



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000
Fax: 617-854-1091

Relay 711
www.masshousing.com

June 30, 2023

Andrew R. Dennington, II, Chair
Board of Selectmen
Town of Southborough
17 Common Street
Southborough, MA 01772

**RE: Proposed 40B—120 Turnpike Road
Southborough, MA
MH ID No. 1194**

Dear Mr. Dennington:

MassHousing is currently reviewing an application for Site Approval submitted by FD 120 Turnpike, LLC (the Applicant). The proposed development will consist of 60 units of rental housing on approximately 8.02 acres of land located on Turnpike Road (Route 9) in Southborough, MA.

The site approval process is offered to project sponsors who intend to apply for a Comprehensive Permit under Chapter 40B. MassHousing's review involves an evaluation of the site, the design concept, the financial feasibility of the proposal, and the appropriateness of the proposal in relation to local housing needs and strategies. As part of our review, we are soliciting comments from the local community, and we would appreciate your input. You also may wish to include in your response, issues or concerns raised by other Local Boards, officials, or other interested parties. Pursuant to the new Massachusetts General Laws Chapter 40B regulations (760 CMR 56.00) your comments may include information regarding municipal actions previously taken to meet affordable housing needs such as inclusionary zoning, multifamily districts adopted under G.L. c.40A and overlay districts adopted under G.L. c.40R. Your comments will be considered as part of our review.

We have been informed by the Applicant that the Town has received a copy of the application and site plans for 120 Turnpike Road. Please inform us of any issues that have been raised or are anticipated in the Town's review of this application. We request that you submit your comments to this office by Monday, July 31, 2023, so we may process this application in a timely manner.

During the course of its review, MassHousing will conduct a site visit, which Local Boards, as defined in 760 CMR 56.02, may attend. The site visit for 120 Turnpike Road has been tentatively scheduled for Tuesday, July 25 at 10:30 am. Please notify me promptly if any representatives of your office or if other Local Boards plan to attend the scheduled site visit.

Maura Healey, Governor
Kim Driscoll, Lt. Governor

Jeanne Pinado, Chair
Carolina Avellaneda, Vice Chair

Chrystal Kornegay, Executive Director

Please note that if and when an application is submitted for a comprehensive permit, assistance is available to the Zoning Board of Appeals (ZBA) to review the permit application. The Massachusetts Housing Partnership's (MHP) Ch. 40B Technical Assistance Program administers grants to municipalities for up to \$15,000 to engage qualified third-party consultants to work with the city's ZBA in reviewing the Chapter 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, www.mhp.net/40B or e-mail MHP at emcgurren@mhp.net.

If you have any questions, please do not hesitate email me at kmiller@masshousing.com.

Thank you for your assistance.

Sincerely,

Kat Miller
Planning and Programs Specialist

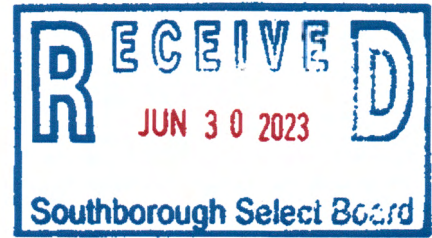
cc: Mark J. Purple, Southborough Town Administrator
Karina Quinn, Southborough Town Planner



L.A. Associates, Inc.
Real Estate Development Services

11 Middlesex Ave., Suite 5, Wilmington, MA 01887

kriscosta@laassoc.com



sent via certified mail #7022 0410 0002 4810 2867

June 23, 2023

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

Re: 120 Turnpike Rd., Southborough

Dear Mr. Purple:

I am writing on behalf of FD 120 Turnpike, LLC, owner and applicant of the proposed affordable rental housing project at 120 Turnpike Road.

We are hereby notifying you that we are submitting a Comprehensive Permit Site Approval Application Rental to MassHousing under their Housing Starts/New England Fund 40B program for this project. Enclosed please find a copy of the application and attachments for your records.

Upon receipt of project eligibility from the state, the applicant will then apply to the local Zoning Board of Appeals for a Comprehensive Permit.

If you have any questions, or need additional information, please call me at (978) 758-0197.

Thank you.

Very truly yours,

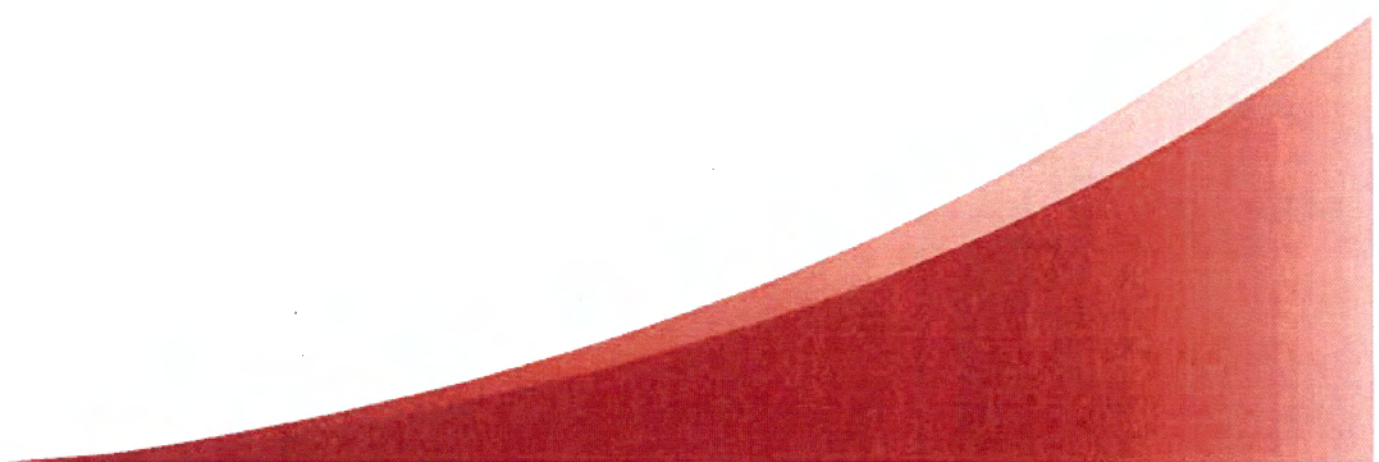
Kristen E. Costa
Consultant

cc: Michael Ferris



**Comprehensive Permit
Site Approval Application
Rental**

www.masshousing.com | 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 Planning and Programs 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

<https://www.mass.gov/doc/760-cmr-56-comprehensive-permit-low-or-moderate-income-housing/download>
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:

**Manager of Planning Programs
One Beacon Street, Boston, MA 02108**

We look forward to working with you on your proposed development. Please contact Jessica Malcolm at 617-854-1201 or jmalcolm@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 one week 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 which 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 90 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**

Section 1: GENERAL INFORMATION

Name of Proposed Project: 120 Turnpike Road
Municipality: Southborough **County:** Worcester
Address of Site: 120 Turnpike Road
Cross Street:
Zip Code: 01772
Tax Parcel I.D. Number(s): 37/120/4

Name of Proposed Development Entity: Ferris Development Group, LLC
(typically a single purpose entity):

