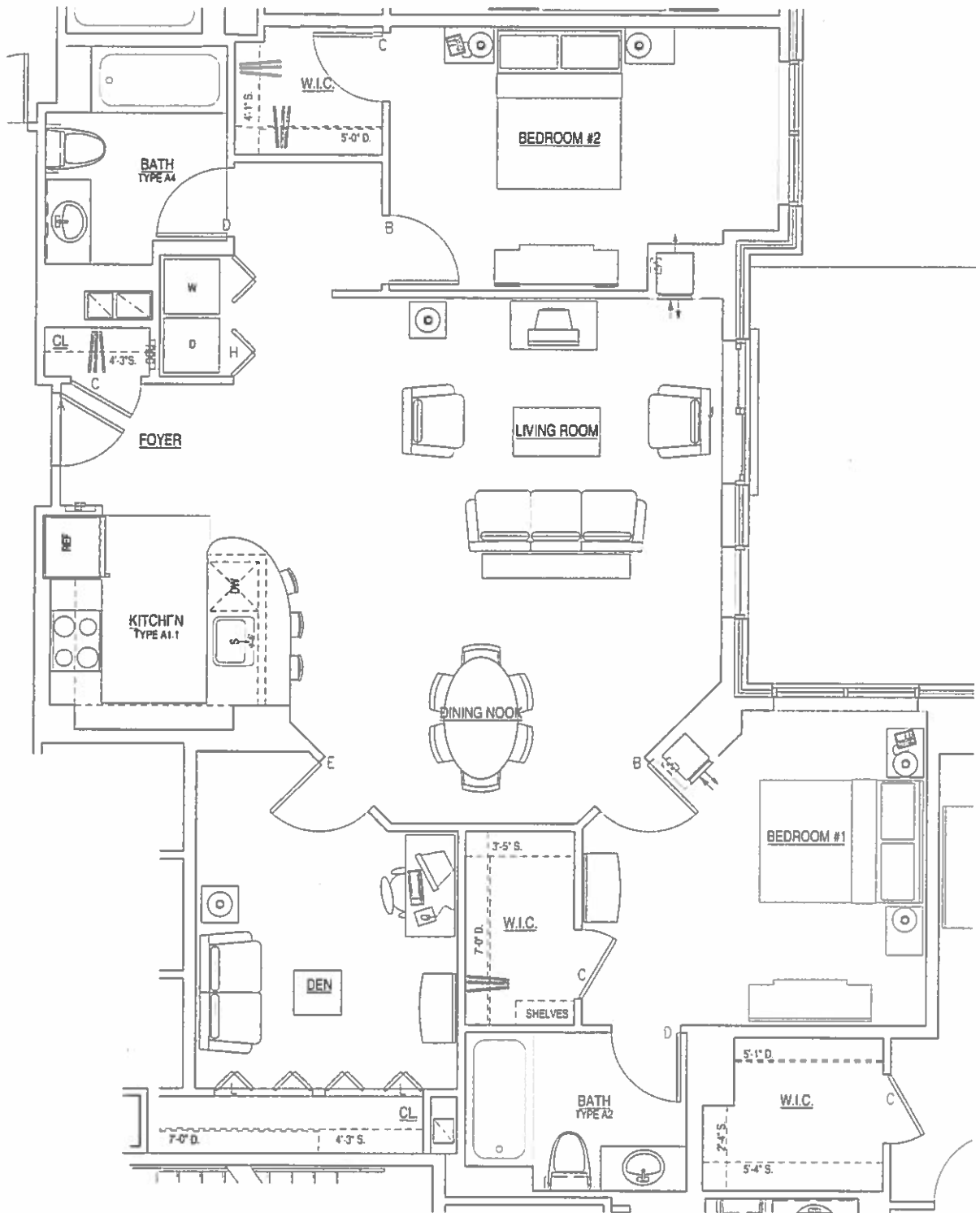


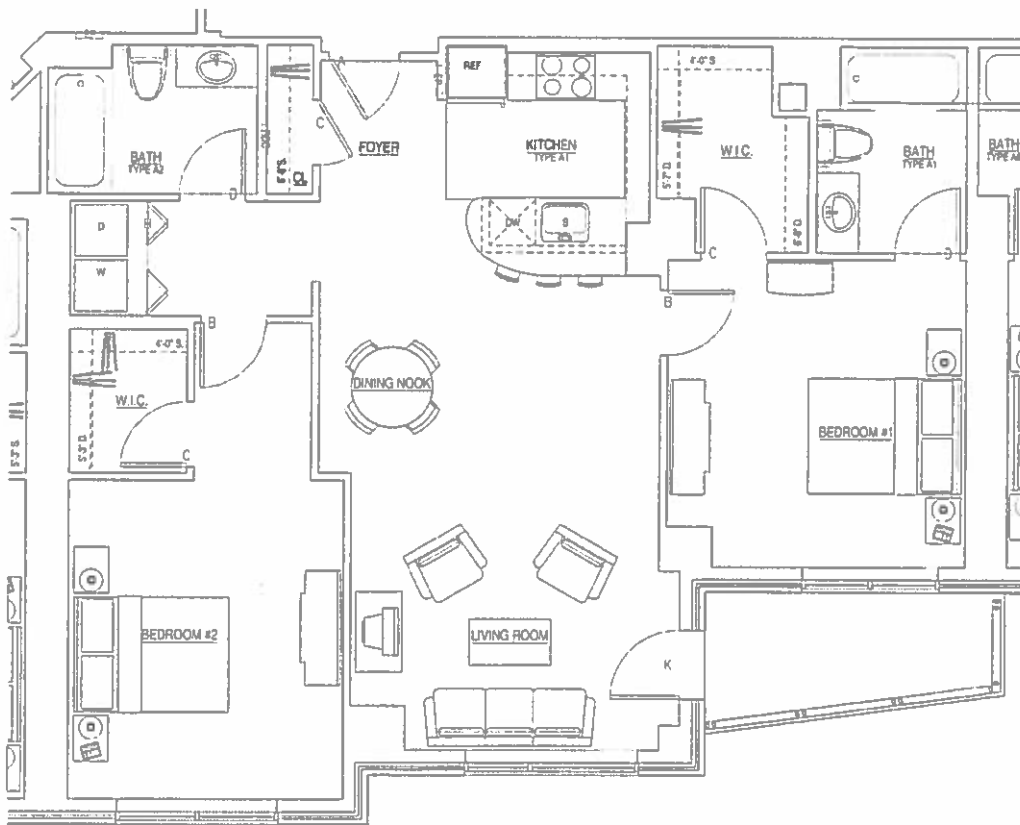
Unit Type:

Unit 08

Scale:

1/4" = 1'-0"





Unit Type:  
 Scale:

