

**PROPOSAL FOR REDEVELOPMENT
OF THE
HISTORIC FAYVILLE HALL**

40-42 Central Street
Southborough,
Massachusetts



Submitted by:

First Colony Development Co., Inc.

7 Eda Avenue

Carver, Massachusetts 02330

Jon Delli Priscoli | President and Owner

508-481-6095 (office).

(Name, Address, Telephone Number and E-Mail Address of Firm)

Date Submitted: 12 November 2018

**Proposal for Redevelopment
of the
Historic Fayville Hall**

Submitted by...

Jon Delli Priscoli | President and Owner
First Colony Development Co., Inc.
7 Eda Avenue
Carver, Massachusetts 02330

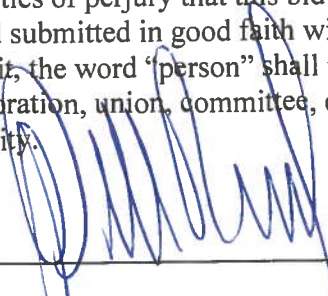
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AFFIDAVIT OF NON-COLLUSION

The undersigned certifies under the penalties of perjury that this bid or proposal is in all respects bona fide and fair and has been made and submitted in good faith without collusion or fraud with any other person. As used in this affidavit, the word "person" shall mean any natural person, joint venture, business, partnership, corporation, union, committee, club, organization, group of individuals, or other business or legal entity.

Signature:



Date:

12 November 2018

Name [Printed]:

Jon Delli Priscoli

Title:

President and Owner

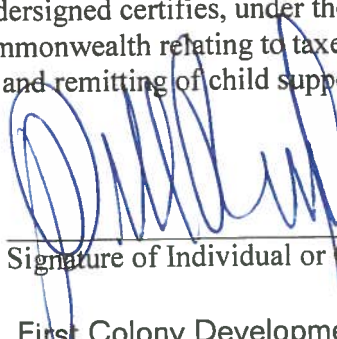
Company:

First Colony Development Co., Inc.

**TOWN OF SOUTHBOROUGH – REQUEST FOR PROPOSALS
SALE OF FAYVILLE VILLAGE HALL**

CERTIFICATE OF TAX COMPLIANCE

Pursuant to M.G.L., Ch. 62C, s. 49A, the undersigned certifies, under the penalties of perjury, that he has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.



Signature of Individual or Corporate Officer

First Colony Development Co., Inc.

Company Name

Social Security Number or Federal
Identification Number*

12 November 2018

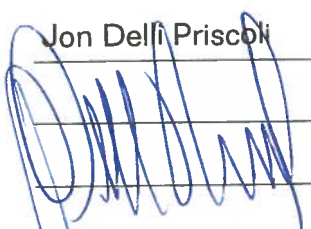
Date

**TOWN OF SOUTHBOROUGH – REQUEST FOR
PROPOSALS
SALE OF FAYVILLE VILLAGE HALL**

CERTIFICATE OF AUTHORITY

Give full names and residences of all persons and parties interested in the foregoing proposal:

(Notice: Give first and last name in full; in case of a corporation, give names of President and Treasurer; in case of a limited liability company, give names of the individual members, and, if applicable, the names of all managers; in case of a partnership or a limited partnership, all partners, general and limited and; in case of a trust, all the trustees)

NAME	ADDRESS	ZIP CODE
Jon Delfi Priscoti 	7 Eda Avenue, Carver, Massachusetts	02330
_____	_____	_____
_____	_____	_____

Kindly furnish the following information regarding the Proposer:

1) IF A PROPRIETORSHIP

Name of Owner: _____

Address: _____

Name of Business: _____

Home: _____

2) IF A PARTNERSHIP

Business Name: _____

Business Address: _____

Names and Addresses of Partners

PARTNER NAME	ADDRESS	ZIP CODE
_____	_____	_____
_____	_____	_____
_____	_____	_____

3) IF A CORPORATION OR A LIMITED LIABILITY COMPANY

Full Legal Name: First Colony Development Co., Inc.

State of Incorporation: Massachusetts

Principal Place of Business 7 Eda Avenue, Carver, Massachusetts

Qualified in Massachusetts: Yes No

Place of Business in Massachusetts: Numerous, Including: Southborough, Marlborough, Upton, Hopedale, Milford, Sudbury, Holliston, Carver

4) IF A TRUST

Full Legal Name: _____

Recording Information: _____

Full names and address of all trustees:

NAME	ADDRESS	ZIP CODE
_____	_____	_____
_____	_____	_____
_____	_____	_____

Signature: 

Printed name: Jon Delli Priscoli

Title: President and Owner

Name of Business: First Colony Development Co., Inc.

Date: 12 November 2018

**TOWN OF SOUTHBOROUGH – REQUEST FOR PROPOSALS
SALE OF FAYVILLE VILLAGE HALL**

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) Real Property: The parcel of land with the building and other improvements thereon located at 42 Central Street, Southborough, MA, and the parcel of land or portion thereof located at 40 Central Street, Southborough, MA.