Entity Type: Limited Dividend Organization

** 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 **State Formed:** Massachusetts

Name of Applicant: FD 120 Turnpike, LLC
(typically the Proposed Development Entity or its controlling entity or individual)

Applicant's Web Address: <http://www.ferrisdevelopment.com>

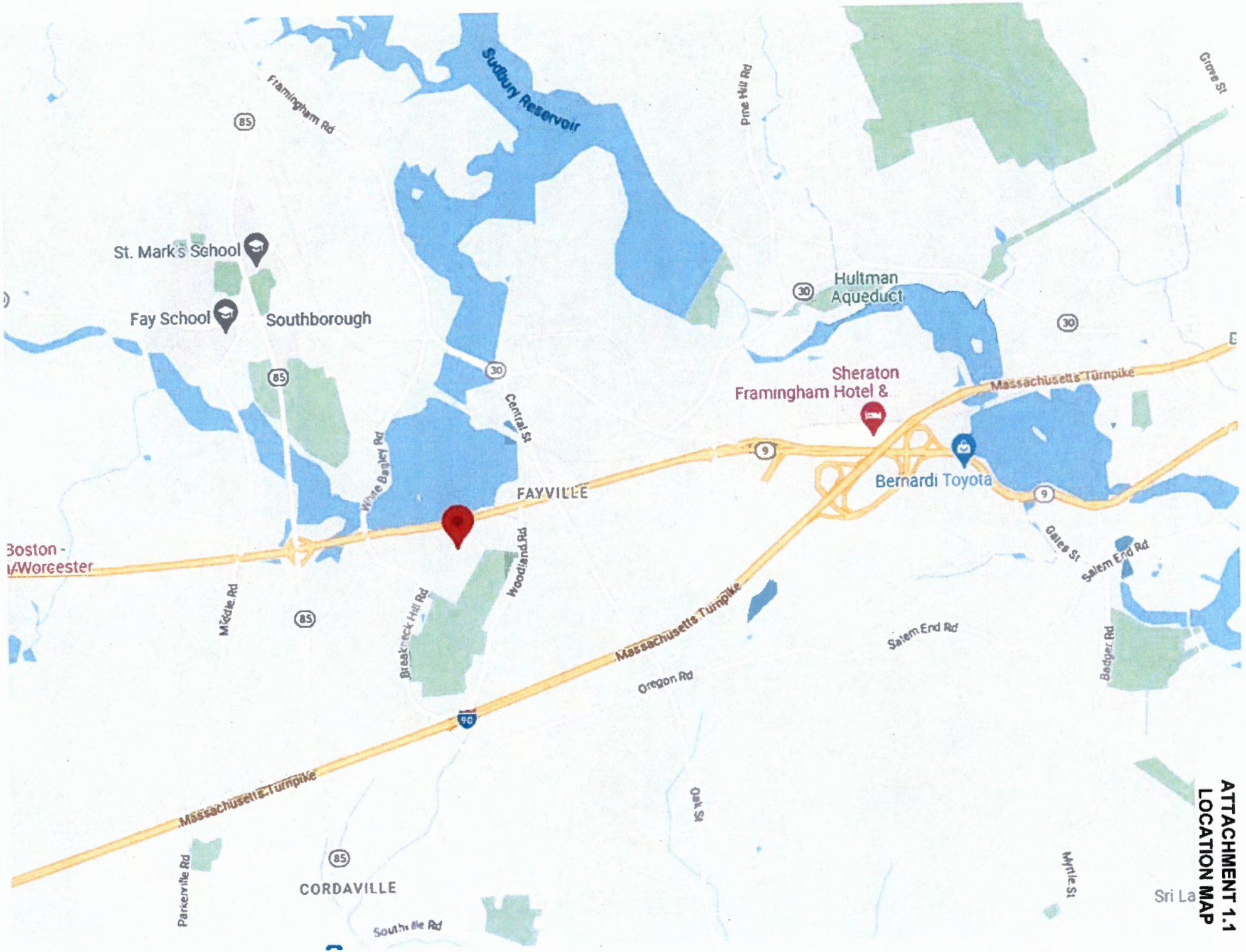
Does the applicant have a related party relationship with any other member of the development team? Yes

If yes, please explain:

David M. Ferris is the owner of both LLCs.

Primary Contact Information:

Contact Name: Brian R. Charville	Relationship to Applicant:
Company Name: Ferris Development Group, LLC	General Counsel and COO
Address: 118 Turnpike Rd., Ste. 300	
Municipality: Southborough	State: Massachusetts Zip: 01772
Phone: 508-281-5610	Cell Phone: 617-631-4434
Email: bcharville@ferrisdevelopment.com	



ATTACHMENT 1.1
LOCATION MAP



- Parcels
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Town Boundary
- MassDOT Streets
- Easements
- Buildings
- Pavement
- BRIDGE
- PAVED ROAD
- UNPAVED ROAD
- Parking Lots
- Swimming Pools
- Driveways
- PAVED DRIVE
- UNPAVED DRIVE
- Railroads
- Streams
- Ponds and Lakes

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 04/10/2023 at 01:01 PM

MapsOnline

ATTACHMENT 1.2
TAX MAP

**ATTACHMENT 1.3
DIRECTIONS**

1 Beacon St
to 120 Turnpike Rd

36 min

27.4 miles

IRS reimbursement:

\$16.02



Head toward Tremont St on Beacon St. Go for 135 ft.

Then 0.03 miles



Turn right onto Tremont St. Go for 0.5 mi.

Then 0.54 miles



Continue on Tremont St. Go for 0.2 mi.

Then 0.17 miles



Continue on Shawmut Ave. Go for 354 ft.

Then 0.07 miles



Turn right onto Marginal Rd. Go for 0.2 mi.

Then 0.18 miles

Take ramp onto I-90 W (Mass Pike). Go for 22.3 mi.

Then 22.35 miles



Take exit 111 toward Southboro onto RT-9 W (Worcester Rd). Go for 3.6 mi.

Then 3.56 miles



Make a U-Turn at White Bagley Rd onto Turnpike Rd (RT-9). Go for 0.3 mi.

Then 0.30 miles



Turn right. Go for 0.1 mi.

Then 0.12 miles



Turn left. Go for 351 ft.

Then 0.07 miles



120 Turnpike Rd
Southborough, MA 01581-2804

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

Section 2: EXISTING CONDITIONS / SITE INFORMATION

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.

Buildable Area Calculations (Acres)

Total Site Area:	8.02
Wetland Area (per MA DEP):	0.23
Flood Hazard Area (per FEMA):	0.00
Endangered Species Habitat (per MESA):	0.00
Conservation / Article 97 Land:	0.00
Protected Agricultural Land (i.e. EO 193):	0.00
Other Non-Buildable:	0.00
Total Non-Buildable Area:	0.23
Total Buildable Area:	7.79

Current use of the site and prior use if known:

Undeveloped woodland.

Is the site located entirely within one municipality? Yes

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

How much land is in each municipality?

Additional Site Addresses:

Current zoning classification and principal permitted uses:

Residence A

Previous Development Efforts

Please list 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.