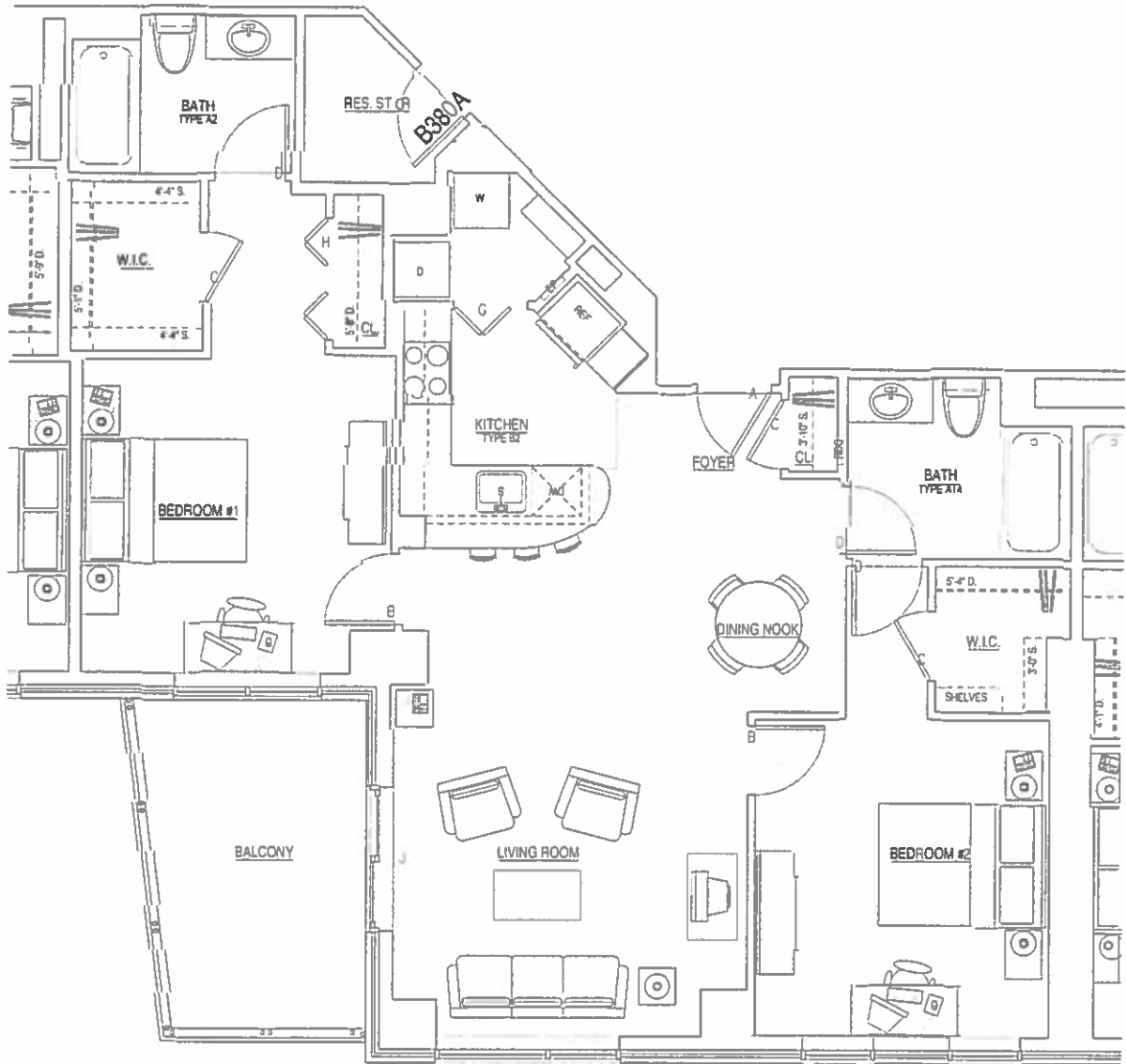
Unit 11  
 1" = 1'-0"

Unit Type:

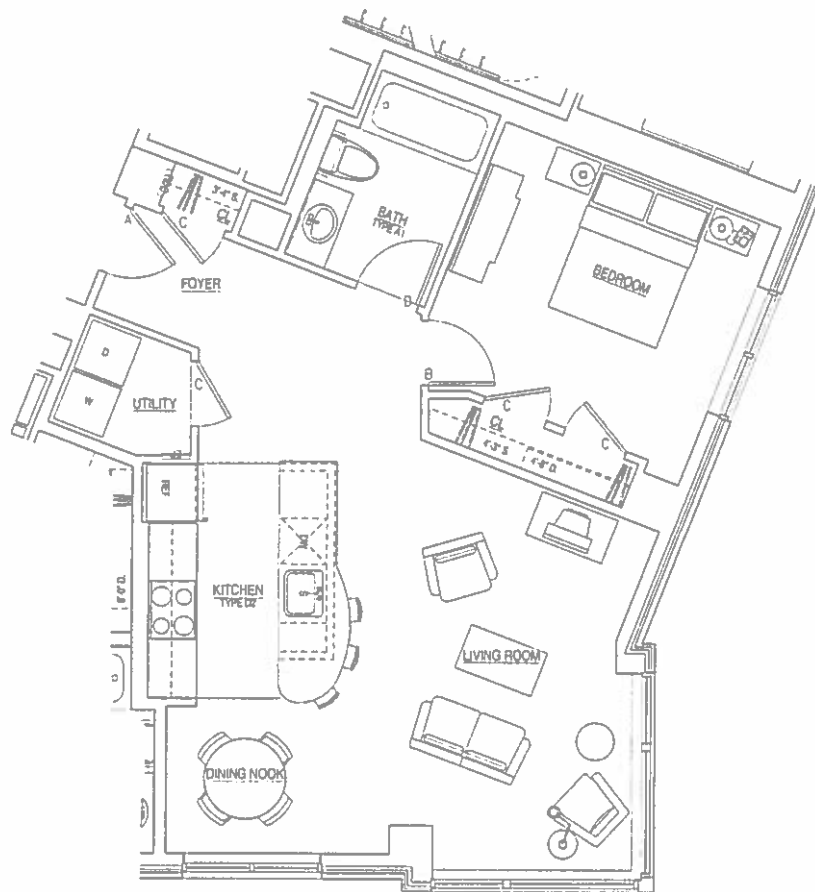
Unit 15

Scale:

1/4" = 1'-0"







Unit Type:  
 Scale:

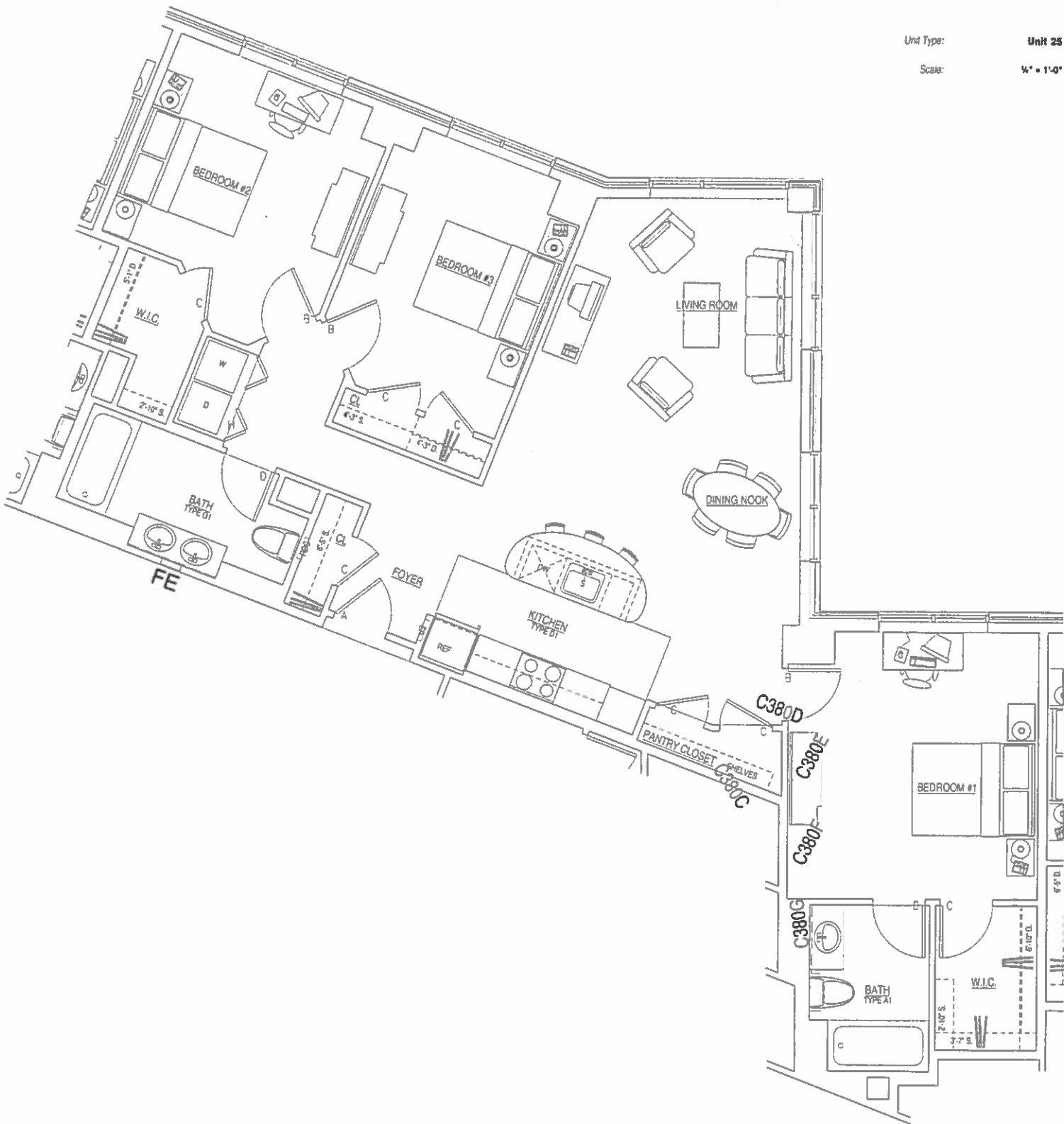
Unit 18  
 1/4" = 1'-0"

Unit Type:

Unit 25

Scale:

1/4" = 1'-0"

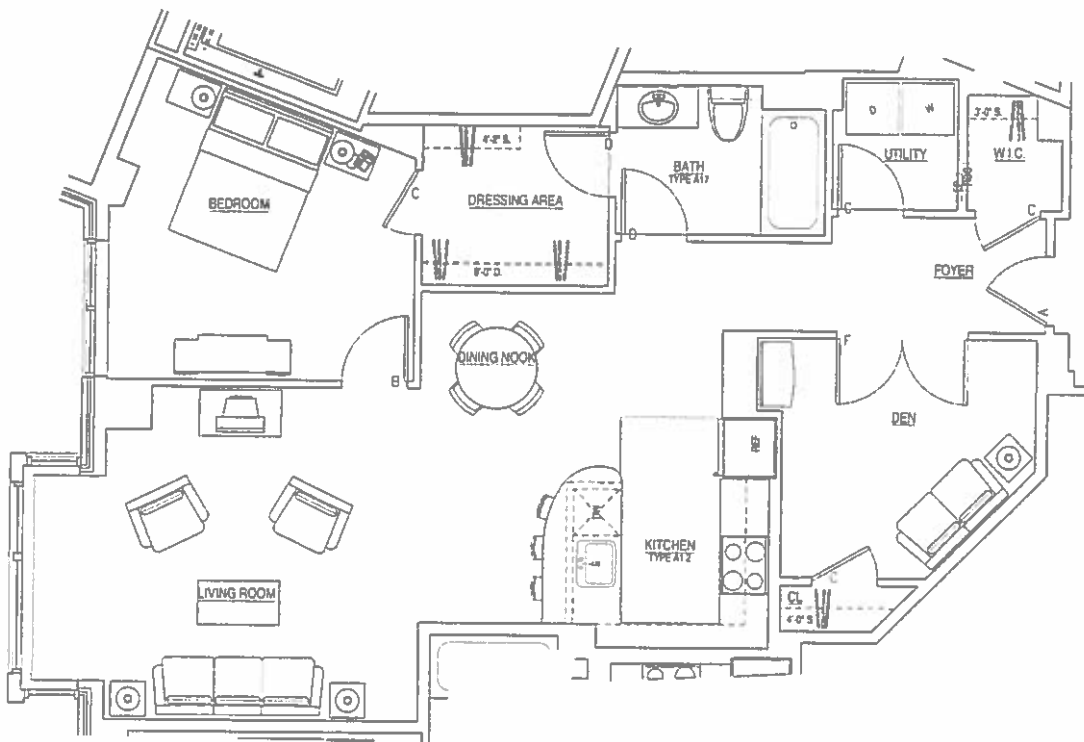


Unit Type:

Unit 1

Scale:

1/4" = 1'-0"