(2) Type of Transaction, Agreement, or Document:

Sale of Town Property

(3) Public Agency Participating in Transaction:

Town of Southborough

(4) Disclosing Party's Name and Type of Entity (if not an individual):

(5) Role of Disclosing Party (Check appropriate role):

____ Lessor/Landlord ____ Lessee/Tenant

____ Seller/Grantor X Buyer/Grantee

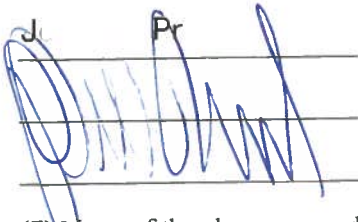
____ Other (Please describe): _____

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

J Pr


(7) None of the above-named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none):

(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the Securities and Exchange Commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arm's length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

(9) This Disclosure Statement is hereby signed under penalties of perjury.

Jon Delli Priscoli

Print Name of Disclosing Party (from Section 4, above)

11/12/2018

Authorized Signature of Disclosing Party

Date (mm / dd / yyyy)

Jon Delli Priscoli | President and Owner

Print Name & Title of Authorized Signer

Jon Delli Priscoli, President and Owner
First Colony Development Co., Inc.
7 Eda Avenue
Carver, Massachusetts 02330

jondelli@firstcolonydev.com

12 November 2018

Board of Selectmen

Town of Southborough

17 Common Street

Southborough, Massachusetts 01772

re: **Proposal for Redevelopment of Historic Fayville Hall**
40 – 42 Central Street
Southborough, Massachusetts 01772

Relevant accompanying Information to submitted proposal for Fayville Hall is as follows...

Financial Capability...

1. Jon Delli Priscoli of First Colony Development Co., Inc. ("First Colony") – through numerous entities – owns a number of commercial properties, theme park attractions, and two commercial railroads with numerous real estate and transportation-related businesses. The total net value of "First Colony's" businesses and real estate is in the excess of one hundred million dollars. If selected as the winning proposal, he will provide documentation to substantiate equity, as stated above. Also "First Colony" will not be financing any portion of the purchase or funds needed for renovation. Those items will be paid in cash.

Background...

2. "First Colony" has been in the construction business since 1979. We have permitted and built in excess of 1,000 new homes and condominiums, 2 million square feet of commercial and numerous specialty construction projects, such as a 400 slip marina, reconstructing railroads with bridges, a 360,000 gallon propane facility, a major theme park attraction in partnership with Mattel Toys and many other projects.
3. Additionally, "First Colony" has restored two major period houses. Leyden Cottage – the most important historical house in Carver, Massachusetts - is the top example of 1850's Gothic Revival architecture in Massachusetts, and a vintage 1930's seaside cottage in Marion, Massachusetts. Currently "First Colony" is restoring "Deerfoot" - the former home of Joseph Burnett – here in Southborough. We understand all the historical aspects of each period and what is correct for each period. We are experts on the antiques, fixtures, and design of each period from 1700 – 1950. Jon Delli Priscoli has given lectures on 18th and 19th century portrait miniatures and other historical topics.

4. In conjunction with Jon Delli Priscoli's deep experience in construction and period design and restoration, he also serves as a trustee of the Wayside Inn in Sudbury, and on the Board of Directors for the Sippican Historical Society in Marion.
5. "First Colony" has the experience and the track record to restore Fayville Hall correctly and in a timely manner.