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

If Rejected, Please Explain:

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment	Yes	Private wastewater treatment
Wastewater - public sewer	No	
Storm Sewer	Yes	Can be extended from Lot A
Water-public water	Yes	Water to be extended from Lot A
Water-private well	No	
Natural Gas	No	
Electricity	Yes	Can be extended from Lot A
Roadway Access to Site	Yes	Easement through Lot A to Turnpike
Sidewalk Access to Site	No	
Other	No	

Describe Surrounding Land Uses:

Property to the north, 118 & 120 Turnpike, is commercial office use, owned by applicant. Property to the west, 132 & 134 Turnpike Rd., is commercial office use. Property to the east, 104 Turnpike Rd., is a commercial nursery. Property to the south is owned by the Town of Southborough.

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	4.00	N/A
Schools	3.00	N/A
Government Offices	3.00	N/A
Multi-Family Housing	3.00	N/A
Public Safety Facilities	3.00	N/A

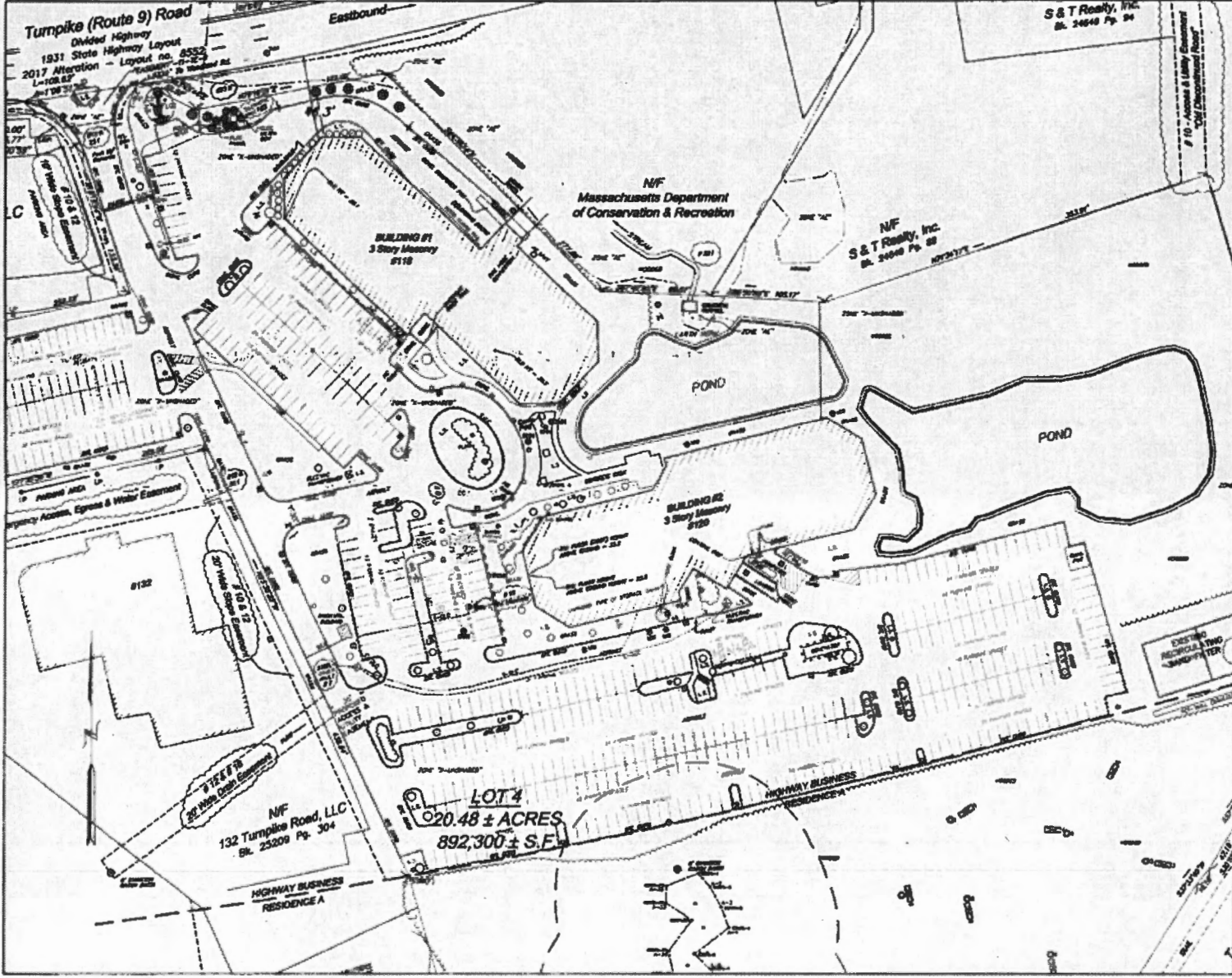
Office/Industrial Uses	0.01	N/A
Conservation Land	0.01	N/A
Recreational Facilities	1.00	N/A
Houses of Worship	3.00	N/A
Other	0.00	N/A

Public transportation near the Site, including type of transportation and distance from site:

There is one MBTA station at 87 Southville Rd., 6 minutes from the site.

Site Characteristics and Development Constraints

Are there any easements, rights of way or other restrictions of record affecting the development of the site?	No
Is there any evidence of hazardous, flammable or explosive material on the site?	No
Is the site, or any portion thereof, located within a designated flood hazard area?	No
Does the site include areas designated by Natural Heritage as endangered species habitat?	No
Are there documented state-designated wetlands on the site?	Yes
Are there documented vernal pools on the site?	No
Is the site within a local or state Historic District or listed on the National Register or Historic Places?	No
Has the site or any building(s) on the site been designated as a local, state or national landmark?	No
Are there existing buildings and structures on site?	No
Does the site include documented archeological resources?	No
Does the site include any known significant areas of ledge or steep slopes?	No



KEY

	EXISTING SIDE OF PAVEMENT UTILITY POLE OVERHEAD WIRES
	OVERHEAD WIRES
	WETLAND EDGE
	NOT SURVEYED SIDE EDGE
	STONE WALL
	EXISTING TREE LINE
	OFFICIAL DEEP OBSERVATION HOLE
	OFFICIAL PONDATION TEST