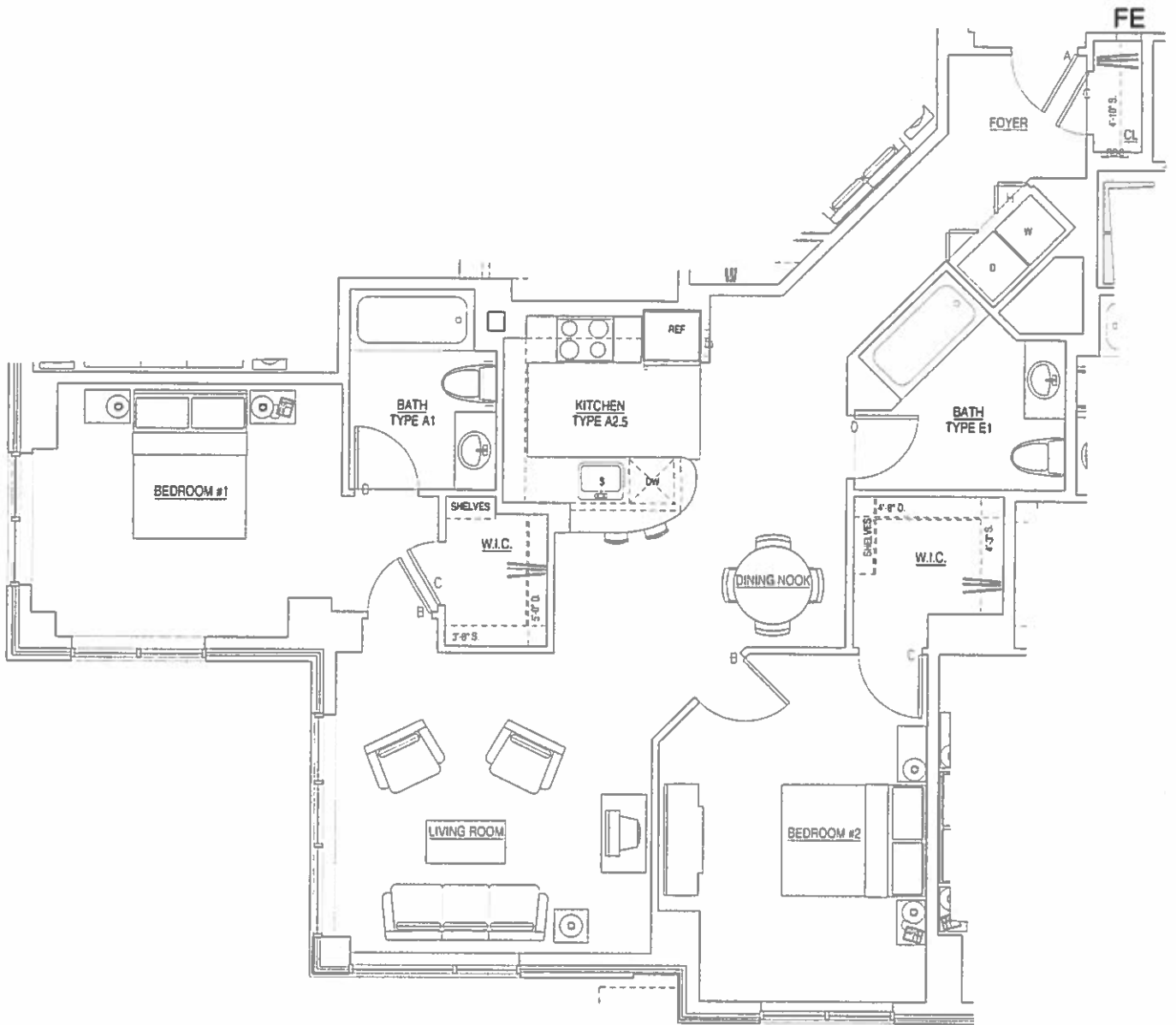


Unit Type:

Unit 22

Scale:

1/4" = 1'-0"



Brookside  
Narrative Description of Design Approach  
June \_\_, 2016

The Brookside project site is occupied by a single family home, a retail garden center, several outbuildings, greenhouses and significant vehicular circulation and parking area. Adjacencies include retail, restaurants, infrastructure, cultural, religious and residential uses. Much of the site is disturbed due to existing use. Historically, the uses of the site have been retail, residential and agricultural. The site has more than 600' of frontage and several curb cuts on Route 20 / Boston Post Road. Vehicular transportation volume for Boston Post Road is reported to be as much as 19,000 Average Daily Trips (adt) per day in this location

The topography of the area and the site is hilly with uplands and a low area corresponding to the Pine Brook meander.

Much of the site has been disturbed. Brookside will mitigate disturbance and maximize utility through a site plan that is sensitive to site and area characteristics, resources and requirements while complementing the existing patterns of grouped use and intensity.

The overall project design clusters the development in a discrete, upland area appropriately buffered from its adjacencies and affording increased protection to the riverfront resources. Primary access will occur through a centrally located driveway that provides safer access between the site, Boston Post Road and the cross street Rich Valley Road. A majority of the site will be restored and / or improved to a condition benefiting riverfront protection, open space, passive recreation and pedestrian connectivity to the adjacent trail and rail trail systems.

Additionally, a Complete Streets treatment of the Boston Post Road frontage will encourage pedestrian and non-motorized use of the right of way.

Brookside's form and footprint's location corresponds to its residential adjacencies and is advantageously perched above the riverfront and restored open space. These characteristics, in combination with the design's significant buffering, designed open space and compact building footprint is appropriate for the site and multifamily residential use while also providing ample area for necessary wastewater (septic system) disposal areas and storm water infiltration.

Wayland reflects a pattern of open space and passive recreation, grouped development and moderate tertiary uses. Brookside will complement the community's development patterns by returning much of the site to restored open space and buffer while restricting development to approximately 20%.

A significant benefit of this plan is the enhancement to contiguous open space by effectively connecting to the adjacent MWRA aqueduct, associated trails and an enhancement of the riverfront.

The project's relationship to adjacent building typology is appropriate when viewed in the schemes of building massing and scale, density and height. The underlying zoning contemplates significant single family density, height and site coverage. When compared to the "By Right" plan Brookside reflects significant mitigation to measures of architecture and site impact.

Brookside Dimensional Zoning Analysis  
 113, 115, 117, 119 Boston Post Road Wayland

6/3/2016

District  
 Residence Zone 40,000 s.f. 180' Frontage

	Wayland Code 198	Brookside	Relief Anticipated
Minimum Lot Area	40,000	282,704	
Maximum Lot Coverage	20%	20%	
Minimum Frontage	180	633	
Minimum Yard setback			
Front Lot Line	30	30 confirm	
Front ROW Center line	55	55 confirm	
Rear Lot Line	30	30 confirm	
Side Lot Line	25	25 confirm	
Maximum Height	The lesser of		
	or		
	35 Feet	50	Waiver
	2.5 Stories	5	Waiver
Stories - 701.1.1 greater than 5 acres			
	3.0 Stories	5	Waiver

QUITCLAIM DEED

We, Allen E. Leonard of Sudbury, Massachusetts, Jeffrey M. Leonard of Corvallis, Oregon, Craig M. Leonard of Mandeville, Louisiana, and Duncan S. Leonard of \_\_\_\_\_, Massachusetts,

for consideration paid of Three Hundred and Five Thousand and 00/100 (\$305,000.00) Dollars

grant to

115 Boston Post Rd.

Mahoney's Garden Center, L.L.C., of Wayland, Middlesex County, Massachusetts, with Quitclaim Covenants, the following described land:

A certain parcel of land with the buildings thereon situated on State Road East (formerly known as Boston Post Road) in said Wayland, being shown on a plan entitled "Plan of Land in Wayland, Mass.," dated March 26, 1946, by Everett M. Brooks, C.E., duly recorded with Middlesex South District Deeds, Book 7002, Page 57, and being bounded and described as follows:

- NORTHERLY by State Road East as shown on said plan one hundred ten (110) feet;
- EASTERLY by land now or formerly of Sidney W. Hayward by three lines measuring three hundred seventy-one (371) feet, one hundred fifty six (156) feet, and twenty-six (26) feet, respectively;
- SOUTHERLY by the Weston Aqueduct one hundred twenty-eight (128) feet; and
- WESTERLY by Lot A as shown on said plan five hundred twenty-five and 50/100 (525.50) feet,

containing 1.25 acres of land according to said plan, or however otherwise said Lot B may be bounded, measured, or described.

Said premises are conveyed subject to any easements, restrictions, or reservations of record.

For our title, see Deed of Alice M. Leonard to us dated December 2, 1987, and recorded with the Middlesex South District Registry of Deeds in Book 18764, Page 441.

Property address: 113 Boston Post Road, Wayland, Massachusetts

113 BOSTON POST RD  
WAYLAND, MASS 01981  
12/25/87

Witness my hand and seal this 15<sup>TH</sup> day of April, 1999.

Allen E Leonard  
Allen E. Leonard

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. APRIL 15, 1999

Then personally appeared the above named Allen E. Leonard and acknowledged the foregoing instrument to be his free act and deed, before me

Thomas R. Gagnier  
Notary Public Thomas R. Gagnier  
My Commission Expires: NOV. 22, 2002

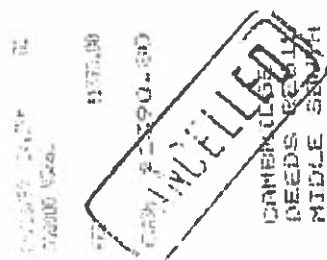
Witness my hand and seal this 5 day of April, 1999.