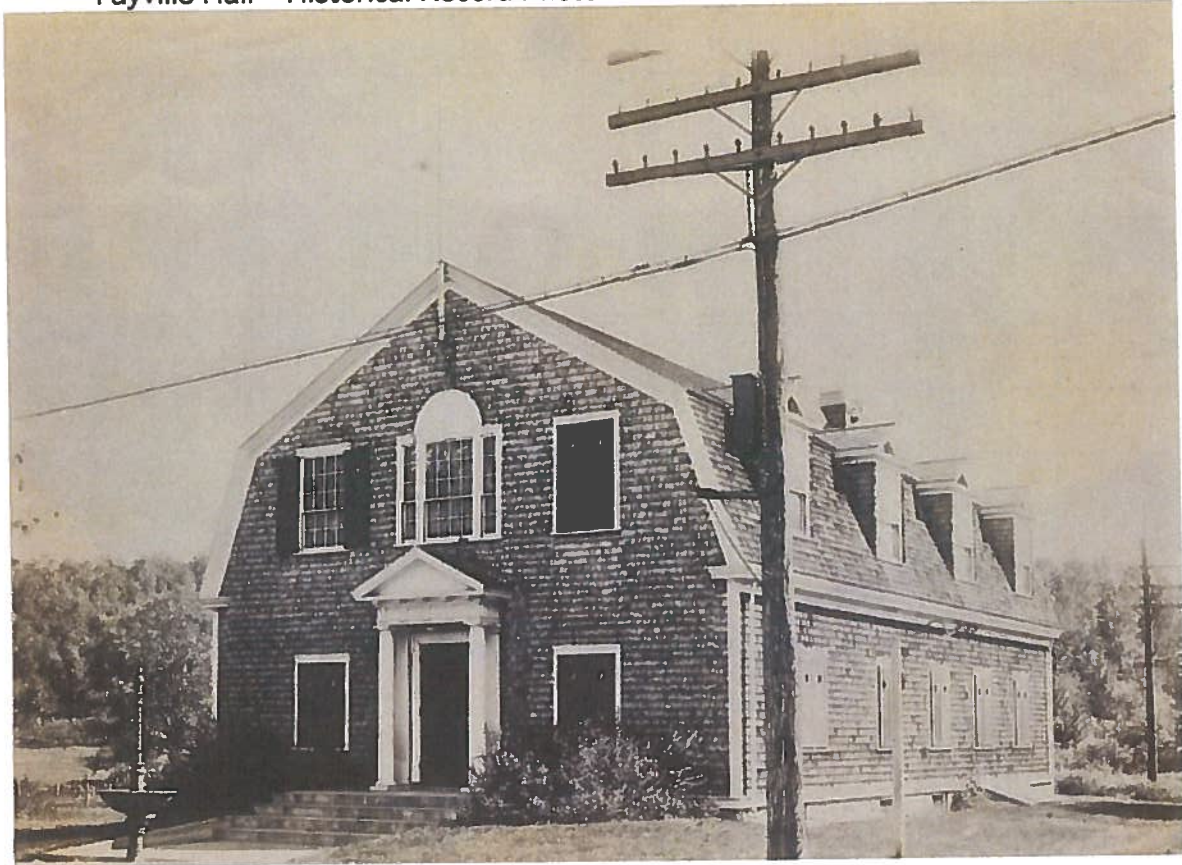
Project Program...

6. The proposed uses for the renovated Fayville Hall are an antiques shop and a fine art gallery. Both uses are allowed through special permit from the Planning Board under the adaptive use of historic buildings – Chapter #174-13.8.
 - a) Fine arts and antiques could be sold through private sale, traditional retail, internet auction, and periodic auctions on-site.
 - b) This will provide a wonderful, cultural attraction for Southborough, and the opportunity for both purchasing and consigning fine antiques and art.
 - c) We are experts in antiques from 1700 – 1950. We have numerous areas of deep expertise such as 18th, 19th, and 20th century American and European art, and 19th century scrimshaw, Napoleonic prisoner-of-war, folk art, country store, and American and French furniture and accessories.
7. The current interior space on the first floor will be fully gutted, except for the stairways, to make one large open room – which is the original configuration of the building was in 1911. The walls will be insulated and plastered, and the ceiling will be reconstructed as a vintage tin ceiling of the period.
8. The second floor will be comprised of office space, storage, cataloging, and conference rooms to confidentially discuss collections, and a library for reference books and materials.
9. New handicap-accessible rest rooms will be constructed on the first floor and a new bath will be constructed on the second floor.
10. The basement will be gutted of all obsolete mechanical equipment and proper sub-drains will be installed to mitigate hydraulic issues. The mechanical system will be replaced with a new hydro-air system. Additionally, space will be used for auction previews and storage.
11. Elements shown in the historic photograph of the building (enclosed) will be followed as close as possible. The front door pediment will be rebuilt with columns, proper shutters will be installed, the flag pole will be re-installed, the roof will be replaced with proper asphalt/cedar appearance shingles, and the exterior walls will be re-shingled with natural white cedar shingles in natural finish. Proper water-table moldings, gable crown moldings, and corner boards will be installed – resulting in a completely new period-correct exterior.
12. The 200 Amp electrical system will be upgraded to comply with code and period-style school-house lights will be installed on the tin ceiling on the first floor, making the building a period icon of the early 20th century.
13. The parking lot will be developed both over the new septic system – which will need to be designed and permitted – and the current lawn and parking areas. This will be crushed pulverized asphalt allowing for 100% recharge into the ground. Parking will be

provided for both the patrons and employees of the antique shop and also 8 spaces will be permanently licensed to the town for the playground across the street. Parking will only be fully utilized on auction days. At other times there will be numerous spaces for use beyond the licensed eight spaces for the patrons of the playground. (see attached plan)

14. The exterior landscaping currently existing will be completely eliminated. We will install trees, perennial flowers, and rose bushes along with areas of lawn to give a wonderful appearance without sacrificing parking needs and meeting the planning board site plan requirements.
15. We are in the business of construction and complex restoration of buildings. If selected we will provide a full building plans of renovations to facilitate a building permit. We will develop a complete site plan to enable filing for a special permit with the planning board. We will file a determination of applicability with the conservation commission. We will develop a septic plan reflecting the use of this property with the board of health. All of the above will need to be in place prior to the 11 March 2019 closing date. Time is of the essence so we will commence this work immediately once selected. We are hoping for solid cooperation from the permitting authorities to make this restoration a reality. Work would commence 30 – 60 days after closing and continue until complete – which we anticipate to be 9 – 12 months depending on weather and other unforeseen delays,
16. This project will have a very minor impact on town infrastructure due to the fact we intend to make the parking lot permeable and provide proper lighting on the building and parking areas. The project will have minimal sewer flow, minimal water usage, and minimal traffic impacts.
17. The economic benefits to the town are numerous. The building will be preserved in historical style and the building will be placed on the tax rolls. The building will attract visitors from surrounding towns and beyond who will visit other establishments during their visit (restaurants, gas stations, lodging, and tourism) This effort wil boost the cultural base of the town.
18. We will create both full and part-time employment for this area.
19. The project schedule would be as follows:
 - Receive award and begin all plans (site, conservation commission, building, septic, etc.) Plans complete in 45 days.
 - Start and finish board approval processes 60 – 75 days.
 - Close on 11 March 2019
 - Commence construction 30 – 60 days after closing (no financing needed)