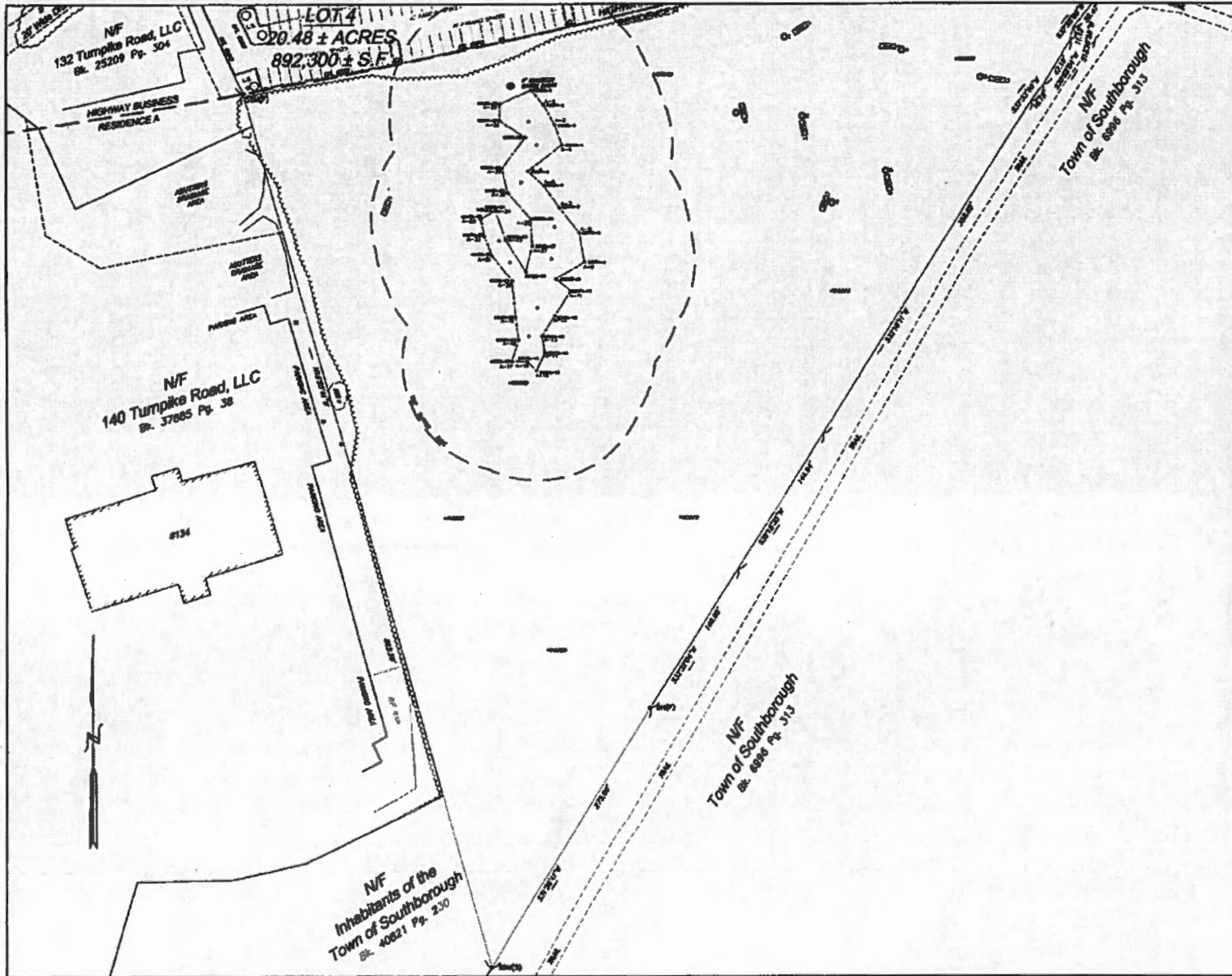
- NOTES:**
- 1) THE APPLICANT'S DEED TO THIS PROPERTY CAN BE FOUND AT THE WORCESTER DISTRICT REGISTRY OF DEEDS AT BOOK 63086 PAGE 246. THAT DEED REFERENCES THE PLAN RECORDED AT PLAN BOOK 517 PLAN 120 FOR PROPERTY BOUNDARIES. THIS SITE IS SHOWN AS LOT 120 PARCEL 4 ON SOUTHBOROUGH ASSESSOR'S MAP 37.
 - 2) OVERALL SITE AREA IS 20.48 ACRES AND THE PROPERTY IS LOCATED IN BOTH THE HIGHWAY BUSINESS AND RESIDENCE A ZONING DISTRICTS.
 - 3) THE SUBJECT OF THIS SITE PLAN IS THE CREATION OF SEPARATE LOT AT THE SOUTH END OF THIS PROPERTY AND THE CONSTRUCTION OF AN APARTMENT BUILDING WITH APPURTENANT PARKING AND UTILITIES ON THAT NEW LOT.
 - 4) THERE WILL BE NO CHANGE TO THE EXISTING SEPTIC SYSTEM OR OTHER INFRASTRUCTURE ON THE PROPERTY.
 - 5) PROPERTY BOUNDARIES AND EXISTING FEATURES ON THIS PLAN ARE THE WORK PRODUCT OF SHOWN ARE THE WORK PRODUCT OF OCT ASSOCIATE, INC. AND ARE TAKEN FROM ITS ALTA/ADP'S LAND FILE SURVEY PLAN DATED JULY 6, 2020.
 - 6) THE WETLAND RESOURCE AREA SHOWN SOUTH OF THE EXISTING PARKING AREA WAS DELINEATED BY GOODARD CONSULTING, LLC.

LAND DESIGN, LLC
 Professional Engineers & Surveyors
 110 Temple Road, Suite 200, Southborough, MA 01772
 Telephone: 508-485-9137 | www.landdesign.com

DLT NO.	204	ISS NO.	299-004
DATE	NOVEMBER 7, 2022	ISS DATE	11/07/2022
SCALE: 1 INCH = 40 FEET			

SITE PLAN OF LAND
 AT 120 TURNPIKE ROAD
 IN
 SOUTHBOROUGH, MASS.
 OWNER & APPLICANT:
 FD 120 TURNPIKE, LLC
 118 TURNPIKE ROAD, SUITE 300
 SOUTHBOROUGH, MA 01772
 DISTING CONDITIONS PLAN C1