Jeffrey M Leonard  
Jeffrey M Leonard

Benton, ss. STATE OF OREGON April 5, 1999

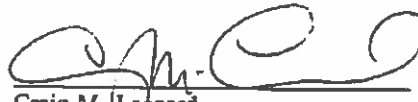
Then personally appeared the above named Jeffrey M. Leonard and acknowledged the foregoing instrument to be his free act and deed, before me

Leslie S. Chapman  
Notary Public  
My Commission Expires:





Witness my hand and seal this 15 day of APRIL, 1999.

  
Craig M. Leonard

St Tammany, ss.

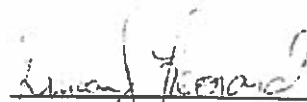
STATE OF LOUISIANA

April 1, 1999

Then personally appeared the above named Craig M. Leonard and acknowledged the foregoing instrument to be his free act and deed, before me

  
Notary Public  
My Commission Expires: at death

Witness my hand and seal this 14<sup>th</sup> day of April, 1999.

  
Duncan S. Leonard

Norfolk, ss.

COMMONWEALTH OF MASSACHUSETTS

April 14, 1999

Then personally appeared the above named Duncan S. Leonard and acknowledged the foregoing instrument to be his free act and deed, before me

  
Notary Public  
My Commission Expires: 3/02/2001

C-1

QUITCLAIM DEED

I, Thomas G. Nelson, of Hudson, Middlesex County, Massachusetts, for consideration paid, and in full consideration of Nine Hundred Seventy-Five Thousand Dollars (\$975,000.00), grant to Mahoney's Garden Centers LLC, of 242 Cambridge Street, Winchester, Middlesex County, Massachusetts 01890, with QUITCLAIM COVENANTS,

All those certain parcels of land with the buildings and other improvements thereon, now known as and numbered 115-121 Boston Post Road, Wayland, Massachusetts, being shown as Lots 2, 3B and 4 on a certain plan entitled "Plan of Land in Wayland - Mass. (Middlesex County) May 30, 1985, by Malcolm N. Johnston Co.", recorded with the Middlesex South District Registry of Deeds as Plan 1301 of 1985 in Book 16456, Page 223, to which reference may be had for a more particular description.

Said premises are conveyed subject to and with the benefit of easements, restrictions, reservations and agreements of record, if any, insofar as the same are now in force and applicable and are conveyed subject to real estate taxes for the current fiscal period which the grantee, by acceptance and recording of this deed, assumes and agrees to pay.

Meaning and intending to convey and hereby conveying a portion of the premises described in a deed from Richard J. Briden and Ruth E. Briden, Trustees of Arrowhead Realty Trust, to Thomas G. Nelson, recorded with said Deeds in Book 13666, Page 180.

Witness my hand and seal this 9<sup>th</sup> April, 1998.

*Thomas G. Nelson*  
Thomas G. Nelson

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

April 9<sup>th</sup>, 1998

Then personally appeared the above-named Thomas G. Nelson and acknowledged the foregoing instrument to be his free act and deed, before me,

*Suzanne C. St. Charles*  
Notary Public  
My Commission Expires: 9/21/2001

MSD 04/10/98 11:15:20 436 25.00  
\*\*\* MASS. EXCISE TAX: 4446.00 \*\*\*

291243-1

TAX 4446.00  
CASH 4446.00  
31978015 10:46  
MASS. EXCISE TAX  
MAILED  
DEEDS REGISTRY  
MIDDLESEX COUNTY  
04/10/98

**PURCHASE AND SALE AGREEMENT  
113 BOSTON POST ROAD  
AND  
115-121 BOSTON POST ROAD, WAYLAND, MA**

**PREAMBLE:** The Property is zoned Residence 40,000 – 180' frontage. Seller operates a garden center at the Property pursuant to an exemption provided by M.G.L. 40A © 3. While its present use is unaffected by the zone, the garden center land use and associated impacts are either protected or preexisting non-conforming. The Parties agree securing land use permits and relief in the Wayland is empirically difficult. In order to economically justify the Purchase Price the Purchaser needs to secure certain land use permits and relief. This Agreement allows the Purchaser sufficient time to secure the necessary zoning relief and land use permits to build and occupy a residential multifamily mixed use facility, or in the event the Town rejects this concept, a multiple unit single family dwelling layout. Both Purchaser and Seller are concerned with their legacy and will operate to support their mutual strategic interests.

The Preamble is not a term or provision of the Agreement.

**ARTICLE 1: PROPERTY/PURCHASE PRICE**

1.1 Certain Basic Terms.

(a) Seller: Mahoney's Garden Centers LLC.

(b) Purchaser: Eden Management, Inc.

(c) Date of this Agreement: 12-31, \_\_, 2015

(d) Purchase Price: \$2,125,000.00

(e) Due Diligence Period: The period beginning on the date of this Agreement and ending the latter of: (a) at 5:00 p.m. Eastern Time on the 60th day after the date of this Agreement or: (b) ending 60 days of the definitive action of the Wayland Board of Selectmen approval of a warrant article for a new Zone for the property on the Town Meeting Warrant (either Spring or Fall). Should the 60<sup>th</sup> day fall on a holiday or weekend, the Due Diligence Period shall be extended to the first business day.

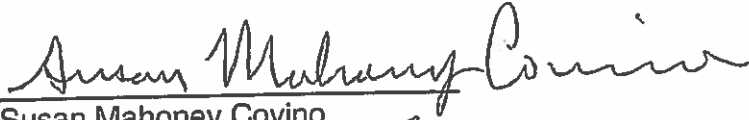
(f) Closing Date: a date mutually agreed upon by the Parties no earlier than 45 days after receipt of a building permit for the intended use, no later than July 31, 2017. The Parties may mutually accelerate or extend the Closing Date, in the event of an appeal or for their convenience.

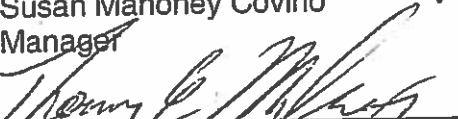
(g) Title Company: Commonwealth Land Title Company

(h) Broker: Not applicable

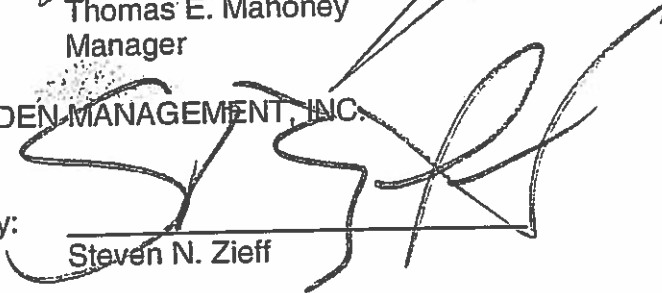
The parties have executed this Agreement as of the date first set forth above.

MAHONEY'S GARDEN CENTERS LLC

By:   
Susan Mahoney Covino  
Manager

By:   
Thomas E. Mahoney  
Manager

EDEN MANAGEMENT, INC.

By:   
Steven N. Zieff

COMMONWEALTH LAND TITLE  
INSURANCE COMPANY

For the sole purpose of agreeing to be bound by Section 1.3(b).