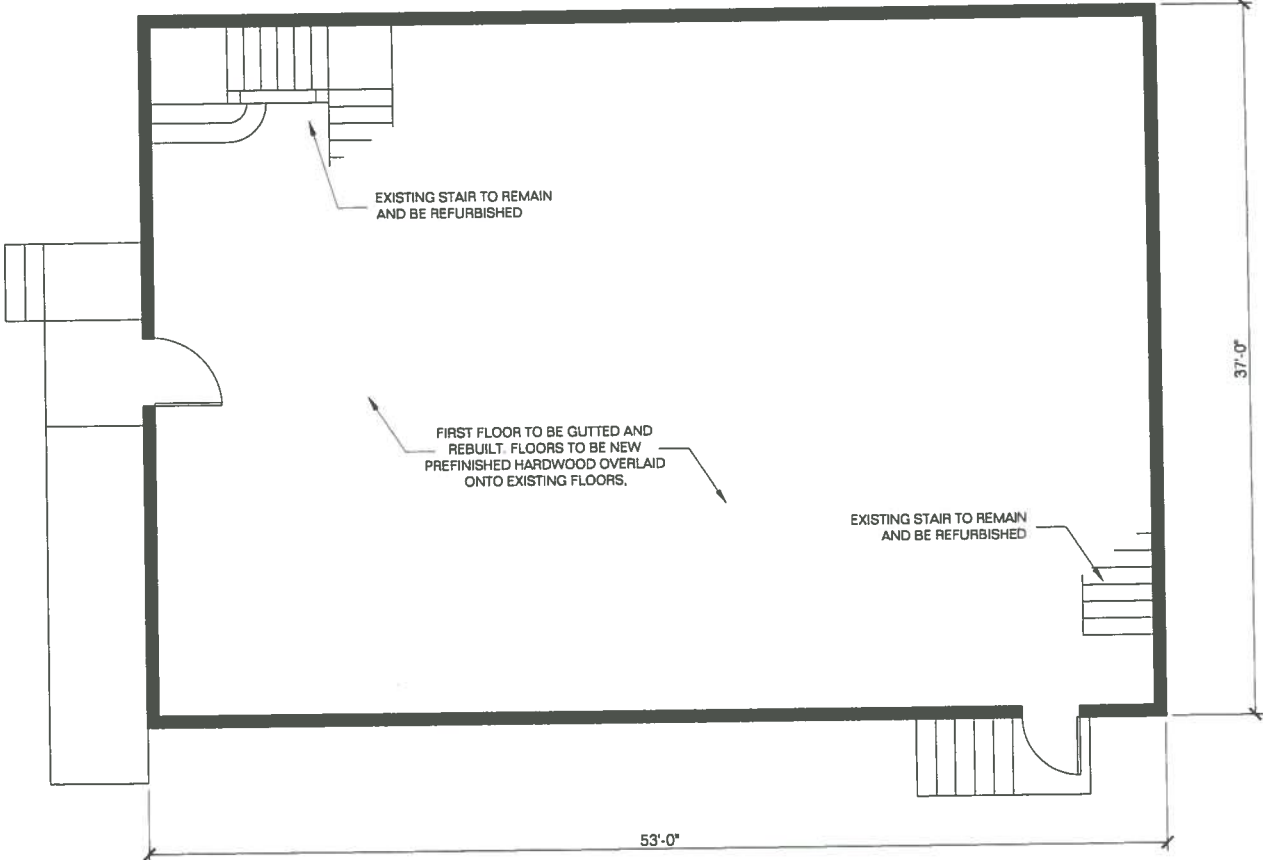
Fayville Hall – Historical Record Photo



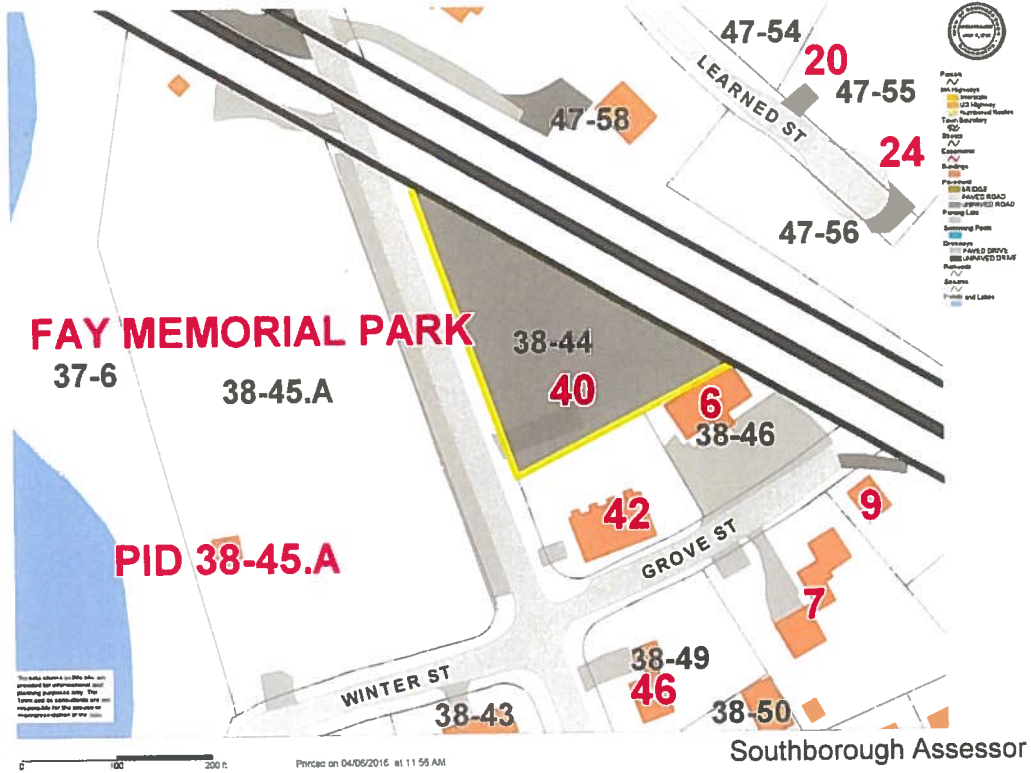
Fayville Hall Parking Lot Photo



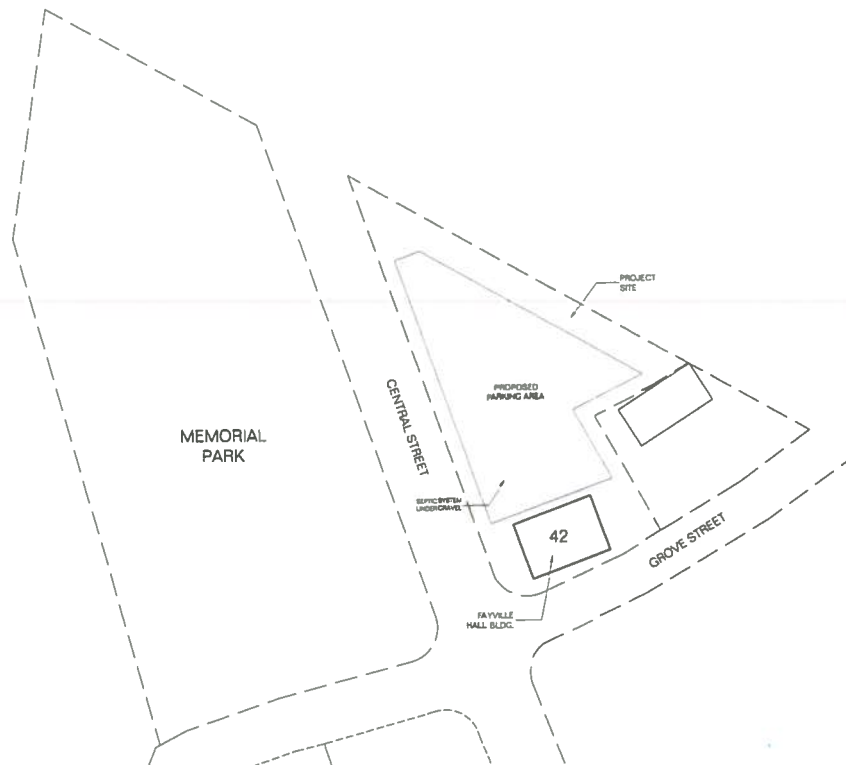
Schematic Redevelopment Plan of Fayville Hall First Floor



Fayville Hall _ Assessor's Parcel Map



Schematic Fayville Hall Project Site Plan



TOWN OF SOUTHBOROUGH



OFFICE OF THE BOARD OF SELECTMEN

TOWN HOUSE · 17 COMMON STREET · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 485-0710 · FAX (508) 480-0161 · selectmen@southboroughma.com

To: Bid Holders

From: Mark J. Purple, Town Administrator

A handwritten signature in blue ink, appearing to read "Mark J. Purple".

Date: October 19, 2018

RE: **RFP ADDENDUM No. 1 - Fayville Village Hall Acquisition, Renovation and Redevelopment**

With respect to the above referenced bid, please note the following correction to the original bid package:

Proposal Deadline

- On page 6, first sentence in fourth paragraph states "Proposals must be received on or before 10:00AM, November 1, 2018..."
- REPLACE November 1, 2018 with November 12, 2018. The *CORRECT PROPOSAL DEADLINE IS NOVEMBER 12, 2018.*

Please sign and *include this sheet with your bid submission* to signify receipt of this Addendum.