ATTACHMENT 2.1
EXISTING CONITIONS



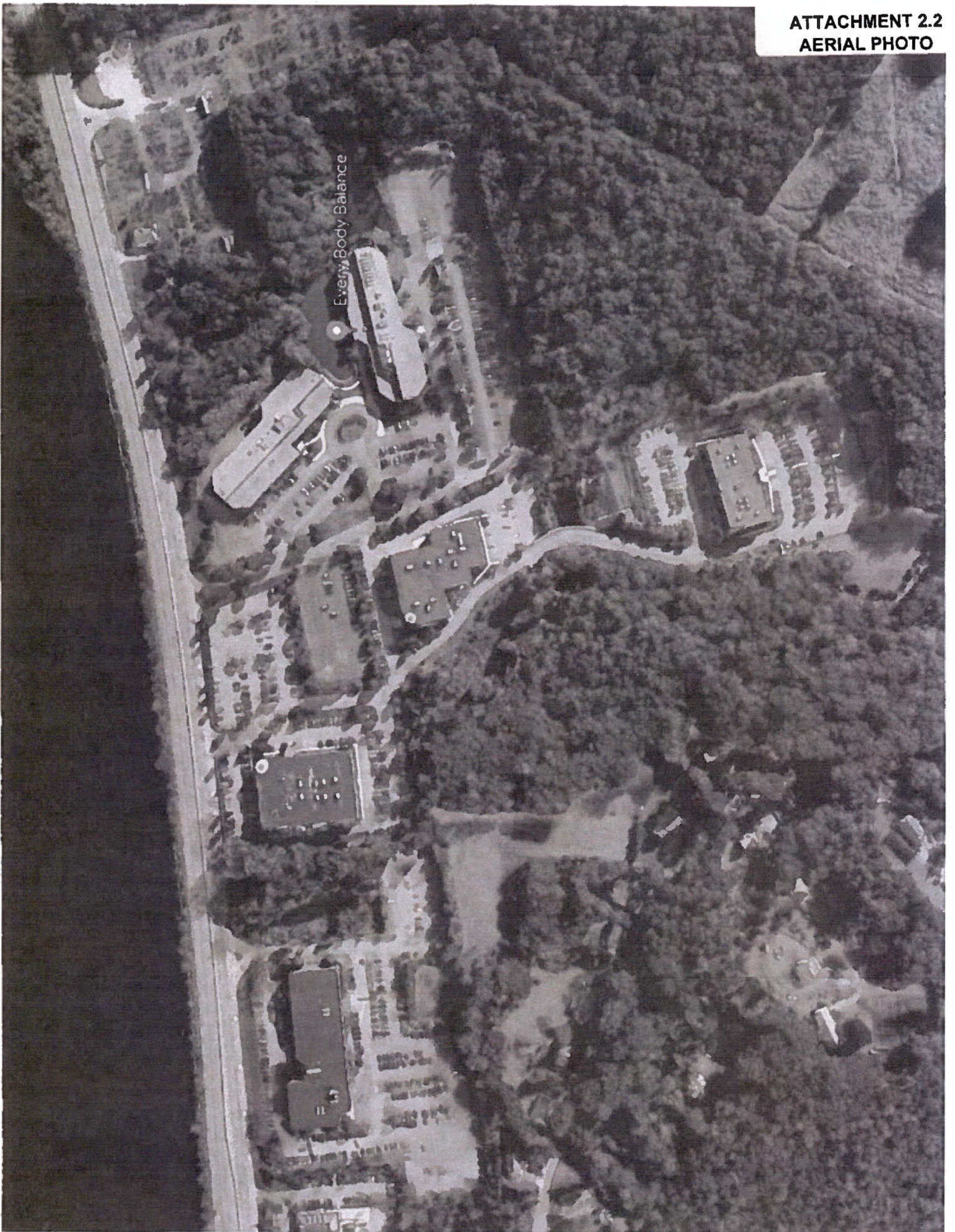
KEY

	EXISTING EDGE OF PAVEMENT
	UTILITY POLE
	OVERHEAD LINES
	WETLAND BOUNDARY
	WETLAND RESOURCE AREA
	STONE WALL
	EXISTING TREE LINE
	OFFICIAL STREET CENTERLINE
	OFFICIAL PARCEL BOUNDARY

- NOTES:**
- 1) THE APPLICANT'S DEED TO THIS PROPERTY CAN BE FOUND AT THE WORCESTER DISTRICT REGISTRY OF DEEDS AT BOOK 63088 PAGE 248. THAT DEED REFERENCES THE PLAN RECORDED AT PLAN BOOK 517 PLAN 120 FOR PROPERTY BOUNDARIES. THIS SITE IS SHOWN AS LOT 120 PARCEL 4 ON SOUTHBOROUGH ASSESSOR'S MAP 37.
 - 2) OVERALL SITE AREA IS 20.48 ACRES AND THE PROPERTY IS LOCATED IN BOTH THE HIGHWAY BUSINESS AND RESIDENCE A ZONING DISTRICTS.
 - 3) THE SUBJECT OF THIS SITE PLAN IS THE CREATION OF SEPARATE LOT AT THE SOUTH END OF THIS PROPERTY AND THE CONSTRUCTION OF AN APARTMENT BUILDING WITH APPROPRIATE PARKING AND UTILITIES ON THAT NEW LOT.
 - 4) THERE WILL BE NO CHANGE TO THE EXISTING SEPTIC SYSTEM OR OTHER INFRASTRUCTURE ON THE PROPERTY.
 - 5) PROPERTY BOUNDARIES AND EXISTING FEATURES ON THIS PLAN ARE THE WORK PRODUCT OF SHOWN AND THE WORK PRODUCT OF DOT ASSOCIATE, INC. AND ARE TAKEN FROM ITS ALTA/ASPS LAND TITLE SURVEY PLAN DATED JULY 8, 2020.
 - 6) THE WETLAND RESOURCE AREA SHOWN SOUTH OF THE EXISTING PARKING AREA WAS DELINEATED BY GODDARD CONSULTING, LLC.

CLT NO.	304	200-504
DATE	NOVEMBER 7, 2022	ONE (1) 120TURNPIKECURRENT
SCALE	1" = 40' FEET	

SITE PLAN OF LAND
 AT 120 TURNPIKE ROAD
 IN
 SOUTHBOROUGH, MASS.
 OWNER & APPLICANT
 FD 120 TURNPIKE, LLC
 118 TURNPIKE ROAD, SUITE 300
 SOUTHBOROUGH, MA 01772
 EXISTING CONDITIONS PLAN E2





ester Turnpike Southborough, Massachusetts

ATTACHMENT 2.3
CONTEXT PHOTOS





ATTACHMENT 2.4 SITE CONSTRAINTS

ATTACHMENT 2.5 BY-RIGHT PLAN

REFER TO "PRELIMINARY SITE PLAN OF LAND AT 120 TURNPIKE ROAD" DATED MAY 18, 2023

PREVIOUSLY SUBMITTED TO THE TOWN OF SOUTHBOROUGH

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

Section 3: PROJECT INFORMATION

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.

Construction Type: New Construction

Total Dwelling Units:	60	Total Number of Affordable Units:	15
Number of Market Units:	45	Number of AMI 50% Affordable Units:	0
		Number of AMI 80% Affordable Units:	15

Unit Information:

Unit Type	Bedrooms	Baths	# Of Units	Unit Sq. Ft.	Rent	Utilities
Market	1 Bedroom	1 Bath	28	915	\$2,475	\$0
Market	2 Bedroom	2 Baths	13	1,300	\$3,000	\$0
Market	3 Bedroom	3 Baths	4	1,375	\$3,525	\$0
Affordable Unit - Below 80%	1 Bedroom	1 Bath	9	915	\$1,894	\$236
Affordable Unit - Below 80%	2 Bedroom	2 Baths	4	1,177	\$2,130	\$318
Affordable Unit - Below 80%	3 Bedroom	3 Baths	2	1,352	\$2,366	\$396

Utility Allowance Assumptions (utilities to be paid by tenants):

Tenants to pay electric utilities, which include heating, cooking, electricity and water heating.

Percentage of Units with 3 or More Bedrooms: 10.00

* 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.

Handicapped Accessible Units - Total:	0	Market Rate:	0	Affordable:	0
Gross Density (units per acre):	7.4813	Net Density (units per buildableacre):	7.7022		

Building Information:

Building Type	Building Style	Construction Type	Stories	Height	GFA	Number Bldg
Residential	Multi-family	Construction	4	44	81,791	1

Will all features and amenities available to market unit residents also be available to affordable unit residents?

Yes

If not, explain the differences:

Parking

Total Parking Spaces Provided: 114

Ratio of Parking Spaces to Housing Units: 1.9

Lot Coverage

Buildings: 7%

Parking and Paved Areas: 16%

Usable Open Space: 74%

Unusable Open Space: 3%

Lot Coverage: 23%

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))?