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

EXHIBITS

- A – Plan and Legal Description of Real Property
- B – Form of Quitclaim Deed
- C – Form of Bill of Sale
- D – Form of Certificate Updating Representations and Warranties
- E – Benchmark Activities and Conceptual Dates

April 20, 2016

Mr. Steven Zieff  
Eden Management, Inc.  
80 Hope Avenue Suite 512  
Waltham, MA 02453

Re: 113-119 Boston Post Rd., Wayland, MA

Dear Mr. Zieff,

Please be advised that Rockland Trust Company (RTC) has reviewed the initial information package for the above referenced proposed 60+/- Multi-family comprehensive permit housing development.

Based on a preliminary analysis RTC would have an interest in providing construction and permanent financing (either conventional or via the FHLBB NEF fund) for the project.

Please understand that the above does not represent a formal commitment but merely the Lenders potential interest. This letter is not legally binding on either party and only complete legal documentation will bind the parties to any agreement.

Please do not hesitate to contact me should you have any further questions concerning this matter.

Sincerely,



Stephen K. Hall  
First Vice President

Brookside Wayland market rent comparables

6/\_\_\_/16

Property	Municipality	Type / SZ	\$ / Month	\$ / SF / M				
<b>Avalon</b>								
Framingham	Framingham	1 BR 1 BA						
		730	\$1,980	\$2.71				
		894	\$2,125	\$2.38				
		974	\$2,330	\$2.39				
		2BR 2 BA						
		1096		No Avail				
		1123		No Avail				
		1180		No Avail				
		1352		No Avail				
		1439		No Avail				
		1593		No Avail				
		3BR 2BA						
		1374		No Avail				
		1917		No Avail				
		1987		No Avail				
		Avalon	Natick	Studio				
				634		No Avail		
				1 BR 1 BA				
				717	\$1,870	\$2.61		
717	\$1,925			\$2.68				
731	\$1,850			\$2.53				
2BR 2 BA								
1015	\$2,475			\$2.44				
1074	\$2,590			\$2.41				
1128	\$2,685			\$2.38				
1161	\$2,655			\$2.29				
Cloverleaf	Natick			Studio				
				618	\$1,550	\$2.51		
		1 BR 1 BA						
		700	\$1,750	\$2.50				
		2BR 2 BA						
1030	\$2,100	\$2.04						
Longview Place	Waltham	1 BR 1 BA						
		721	\$1,910	\$2.65				
		774	\$1,855	\$2.40				
		800	\$1,940	\$2.43				
		2BR 2 BA						
		1056	\$2,410	\$2.28				
		1213	\$2,575	\$2.12				
		3BR 2 BA						

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1516		No Avail
1518	\$3,630	\$2.39



**Bill Doyle, PE, LEED AP**  
President / Founder

Bill Doyle is a visionary, an inventor and the founding president of Doyle Engineering, Inc. Mr. Doyle has more than twenty years' experience in the field of planning, construction and civil engineering with emphasis on site utility design, onsite wastewater treatment, construction administration and innovative and alternative stormwater management. Bill has provided planning, engineering design and consulting services for both large and small scale construction, renovations, additions, and infrastructure-related improvements throughout the United States.

Mr. Doyle specializes in providing sustainable site design and consulting, stormwater master planning, utility design, and environmental permitting for large commercial, institutional and residential projects. Bill has a long history of practical construction experience. A graduate of the University of Maine, Bill is a Registered

Professional Engineer in Massachusetts, and Maine, is a LEED Accredited Professional and holds various engineering related certifications. Bill is passionate about community involvement, Bill has been a Commissioner of the Waltham Conservation Commission for over 12 years and chairman for the last four. In Waltham, Mr. Doyle volunteers his time and expertise to help the community plan for and better understand the practical aspect and value of sustainability whether it be related to the environmental or economic issues.

Mr. Doyle's varied experience in planning, innovation, design and construction; matched with strong technical skills, regulatory knowledge, management experience and entrepreneurial passion are valuable assets to the people he partners with and the projects he is involved with.

- 5.0 at Doyle Engineering
- 3.5 at Sasaki Associates
- 9.5 at Nitsch Engineering
- 1.5 at Penney Engineering
- 1.5 at New England Engineering
- 3.0 at M.J. Doyle Construction

#### REGISTRATIONS

- LEED® Accredited Professional, USGBC
- Professional Engineer #41810 (Massachusetts)
- Professional Engineer #12733 (Maine)
- Massachusetts Title V System Inspector, 1997
- Massachusetts Soil Evaluator, 1998
- B.S., Civil Engineering, University of Maine, 1995

#### COMMUNITY ENGAGEMENT

- Downtown Waltham Partnership
- Fernald Reuse Committee
- Chairman – Waltham Conservation Commission
- Past Chairman – Boston - National Engineers' Week Committee
- Construction Management Association of America Member
- Guest Lecture *Sustainable Site Design* Tufts University Graduate School
- Guest Lecture *Sustainable Site Design* Rhode Island School of Design
- Guest Lecture *Sustainable Site Design* Boston Architectural College

#### SELECT PROJECTS



### **Recreation**

Mill River Park Plan, Connecticut  
Port of Los Angeles Avalon Park, California

### **Sustainable**

Brooklyn Bridge Piers Park, Brooklyn New York  
Brooklyn Atlantic Yards, Brooklyn New York  
Assumption College Stormwater Master Plan, Massachusetts

### **Municipal Consulting**

Municipal Consulting Engineering Services, Easton, Massachusetts  
Municipal Consulting Engineering Services, Groton, Massachusetts  
Municipal Consulting Engineering Services, North Reading, Massachusetts  
Municipal Consulting Engineering Services, Norfolk, Massachusetts  
Municipal Consulting Engineering Services, Weston, Massachusetts

### **Institutional Experience**

Harvard University First Science Building, Boston  
Harvard University Arts Museum, Boston  
Harvard University Allston Initiative Master Planning, Boston  
Harvard University Northwest Lab Building, Cambridge  
Harvard School of Dental Medicine, Boston  
Massachusetts Institute of Technology, Sloan School of Management, Cambridge  
Massachusetts Institute of Technology, Stata Center, Cambridge  
Massachusetts Institute of Technology Brain and Cognitive Sciences Center, Cambridge  
Bentley College North Campus Housing, Waltham  
Massachusetts Maritime Academy, Massachusetts  
Ohio State University Framework Plan, Ohio  
Slippery Rock University New Student Union, Pennsylvania  
Bentley University, Waltham

### **Elementary Schools / K-12**

Stanley Public Elementary School, Massachusetts  
McDevitt Public Elementary School, Massachusetts  
Northeast Public Elementary School, Massachusetts  
Plympton Public Elementary School, Massachusetts  
Thompson Middle Elementary School, Rhode Island

### **Correctional**

MC1 Norfolk Block Five Housing Unit, Norfolk  
Norfolk County Sheriff's Office and House of Corrections, Dedham  
Hampden County House of Corrections, Norfolk

### **Libraries**

Somerville Public Library, Somerville

### **Transit**

Massachusetts Bay Transit Authority Commuter Rail Station, Massachusetts  
Central Artery Tunnel Contract 19E Construction Phase Services, Boston  
Logan Airport Construction Phase Services, Boston

## Suneeth P. John

RLA, LEED AP BD+C

35 Cherry Street, Newton MA 02465  
suneethjohn@gmail.com; 814-883-4736

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Licensed site design and planning expert with over 12 years of experience on award winning domestic and international projects of varying complexity. Experienced leader in community organizations focused on participatory planning and affordable housing development and preservation.