By my signature below, I acknowledge receipt of the following Addenda to this proposal:
Addendum No. 1, Dated October 19, 2018

Signature

A large, stylized handwritten signature in blue ink, written over a horizontal line.

Date

10/19/18

TOWN OF SOUTHBOROUGH



OFFICE OF THE BOARD OF SELECTMEN

TOWN HOUSE · 17 COMMON STREET · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 485-0710 · FAX (508) 480-0161 · selectmen@southboroughma.com

To: Bid Holders

From: Mark J. Purple, Town Administrator

Date: October 24, 2018

RE: RFP ADDENDUM No. 2 - Fayville Village Hall Acquisition, Renovation and
Redevelopment

Proposal Deadline EXTENDED

- The proposal deadline of November 12, 2018 has been extended to Tuesday, November 13, 2018 at 10:00am. [Town offices will be closed on November 12, 2018 due to Veteran's Day observance.]

Please sign and *include this sheet with your bid submission* to signify receipt of this Addendum.

By my signature below, I acknowledge receipt of the following Addenda to this proposal:
Addendum No. 2, Dated October 24, 2018

Signature

Date

10/24/18


TOWN OF SOUTHBOROUGH



OFFICE OF THE BOARD OF SELECTMEN

TOWN HOUSE · 17 COMMON STREET · SOUTHBOROUGH, MASSACHUSETTS 01772-1662
(508) 485-0710 · FAX (508) 480-0161 · selectmen@southboroughma.com

To: Bid Holders

From: Mark J. Purple, Town Administrator 

Date: November 7, 2018

RE: RFP ADDENDUM No. 3 - Fayville Village Hall Acquisition, Renovation and Redevelopment Questions and Answers

With respect to the above referenced bid, please note the following questions and answers

1. Regarding the adaptive use of historic building chapter 174-13.8.

- a. If the adaptive re-use was both an antique shop and an art gallery offering items for sale would the method of sale be an issue?
- b. Can we sell antiques/art by customers coming in to purchase (similar to traditional retail)?
- c. Can we sell antiques/art via the on-line auction markets such as E- Bay, ETSY type websites?
- d. Can we sell antiques/art via live auction within the premises?

A: The adaptive reuse bylaw will require a Special Permit from the Planning Board; they alone would set conditions. This is also subject to Site Plan approval from the Planning Board under 174-10.

2. Regarding the parking for the adjacent playground.

- a. Can that be by license or easement to the town?
- b. Does the parking lot have to be paved?
- c. Can the entire parking lot be re-cycled asphalt which is pervious vs. impervious paving?

A: The parking could be done by license or easement to the Town, as proposed by the bidder and subject to negotiation with the Board of Selectmen. There is no requirement that the lot be paved.

3. Can the building have 24/7 access or are there restrictions on operating hours?

A: Planning Board would set Hours under 174-13.8(3) (c).

4. What is the current status of the septic system?

A: The current status of the septic system is in failure. There has never been a formal Title 5 Code Inspection conducted on this site, but the current cesspool is in failure.

5. Has it been determined that a basic 2,000 gallon (or less) septic system be placed on the lot and will the board of health assist on design suggestions?

A: The Board of Health's role is to review designs by professional design engineers to determine compliance with current codes and regulations based on the requested use. However, the Board's staff can assist with describing what alternatives could be considered potentially approvable.

6. Can the property be completely re-landscaped?

A: The Board of Selectmen have offered no position on the landscaping of the property, so that would be at the discretion of the bidder.

7. Are there any historical trees?

A: We are not aware that there are any historical trees on either parcel.

8. What is the status of asbestos tile and adhesive in the building?

A: The property is being listed in "as-is" condition. Bidders should use their own knowledge of these issues as they may relate to buildings of similar age and condition. The Town has not done any testing for the presence of asbestos or other similar materials.

9. Can building exterior and parking area be illuminated?

A: Lighting would be done by Planning Board under site plan approval process.

10. How will the building be assessed going forward?

A. The building will be assessed the same as any other non-exempt property in Southborough.

11. Will the town give the applicant 90 days to work with the various boards so the applicant be assured his program is doable after purchase?

A: The request can be made by the bidder for further consideration by the Board of Selectmen.

but may run contrary to the RFP requirement that the closing be held within 120 days of the awarding of the bid.

12. Will the town extend the closing to allow the developer to finish up with the various boards if he has demonstrated a solid effort in obtaining same?

A: Same answer as #11.

13. What type and square footage of signage can be added to building property?

A: One standing sign, 6 feet high with a total size of 4 square feet. is allowed per lot.

14. Are there available CPA funds to assist in a period restoration of both the grounds and the building?

A: Applications for funding can be made to the Community Preservation Commission. Applicability of projects and availability of funds are the sole discretion of CPC, and subject to the approval of Town Meeting.