No

ATTACHMENT 3.1 SITE PLAN

**REFER TO "PRELIMINARY SITE PLAN OF LAND AT 120 TURNPIKE ROAD" DATED MAY 18, 2023
PREVIOUSLY SUBMITTED TO THE TOWN OF SOUTHBOROUGH**

ATTACHMENT 3.2 GRAPHIC REPRESENTATIONS OF PROJECT / PRELIMINARY ARCHITECTURAL PLANS

**REFER TO ARCHITECTURAL RENDERING AND BUILDING PLANS PREVIOUSLY SUBMITTED TO THE TOWN OF
SOUTHBOROUGH**

**120 Turnpike Rd., Southborough
Proposed Rental Housing Development
Design Approach**

The overall property consists of 20.48 acres of land located in both the Highway Business and Residence A zoning districts. The project includes the creation of a separate 8-acre lot at the south end of the property, located entirely within the Residence A district, and the construction of a 60-unit apartment building with appurtenant parking and utilities on the new lot. This proposed rental development consists of 60 apartment units housed on 4 floors in a single building. The site is located 800 feet from Route 9 and the building is 1,200 feet from Route 9 with a total of 114 parking spaces (1.9/unit) including 94 standard off-street spaces, 4 of which are accessible spaces, and 20 garage spaces. A new private wastewater treatment system will be constructed on site for the proposed new building. Water and electric can be extended from the existing services at 120 Turnpike. There will be a ~28' wide easement from the existing property at 118 Turnpike Road, currently owned by the applicant, to the new lot for utilities and access. The project proposal includes areas for a playground and dog park on the site, atop the new septic leaching field. There is minimal abutter impact as the property to the north is commercial office use owned by the applicant; property to the west is commercial office use; property to the east is a commercial nursery; and property to the south is owned by the Town of Southborough and forested.

This proposal aligns with the Town of Southborough's goal to expand affordable housing opportunities and meets the need for more rental housing as stated in the Town's Housing Production Plan. A benefit of this project is controlled municipality growth with scaled-downsized site development. Of the 60 total units, there will be (37) 1-bedroom units, (17) 2-bedroom units and (6) 3-bedroom units. Twenty-five percent or 15 of the units will be affordable, distributed proportionately across the unit mix. Unit sizes range from 915 square feet of living area to 1,386 square feet. Each unit will contain 1 bedroom and 1 bath, 2 bedrooms and 2 baths, or 3 bedrooms and 2 baths. Each unit will include an office, laundry closet, and balcony or patio.

The development will conform to the new Massachusetts Energy Code Standards and will incorporate sustainable development features and building practices, including Energy-Star rated systems. The units will have energy efficient electric heat pumps, LED lighting and low-flow plumbing fixtures.

PRELIMINARY SITE PLAN OF LAND AT 120 TURNPIKE ROAD

IN
SOUTHBOROUGH, MASSACHUSETTS



LOCUS MAP

OWNER & APPLICANT
FD 120 TURNPIKE, LLC
118 TURNPIKE ROAD SUITE 300
SOUTHBOROUGH, MASSACHUSETTS 01772

CLIENT NUMBER: 502
JOB NUMBER: 248-502
DRAWING: 250TURNPIKECURRENT.dwg

PREPARED BY
AZIMUTH LAND DESIGN, LLC
118 TURNPIKE ROAD, SUITE 200
SOUTHBOROUGH, MASSACHUSETTS 01772
TELEPHONE (508) 485 0137
EMAIL: james@azimuthlanddesign.co

SHEET DIRECTORY

TITLE SHEET	(THIS SHEET)
EXISTING CONDITIONS PLAN	E1 - E2
SITE LAYOUT PLAN	S1 - S2
GRADING & DRAINAGE PLAN	G1 - G2
UTILITY PLAN	U1 - U2
EROSION & SEDIMENTATION CONTROL PLAN	ESC1 - ESC2

DATE
MAY 18, 2023



ZONING COMPLIANCE TABLE

THE SITE IS LOCATED IN THE RESIDENTIAL A ZONING DISTRICT. THE FOLLOWING TABLE COMPARES THE REQUIREMENTS A ZONING REQUIREMENTS AND DIMENSIONS PROPOSED AT THE SITE.

DIMENSION	REQUIREMENT	PROPOSED
MIN. LOT AREA	43,360	34820 S.F.
MIN. FRONTAGE	150'	0'
MIN. FRONT YARD	30'	1,200' TO TURNPIKE RD
MIN. SIDE YARD	25'	70'
MIN. REAR YARD	50'	30'
MAX. FLOOR AREA RATIO	0.18	0.24
MAX. BUILDING HEIGHT	35'	43.5'

PROPOSED ROOMS

RESIDENTIAL	
ONE BEDROOM FLATS	27
TWO BEDROOM FLATS	17
THREE BEDROOM FLATS	6
TOTAL UNITS	50
TOTAL BEDROOMS	80

OFF-STREET PARKING

PARKING SPACES PROVIDED - RESIDENTIAL 114

PARKING SPACES PROVIDED

GARAGES 20

SURFACE SPACES 24

TOTAL 114

HC SPACES REQUIRED 5

HC SPACES PROVIDED 5 (SMALL VAN ACCESSIBLE)

UNIT SUMMARY

STYLE	BEDROOMS	BATHROOMS	AREA(S.F.)	DISTRIBUTION BY AREA	MARKER	DISTRIBUTION BY TYPE
UNIT A	1	2	915	2.1%	27	54%
UNIT B	2	2	1,170	2.9%	3	6%
UNIT C	3	2	1,271	3.1%	8	16%
UNIT D	2	2	1,292	3.2%	3	6%
UNIT E	3	2	1,244	3.1%	3	6%
UNIT F	3	2	1,155	2.9%	2	4%
UNIT G	3	2	1,340	3.3%	2	4%
TOTAL	88	81	83,710	200%	80	100%

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

Section 4: SITE CONTROL

Grantor/Seller:

Grantee/Buyer:

Grantee/Buyer Type: Applicant

If Other, Explain:

Are the Parties Related? No

For Deeds or Ground Leases:

Date(s) of Deed(s) or Ground Leases(s): 08/24/2020

Purchase Price: \$3,475,000

For Purchase and Sales Agreements or Option Agreements:

Date of Agreement:

Expiration Date:

Date of Extension *(if extension granted):*

New Expiration Date *(if extension granted):*

Purchase Price: \$0

Will any easements or rights of way over other properties be required in order to develop the site as proposed?: Yes

If Yes, Current Status of Easement: Owned by Development Entity

Date(s) of Easements(s):

For Easements:

Date of Agreement:

Purchase Price: \$0

For Easement Purchase and Sales Agreements or Easement Option Agreements:

Expiration Date:

Date of Extension *(if extension granted):*

New Expiration Date *(if extension granted):*

Purchase Price: \$0

Worcester South District Registry of Deeds Electronically Recorded Document

This is the first page of the document – Do not remove

Recording Information

Document Number	: 95119
Document Type	: DEED
Recorded Date	: August 24, 2020
Recorded Time	: 12:13:08 PM
Recorded Book and Page	: 63088 / 248
Number of Pages(including cover sheet)	: 6
Receipt Number	: 1253984
Recording Fee (including excise)	: \$16,001 00

 MASSACHUSETTS EXCISE TAX
 Worcester District ROD #20 001
 Date: 08/24/2020 12:13 PM
 Ctrl# 212853 09021 Doc# 00095119
 Fee: \$15,846 00 Cons: \$3,475,000.00

Worcester South District Registry of Deeds
 Kathryn A. Toomey, Register
 90 Front St
 Worcester, MA 01608
 (508) 798-7717

RECORD AND RETURN TO:

~ Recording Information Area ~

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: THAT, CURO SOUTHBOROUGH, LLC, a Delaware limited liability company ("Grantor") with a mailing address of 515 Madison Ave., Suite 30A, New York, NY, 10022, for and in consideration of the sum of Three Million Four Hundred Seventy Five Thousand and 00/100 Dollars (\$3,475,000.00) paid to Grantor by FD 120 Turnpike, LLC, a Massachusetts limited liability company with an address of 325 Donald Lynch Blvd., Suite 205, Marlborough, MA 01752 ("Grantee"), hereby GRANTS unto Grantee, with **QUITCLAIM COVENANTS**, that certain real property situated in Worcester county, Massachusetts, known as 118-120 Turnpike Road, Southborough, Massachusetts, being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements, structures and fixtures situated thereon (collectively, the "Property").