Areas of Expertise include:

- Development Permitting
- Masterplanning
- Affordable Housing
- Feasibility Studies
- Landscape Design
- Sustainable Site Solutions

### EDUCATION

**Master of Science in Real Estate Development (MSRED), Expected 2017**

Center for Real Estate, Massachusetts Institute of Technology (MIT), MA

**Master of Landscape Architecture (MLA), 2004**

School of Architecture & Landscape Architecture (SALA), Pennsylvania State University, PA

**Master of Science in Architecture (MS Arch), 2002**

School of Architecture & Landscape Architecture (SALA), Pennsylvania State University, PA

**Bachelor of Architecture (B Arch), 1997**

College of Engineering Trivandrum, University of Kerala, India

### PROFESSIONAL REGISTRATION/ACCREDITATION

Registered Landscape Architect, Massachusetts (2007 Onwards)

Registered Architect, Council of Architecture, India (1997 Onwards)

Registered Real Estate Salesperson, Massachusetts (2015 Onwards)

LEED Accredited Professional, Building Design + Construction/ USGBC LEED AP BD+C (2005 Onwards)

### RELEVANT WORK EXPERIENCE

**Paul Finger Associates Inc. (PFA), Waltham, MA (2015 Onwards)**

Site Design & Development Permitting Specialist

Leading development permitting. Notable current projects include renovation and expansion of a 327,000 square foot USPS sorting facility into a 388,000 square foot first-class creative office complex (Post @ 200 Smith Street, Waltham, MA) and, a new 50-room boutique hotel overlooking the Charles River near downtown Waltham (on 210 Moody Street). Representative list of filings being worked on includes:

- Massachusetts Environmental Policy Act (MEPA) Approval, Massachusetts Executive Office of Energy and Environmental Affairs
- Right-of-Way License Renewal, Eversource Energy
- Air-Rights Easement, Waltham City Council
- Special Permits & Variances, Waltham Zoning Board of Appeals
- Fuel Storage License, Waltham City Council
- Notice of Intent (NOI), Waltham Conservation Commission & Mass DEP
- Engineering Review, Waltham City
- Building Permit, Waltham City

## Suneeth P. John

RLA, LEED AP BD+C

35 Cherry Street, Newton MA 02465  
suneethjohn@gmail.com; 814-883-4736

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### **Independent Design & Creative Consultant (2012 Onwards)**

Branded Space Planning, Site Design, Masterplanning

Includes work with Omloop Design (Signage & Wayfinding) and Doyle Engineering Inc. (Site Design, Civil Engineering and Masterplanning). Important projects include:

- Massachusetts Equestrian Center Concept Master Plan by *New England Horsemen's Benevolent and Protective Association/NEHBPA (with DEI)*
- Spaulding Rehabilitation Hospital (with Omloop Design)
- Tufts University Technology Corridor (with Omloop Design)
- Waltham Moody Street Revitalization (*with Doyle Engineering Group*)

### **Ai +Architecture LLC (Ai+), Concord, MA (2011 - 2015)**

Project Manager, Project Landscape Architect & Planner

Managed projects in China from initial business development to final delivery. Work includes architecture, landscape architecture, planning, and marketing assignments. Travelled to China for project presentation and client briefings. Selected from a group of experts to be part of the *US Commercial Service Trade Mission to India and Sri Lanka*. Important projects include:

- *Sanya Jinshui Bay Mixed-use Project*, Hainan Island in China
- *Yantai Greenway Eco-Infrastructure Improvement Plan*, Shandong, China
- *Yanyang Integrated Tourism Service Area Masterplan*, Meizhou, China
- *Raycom Songzhhuang 'Wisdom Castle' Residences*, Beijing, China
- *Beijing Capital Land Fangshan Residences*, Beijing, China

Facilitated feasibility and programming studies for projects in the Middle East, India and Sri Lanka through work with Ai's joint venture partner Theodore Amenta of Amenta & Co. These include:

- *Hawar Island Resorts*, Bahrain
- *Busaiteen Mall*, Muharraq, Bahrain
- *Social Housing at Sitra*, Bahrain
- *Crowne Plaza*, Colombo, Sri Lanka

### **Sasaki Associates Inc., Watertown, MA (2008 - 2011)**

Project Manager, Associate

Worked on multi-disciplinary teams on domestic and international planning and landscape design projects. As project manager, was in charge of producing comprehensive design development and construction documentation sets for large landscape design projects including *Food and Drug Administration (FDA)* consolidated campus in White Oak, MD.

Lead project landscape architect on *Lincoln Memorial Landscape and Reflecting Pool* renovation project that focused on accessibility and security upgrades while increasing the resilience of the heavily visited iconic site. Other important projects include:

- *Abu Dhabi Media Zone (ADMZ) Public Realm*, Abu Dhabi, UAE
- *Brickell World Plaza*, Miami, FL
- *Ohio State University South Residences*, Columbus, OH
- *Northfield Mount Hermon School*, Gill, MA
- *Lake Nona South*, Orlando, FL

### **Copley Wolff Design Group (CWDG), Boston, MA (2004 - 2008)**

Project Manager, Landscape Designer

### **Study Uno Design Workshop, Trivandrum, Kerala, India (1997 - 1999)**

Junior Architect

## **COMMUNITY ENGAGEMENT**

### **President, Board of Directors, Metro West Collaborative Development (MWCD), Newton, MA**

MWCD ([www.metrowestcd.org](http://www.metrowestcd.org)) is a CDC focused on creating and preserving affordable housing and supporting economic development for residents of Boston's western suburbs. As the newly elected President of the Board of Directors, currently leading the ad-hoc committee engaged in due diligence for a potential merger with a local CDC. The merger, if finalized, has the potential to not only double MWCD's portfolio but also triple the value of real estate assets. Board member responsibilities include:

- Development project approvals
- Annual organizational planning
- Annual operating budget preparation (approx. \$545,000 for 2016)
- Networking and fundraising

### **Chair, Board of Trustees, Repton Place Condominium, Watertown, MA**

The Board of Trustees manages an \$840,000 annual operating budget and an approx. \$250,000 reserve fund for the 179-unit condominium property completed in 2007. Led the right-of-way easement negotiations when the previously undeveloped Phase 2 was formally split from Phase 1 (Repton Place) and sold to a separate entity to develop rental apartments. The agreement formalized the rules and regulations related to the shared amenity spaces housed within Phase 2. Important responsibilities include:

- Property management contracts
- Annual budget preparation
- Capital projects
- Reserve fund allocations
- Vendor negotiations and selections

### **Lead Designer -UTEC Lowell Plaza, with Community Outreach Group for Landscape Design (COGDesign), Cambridge, MA (2015)**

The site design and planning services are provided under COGDesign. UTEC, based in Lowell, helps proven at-risk youth to trade violence and poverty for social and economic success. The design for the approx. 5,500 SF space envisages a multi-purpose "frontyard," which will house UTEC's activities as well as those of a UTEC managed Early Education Center.

### **Member, Zoning Board of Appeals (ZBA), Town of Watertown, MA (2009-2014)**

As a ZBA member, was involved in decisions regarding special permits and variances. One of two design professionals in a panel consisting of 2 designers, one municipal planner and 2 lawyers. Part of some of the early permitting related to the ongoing strong development cycle in Watertown.

## **PROFESSIONAL AFFILIATIONS**

United States Green Building Council (USGBC)

Boston Urban Plan, Urban Land Institute (ULI)

American Society of Landscape Architects (ASLA)

**Steven N. Zieff**  
**80 Hope Avenue, Suite 512**  
**Waltham MA 02453**  
**508 269 6900**  
**szieff@edenmanagementinc.com**  
**www.edenmanagementinc.com**

Summary: 33 years creating exceptional real estate, infrastructure and place.