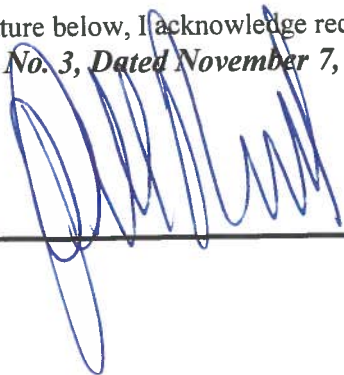
15. Why hasn't the Town placed this property with an agent, so they can market this property through MLS, and receive the exposure it requires?

A: The Board did discuss engaging a realtor at their meeting, but the Board determined that it was cost prohibitive to go that route. The Board is looking to dispose of the property for the highest value, while trying to protect the historical exterior of the building and retaining parking use for the Town facilities across the street.

Please sign and *include this sheet with your bid submission* to signify receipt of this Addendum.

By my signature below, I acknowledge receipt of the following Addenda to this proposal:
Addendum No. 3, Dated November 7, 2018

Signature



Date

11/7/18

ROBERT P. POWERS
JOHN F. ROONEY, III *(CT, DC, NH, NY, PA)
WILLIAM D. CHAPMAN
MICHAEL J. MAZURCZAK *(NY & WI)
RICHARD E. HEIFETZ *(NH)
ROBERT T. TREAT
WILLIAM L. KEVILLE, JR.
MICHAEL R. BYRNE
MARK S. BODNER *(NH)
MATTHEW C. WELNICKI *(CT)
WILLIAM P. ROSE
JAMES T. SCAMBY *(PA & NJ)
T. DOS URBANSKI *(RI)
JOHN A. CALETRI *(RI)
ROBERT S. LUDLUM *(CT & NY)
SHANNON McQUEENEY DOHERTY *(NY)
JARED B. GIROUX
JOHN G. WHEATLEY *(ME)
CHRISTOPHER D. GEORGE
MOHAN SREENIVASAN (CT)
JENNIFER A. SUNDERLAND
BRIAN C. DAVIS
CAROLYN M. MILLER
HOLLY G. ROGERS (CT)
SYD A. SALOMAN *(RI)
CHRISTIAN H. HENRICHSEN *(ME, NH, RI)
STEVEN M. BANKS (CT & NY)
ERINN M. GLOSTER
ALEX A. ROMANO (RI)
CHASE A. MARSHALL
DIANE O. PRES *(NH)
CHARLES C. GARDNER (CT & NY)
LAUREN S. FACKLER *(NJ, NY & VT)
MEAGAN LANKOWSKY THOMSON *(RI & CT)
ROBERT J. AMARA *(RI)
KAITLIN A. BAIR (CT)
LAUREN E. HILL (AZ & RI)
CHRISTOPHER VAN TIENHOVEN *(RI & CT)
SINI MATHEW
DANIEL J. BEAUCHEMIN
WENDY L. HANSEN
JONATHAN A. ADAMEC (CT & NJ)
NATASHA A. KING

OF COUNSEL
DOUGLAS L. FOX *(FL)
ERIN J.M. ALARCON *(NH)
GRETA T. HUTTON (CA)

*ALSO ADMITTED

ONE LIBERTY SQUARE
BOSTON, MA 02109
(617) 523-6200
FAX (617) 523-8130

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371 TURNPIKE ROAD, SUITE 120
SOUTHBOROUGH, MA 01772
(508) 452-2020
FAX (508) 452-2021

ONE RICHMOND SQUARE
PROVIDENCE, RI 02906
(401) 941-0909
FAX (401) 941-6269

100 PEARL STREET
HARTFORD, CT 06103
(860) 249-7179
FAX (203) 721-8532

900 MAIN STREET SOUTH
SOUTHURY, CT 06488
(203) 596-0500
FAX (203) 721-8532

40 MAIN STREET
BIDDEFORD, ME 04005
(207) 517-4111
FAX (207) 835-4980

195 ELM STREET
MANCHESTER, NH 03101
(603) 627-0010
FAX (603) 627-0460

830 THIRD AVENUE
NEW YORK, NY 10022
(212) 541-7236
FAX (212) 840-8560

550 NORTH BRAND BOULEVARD, SUITE 1500
GLENDALE, CA 91203
(818) 539-2611
FAX (818) 539-2613

November 10, 2018

Mr. Mark Purple
Town Administrator
Town of Southborough
17 Common Street
Southborough, MA 01772

Re: *Jon Delli Priscoli*

Dear Mark:

I write this letter of recommendation on behalf of Jon Delli Priscoli who is seeking to secure an interest in Fayville Village Hall. It is my understanding that this reference will accompany his application to the Town of Southborough.

By way of background, I had the privilege of meeting Jon a number of years ago in my capacity as Chairman of the Southborough Board of Selectmen. At that time, Jon was about to sell his interest in the Burnett House and the historic structure, along with the associated land, was headed into the hands of a real estate developer. I spent countless hours in meetings and discussions with Jon which ultimately resulted in an unprecedented agreement wherein the Town's interest in the historical preservation of this unique property would be forever preserved. None of this would have been even remotely possible but for Jon's commitment to the process and his passion for historical preservation.