Together with and subject to all leases (including ground leases), leasehold mortgages, easements, rights, reservations and restrictions of record, insofar as the same are in force and applicable, however not intending to revive any of the same hereby.

Subject to liens for real estate taxes for the current fiscal year which are not yet due and payable.

Meaning and intending to convey the same property conveyed to Grantor by deed dated as of December 4, 2013, recorded with the Worcester Registry of Deeds in Book 51817, Page 226.

The Grantor is not taxed as a corporation for federal income tax purposes for the current year.

(Signature Page Follows)

Property address: 118-120 Turnpike, Southborough, Massachusetts

IN WITNESS WHEREOF, this instrument has been executed as of the 21st day of August 2020.

CURO SOUTHBOROUGH, LLC

by: [Signature]
Steven B. Cox, Manager

STATE OF FLORIDA

County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of August, 2020, by Steven B. Cox, Manager of Curo Southborough, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or has produced NY DL as identification.

[Signature]
Notary Public

Printed Name: David J Persten
My Commission Expires: May 8, 2024



DAVID J. PERSTEN
Commission # GG 982219
Expires May 8, 2024
Bonded thru Budget Notary Services

[seal]

EXHIBIT A

A certain parcel of land, with the buildings and improvements thereon, located in Southborough, Worcester County, Massachusetts, being shown as Lot 4 on plan of land entitled "Plan of Land in Southborough, Mass." prepared for Corcoran-Darman Trust, Scale 1": 100', dated January 24, 1984, as revised March 6, 1984, March 12, 1984 and March 14, 1984, prepared by Schofield Brothers, Inc., Professional Engineers & Registered Land Surveyors, and recorded with the Worcester District Registry of Deeds in Book 517, Plan 120, being more particularly bounded and described as follows:

Beginning at a point on the southerly sideline of Turnpike Road (Route 9) in the Town of Southborough, Massachusetts at the northwesterly corner of the described premises at land now or formerly of Marion Mauro and Joan Montvitt; thence

SOUTHEASTERLY along a curve to the left along the southerly sideline of Turnpike Road a length of one hundred twenty-five and seventy-three hundredths (125.73) feet to a point; thence

S 63° 45' 44" E a distance of fifty-eight and nineteen hundredths (58.19) feet to a point; thence

N 79° 19' 01" E a distance of one hundred seventy-seven (177.00) feet to a point; thence

S 44° 39' 14" E a distance of two hundred seventy-seven and eighty-nine hundredths (277.89) feet to a point; thence

S 87° 40' 20" E a distance of ninety-nine and fifty-seven hundredths (99.57) feet to a point; thence

S 86° 50' 55" E a distance of one hundred five and seventeen hundredths (105.17) feet to a point; thence

N 71° 34' 17" E a distance of three hundred sixty-three and ninety-one hundredths (363.91) feet to a point; thence

S 17° 00' 18" E distance of two hundred ninety-seven and ninety hundredths (297.90) feet to a drill hole; thence

S 01° 40' 26" W a distance of thirty and eighty-eight hundredths (30.88) feet to a drill hole; thence

S 01° 06' 20" W a distance of one hundred eighty-two and eighteen hundredths (182.18) feet to a drill hole; thence

S 28° 09' 16" W a distance of thirty-eight and eight hundredths (38.08) feet to a point; thence

S 37° 28' 00" W a distance of fifty-five and forty-seven hundredths (55.47) feet to a drill hole; thence

S 12° 10' 59" W a distance of eleven and twelve hundredths (11.12) feet to a point; thence

S 30° 52' 04" W a distance of forty-seven and nineteen hundredths (47.19) feet to a drill hole; thence

S 37° 33' 49" W a distance of eighteen and nineteen hundredths (18.19) feet to a drill hole; thence

S 32° 16' 11" W a distance of three hundred fifty-five and eighty-nine hundredths (355.89) feet to a drill hole; thence

S 32° 15' 35" W a distance of one hundred forty-four and ninety-four hundredths (144.94) feet to a drill hole; thence

S 32° 32' 04" W a distance of one hundred forty-eight and eight hundredths (148.08) feet to a drill hole; thence

S 31° 28' 41" W a distance of two hundred seventy-five (275.00) feet to a point; thence

N 15° 56' 41" W a distance of eight hundred twenty-two and twenty hundredths (822.20) feet to a point; thence

N 25° 38' 22" W a distance of four hundred thirty-two and eighty-four hundredths (432.84) feet to a point; thence

S 77° 35' 58" W a distance of two hundred eighty-nine (289.00) feet to a point; thence

N 12° 24' 02" W a distance of one hundred forty-seven and ninety-nine hundredths (147.99) feet to a point; thence

N 77° 35' 58" E a distance of two hundred fifty-two and twenty-two hundredths (252.22) feet to a point; thence

N 18° 15' 24" W a distance of one hundred thirty-three and thirty-eight hundredths (133.38) feet to a point of curvature; thence

NORTHWESTERLY and curving to the left along the arc of a curve having a radius of seventy (70) feet a distance of ninety-six and ninety-two hundredths (96.92) feet to the point of beginning, or as otherwise bounded and described.

NOTE: As used herein the term "recorded" shall mean "recorded with the Worcester District Registry of Deeds."

Together with the benefit of the following rights and easements, in common with others entitled thereto:

1 Terms and provisions of Agreement dated May 5, 1965 by and between Gordon S. Baker, et al, and Ray B. Davis, et al, recorded in Book 4691, Page 488.

2. Rights and easements set forth in a deed dated May 23, 1984, recorded in Book 8203, Page 331; as affected by Release of Temporary Easement dated September 1, 2000, recorded in Book 23524, Page 48.

Subject to the following leasehold interest:

3. A certain Ground Lease by and between Corcoran-Darman Southborough Associates Limited Partnership, a Massachusetts limited partnership, as master landlord, and Andover Business Park, Inc., as master tenant, dated November 25, 1991, notice of which was recorded in the Worcester County Registry of Deeds (the "Registry") in Book 13874, Page 21; as affected by the assignment of master tenant's interest to 118 Turnpike Limited Partnership, pursuant to a certain Ground Lease Assignment and Assumption Agreement dated November 13, 1998, recorded with the Registry in Book 20685, Page 37; as further affected by assignment of master tenant's interest to Taurus Business Center Limited, pursuant to a certain Ground Lease Assignment and Assumption Agreement dated December 3, 2002 and recorded with the Registry

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund ("NEF") Rental Projects

Section 5: FINANCIAL INFORMATION

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.