Eden Management Inc. 1991 – Present.

Principal and / or Fee Developer for work valued from \$2 to \$750 MM.

- Vision, feasibility, acquisition, reconciliation, legal and financial structure.
- Legislation, regulation, zoning, permitting, entitlements and relief.
- Program, plan, design, execution and commissioning.
- Heavy, Type 1, 2, and 3 construction.
- QC/QA, marketing, leasing & sales, occupancy and / or disposition.

Northgate Construction. Arlen Construction. Vinnin Associates 1983 - 1991

Manager.

Development, redevelopment and reuse.

Residential, Institutional, Retail, Mixed Use.

Wells Rich Greene 1981 - 1983

Manager.

Feasibility, introduction and roll out of national products.

Affiliations:

Massachusetts Unrestricted Construction Supervisor License. 1985 – Present.

Harvard Graduate School of Design, guest lecturer. 2006 – Present.

Primetime Annual Developers Symposium, Moderator. 2008 – Present

Education:

Harvard University Graduate School of Design, Certificate. 1993.

Northeastern University, Certificate. 1986.

Babson University, MBA. 1980.

Boston University, BA Economics. 1979.

Other achievements:

American Planning Association National Award 2012.

Urban Land Institute National Award 1996.

Harvard Graduate School of Design/ Business School Cases (2) 1995, 2005.

## Selected Assignments

### Communities / Municipality

**55 Hope Street, Brooklyn** – 92 dwelling conversion from industrial use.

**680 South Avenue, Weston** – 16 dwelling conversion from abandoned use.

**Longview Place, Waltham** – 348 dwelling revitalization of hospital site.

**Cronin's Landing, Waltham** – 281 dwelling / 25,500 sf retail revitalization of abandoned urban core.

**Avalon Bear Hill, Waltham** – 324 dwelling conversion of vacant single family/commercial use.

**Forest Park of Auburn, Auburn** – 87 dwelling revitalization of failed residential use.

**The Village at Pillsbury Pond, Georgetown** – 32 dwelling revitalization of abandoned residential use.

**The Village at Vinnin Square, Salem** – 516 dwelling / 123 Bed / 35,000 sf commercial PUD revitalization of abandoned mixed use.

**John W. Weeks House, Newton** – 67 dwelling conversion of abandoned municipal use.

**Riverside Towers, Medford** – 200 dwelling conversion of abandoned industrial use.

### Environments / Municipality

**Children's Hospital Boston, Waltham** – Revitalization of a 220 bed acute care hospital.

**Beit Olam Cemetery I & II, Wayland** – creation of program.

**Wayland Weston Rowing Association Boat House, Wayland** – creation of program.

**Wayland Public Safety Building, Wayland** – creation of program.

**Temple Shir Tikva I & II, Wayland** - creation of program.

**S.S. Pierce Rehabilitation, Coolidge Corner** – design build.

**Hillside Dormitories, Bentley College, Waltham** – design build.

### Infrastructure / Beneficiaries

**Legacy Farms, Hopkinton; DEP, MassDOT, ACOE, WRC, MEPA et al**

Route 85 & 135 Intersection,

Wells #7 & #8 and Water Management Act Permit Expansion

Clinton Street PWTF and Sewer District

**Moody Street Redevelopment, Waltham; DEP, MHC, MEPA, MassDOT, DCR et al**

**Hope Avenue Redevelopment District, Waltham; DON, JACHO, MassDOT, MEPA, MBTA, MWRA, FAA, NSTAR et al**

**Loring Avenue Improvement District, Salem; MEPA, DEP, SESD, MassDOT et al.**

## **Brookside**

### **Narrative Description of Municipal Contact**

Scheduled and met with Sarkis Sarkisian, Wayland Town Planner, January 27, 2016 at his office to discuss the particulars associated with developing this site.

Requested, scheduled and met through a noticed hearing the Wayland Housing Partnership on March 29, 2016 in the Town Planner's office in Town Hall. Discussed the particulars associated with developing this site including levels of affordability and the influence of the Rivers Bill to advance this concept.

On April 11<sup>th</sup> conducted a scheduled meeting with Julia Juhghams, Wayland Board of Health to review the particulars associated with Wastewater disposal on this site.

On May 25 2016 conducted an informational meeting of the Pinebrook Neighborhood Association.

Eden Management Inc.  
80 Hope Avenue, Suite 512  
Waltham MA 02453

June \_\_, 2016

Cherry C. Karlson, Chairman Board of Selectmen      BY HAND  
Lea Anderson, Vice Chairman  
Mary M. Antes  
Louis B. Jurist  
Joseph F. Nolan  
Town of Wayland  
41 Cochituate Road  
Wayland MA 01778

Re 113, 115, 117 & 119 Boston Post Road, Wayland

Ladies and Gentlemen

Attached you will find our Comprehensive Permit Site Approval Application for the referenced parcel.

Should you have any questions please do not hesitate to contact us.

We look forward to working with you, your constituents and professionals.

Regards

Steven N. Zieff

President

Cc      Nan Balmer, Wayland Town Administrator



Eden Management Inc.  
80 Hope Avenue, Suite 512  
Waltham MA 02453

June \_\_, 2016

Mr. Gregory Watson, Manager  
Comprehensive Permit Program  
Rental Development Department  
MassHousing  
One Beacon Street  
Boston MA 02108

BY HAND

Re 113, 115, 117 & 119 Boston Post Road, Wayland

Dear Gregory,

Attached you will find our Project Eligibility / Site Approval Application and supporting information in accordance with the Massachusetts Housing Finance Agency ("Mass Housing") application guidelines under the state's comprehensive permit statute (M.G.L. c 40B, section 20-23). Brookside (the "Project") is a proposed 60 unit rental housing facility located at 113 – 119 Boston Post Road (Route 20) in Wayland Massachusetts.

Enclosed are one original and two copies of the required application, a check in the amount of \$XX,000 associated with the filing fee and three copies of the supporting information based on the checklist provided by Mass Housing. Also enclosed are two (2) full sets of full sized plans and three (3) sets of 11" x 17" reduced copies of the plans. We thank you for your consideration of this Application. Should you have any questions or require additional information, please contact us at 508 269 6900.

Very truly yours

Eden Management Inc.

Steven N. Zieff

President

Cc with Enclosure

Chrystal Kornegay, Undersecretary  
Massachusetts Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston MA 02114

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

**Section 7: NOTIFICATIONS AND FEES**

Name of Proposed Project: Brookside

**Notice**

Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing: January 27, 2016, March 29, 2016, May 25, 2016

Date copy of complete application sent to chief elected office of municipality: \_\_\_\_\_

Date notice of application sent to DHCD: \_\_\_\_\_

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

MassHousing Application Processing Fee (\$2500):	<u>2,500</u>
Chapter 40B Technical Assistance/Mediation Fee	
a. Base Fee:	<u>2,500</u>
<i>(Limited Dividend Sponsor \$2500, Non-Profit or Public Agency Sponsor \$1,000)</i>	
b. Unit Fee (all projects) \$30 per Unit:	<u>1,800</u>
Total TA/Mediation Fee (Base Fee plus Unit Fee):	<u>4,300</u>
Total Fees Due:	<u>6,800</u>

**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.*