Integrity is not a ninety percent thing. Nor is it a ninety-five percent thing. You either have it or you don't. Jon is a man of his word and a man of integrity. Throughout the years of negotiations, he remained constant in his word and his conviction for historical preservation remained unparalleled. If a matter needed to be held in confidence during the negotiations, it was held in confidence. While his personal interest in consummating the agreement was apparent, he never waived from the important objective of saving this historical icon.

Through his passion of historical preservation, Jon is particularly well-suited to advance our Town's interest in the same. Fayville Village Hall was built in 1911 and is ostensibly the only lasting example of Dutch Colonial Style remaining in town. I understand Jon's intent with Fayville Village Hall is consistent with his prior efforts at historical preservation. His attention to detail is

categorical and his willingness to exhaust resources to replicate the past is well-documented.

It is infrequent for me to offer written recommendations of such manner. That said, I moved to this Town for a variety of reasons, one of which was its bucolic character. The preservation of Fayville Village Hall is of great consequence in this Town's history, as it reflects our commitment to remember our history. To the extent Jon says it is his intention to advance that interest, his words have already proven reliable and trustworthy.

Finally, Mark, to the extent a hearing is required and public comment is taken, please advise me of the time and place.

Hope all is well with you and your family.

Very truly yours,

/s/ John F. Rooney, III
John F. Rooney, III

Joseph E. Hubley
6 Winchester Street
Southborough, MA 01772

November 10, 2018

Board of Selectmen
17 Common Street
Southborough, MA 01772

Letter of reference for the acquisition, renovation and redevelopment of Fayville Village Hall located at 42 Central Street Southborough, MA 01772

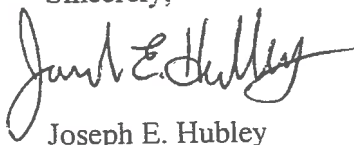
To Whom It May Concern:

I am writing in reference to Jon Delli-Priscoli. I've known Jon for several years and have worked extensively with him on negotiations, planning, rehabilitation and the preservation restriction of the Burnett property, located at 84 Main Street.

Jon's resume is quite impressive; he has a strong appreciation and passion for historical preservation. He knows the business and understands the importance in doing it right. He is detail oriented and extremely competent. His work ethic, commitment to detail and experience is exactly what one of the most historic buildings in Southborough needs. If anyone can preserve and rehabilitate this historic structure, Jon can. His talents are endless!

If you have any doubt in your mind of his ability just take a look at the progress and the amazing work at the Burnett House. Fayville Hall has been an important part in the town's history, culture, and heritage; it would be a shame to see it go to waste. It truly needs a lot of work, and Jon has the capability and resources to bring the Hall back to life. Imagine how beautiful Fayville Hall will be when he's finished. I hope you allow Jon this opportunity to preserve this icon of Fayville and make it shine again!

Sincerely,



Joseph E. Hubley

WILLIAM M. PEZZONI
Attorney at Law

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Boston, MA 02110
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wpezzoni@daypitney.com

November 12, 2018

Board of Selectmen
Attention: Mark Purple
Town of Southborough
Southborough, MA 01772

Re: Jon Delli Priscoli

Dear Mr. Purple and Members of the Board of Selectmen:

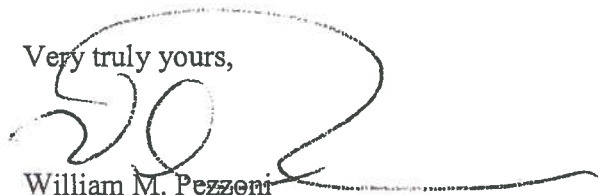
It is with great pleasure that I provide this reference for Jon Delli Priscoli relative to his response to the RFP relating to the Fayville Hall property in Southborough, MA.

As you aware Mr. Delli Priscoli is the developer and “partner” to the Town of Southborough (“Town”) as it relates to the restoration of the 84 Main Street property (“Burnett House”). I believe the quality of work occurring there and his extreme desire for detail is indicative of how Mr. Delli Priscoli proceeds with his obligations and promises when it comes to historic renovation and/or reuse of landmark properties. As a long-time friend and associate of Mr. Delli Priscoli I have had the pleasure of watching him first hand as a quality developer address many such projects, including his years of service as a Member of the Board of Trustees of the Wayside Inn, his own historical renovation of properties in Carver, Massachusetts including the resurrection of the local historical theme park, Edaville Railroad.

As a long standing resident of the Town I can unequivocally state that the Town would be lucky to once again be able to join forces with Mr. Delli Priscoli for the repurposing and renovation of the Fayville Hall. Mr. Delli Priscoli should be at the top of the Town’s list.

Thank you for your attention to his response and I hope to see Mr. Delli Priscoli proceed with the Fayville Hall renovation and repurposing.

Very truly yours,



William M. Pezzoni