Initial Capital Budget

Sources

Description	Source	Budgeted
Private Equity	Owner's Cash Equity	\$7,004,747
Private Equity	Tax Credit Equity	\$0
Private Equity	Developer Fee Contributed or Loaned	\$0
Private Equity	Developer Overhead Contributed or Loaned	\$0
Other Private Equity		\$0
Public/Soft Debt		\$0
Subordinate Debt		\$0
Permanent Debt	DCU	\$8,000,000
Permanent Debt		\$9,887,534
Construction Debt	<i>for informational purposes only, not included in Sources T</i>	\$0
Additional Source		\$0
Additional Source		\$0
Total Sources		\$24,892,281

Pre-Permit Land Value

Item	Budgeted
As-Is Market Value*:	\$0
Reasonable Carrying Costs:	\$0
Total Pre-Permit Land Value:	\$0

* As-Is market value to be determined by a MassHousing commissioned appraisal

in Book 28308, Page 67; as further affected by assignment of master tenant's interest to Turnpike Equity Partners LLC, pursuant to a certain Assignment and Assumption of Ground Lease dated December 3, 2004 and recorded with the Registry in Book 35236, Page 330; as further affected by the assignment of master landlord's interest pursuant to that certain Assignment and Assumption of Ground Lease dated December 4, 2013 by The Realty Associates Fund VI, L.P. to Curo Southborough, LLC, recorded with the Registry in Book 51817, Page 235; as further affected by the assignment of master tenant's interest pursuant to that certain Assignment and Assumption of Ground Lease dated February 12, 2014 by Wells Fargo Bank, N.A., as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2004-C3 to Curo 118 Turnpike Southborough, LLC, and recorded in the Registry in Book 52030, Page 218, and as amended by that certain First Amendment to Ground Lease dated September 23, 2016 (collectively, and as may be further amended, restated or modified, the "Ground Lease").

Uses (Costs)

Item	Budgeted
Acquisition Cost (Actual):	
Actual Acquisition Cost: Land	\$1,042,237
Actual Acquisition Cost: Buildings	\$0
Reasonable Carrying Costs	\$0
Subtotal - Acquisition Costs	\$1,042,237
Construction Costs-Building Structural Costs (Hard Costs):	
Building Structure Costs	\$18,673,737
Hard Cost Contingency	\$0
Subtotal - Building Structural Costs (Hard Costs)	\$18,673,737
Construction Costs-Site Work (Hard Costs):	
Earth Work	\$617,119
Utilities: On-Site	\$517,119
Utilities: Off-Site	\$287,288
Roads and Walks	\$287,288
Site Improvement	\$172,373
Lawns and Plantings	\$114,915
Geotechnical Condition	\$86,186
Environmental Remediation	\$0
Demolition	\$0
Unusual Site Conditions/Other Site Work	\$0
Subtotal - Site Work (Hard Costs)	\$2,082,288
Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs):	
General Conditions	\$143,644
Builder's Overhead	\$0
Builder's Profit	\$574,577
Subtotal - General Conditions, Builder's Overhead & Profit	\$718,221
General Development Costs (Soft Costs):	
Appraisal and Marketing Study <i>(not 40B "As Is" Appraisal)</i>	\$0
Marketing and Initial Rent Up <i>(include model units if any)</i>	\$0
Real Estate Taxes <i>(during construction)</i>	\$15,000
Utility Usage <i>(during construction)</i>	\$10,000
Insurance <i>(during construction)</i>	\$25,000
Security <i>(during construction)</i>	\$10,000
Inspecting Engineer <i>(during construction)</i>	\$15,000
Construction Loan Interest	\$500,000
Fees to Construction Lender:	\$60,000
Fees to Permanent Lender: DCU	\$60,000
Fees to Other Lenders:	\$0

General Development Costs (Soft Costs) - continued

Item	Budgeted
Architecture / Engineering	\$1,288,455
Survey, Permits, etc.	\$30,000
Clerk of the Works	\$0
Construction Manager	\$100,000
Bond Premiums	\$30,000
Environmental Engineer	\$0
Legal	\$40,000
Title (including title insurance) and Recording	\$20,000
Accounting and Cost Certification (incl. 40B)	\$10,000
Relocation	\$0
40B Site Approval Processing Fee	\$7,803
40B Technical Assistance / Mediation Fee	\$5,500
40B Land Appraisal Cost (as-is value)	\$5,000
40B Final Approval Processing Fee	\$14,040
40B Subsidizing Agency Cost Certification Examination Fee	\$10,000
40B Monitoring Agent Fee	\$20,000
MIP	\$0
Credit Enhancement	\$0
Letter of Credit Fees	\$0
Tax Credit Allocation Fee	\$0
Other Financing Fees	\$0
Development Consultant	\$0
Other Consultant:	\$0
Other Consultant:	\$0
Syndication Costs	\$0
Soft Cost Contingency	\$100,000
Other Development Costs:	\$0
Subtotal - General Development Costs (Soft Costs)	\$2,375,798
Developer Fee and Overhead:	
Developer Fee	\$0
Developer Overhead	\$0
Subtotal Developer Fee and Overhead	\$0
Capitalized Reserves:	
Development Reserves	\$0
Initial Rent Up Reserves	\$0
Operating Reserves	\$0
Net Worth Account	\$0
Other Capitalized Reserves	\$0

Subtotal - Capitalized Reserves **\$0**

Summary of Subtotals

Item	Budgeted
Acquisition Costs (Actual):	\$1,042,237
Building Structural Costs (Hard Costs)	\$18,673,737
Site Work (Hard Costs)	\$2,082,288
General Conditions, Builder's Overhead & Profit (Hard Costs)	\$718,221
Developer Fee and Overhead	\$0
General Development Costs (Soft Costs)	\$2,375,798
Capitalized Reserves	\$0
Total Development Costs (TDC)	\$24,892,281

Summary

Total Sources	\$24,892,281
Total Uses (TDC)	\$24,892,281

Projected Developer Fee and Overhead*: **\$2,637,116**
Maximum Allowable Developer Fee and Overhead::** **\$2,637,116**

Projected Developer Fee and Overhead Equals 100.00% 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.*

*** Please consult the most recent DHCD Qualified Allocation Plan (QAP) to determine how to calculate the maximum allowable developer fee and overhead. If you have any questions regarding this calculation, please contact MassHousing.*

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

Item	Notes	Amount
Permanent Debt Assumptions		
Loan Amount	Lende DCU & other	\$17,887,534
Annual Rate		0.05%
Term	5 years (360)	0 Months
Amortization	360	96,024 Months
Lender Required Debt Service Coverage Ratio		0.00
Gross Rental Income		\$1,782,120
Other Income (utilities, parking)		\$0
Less Vacancy (Market Units): 5% (vacancy rate)		\$73,440
Less Vacancy (Affordable Units): 5% (vacancy rate)		\$0
Gross Effective Income		\$1,708,680
Less Operating Expenses		\$534,636
Net Operating Income		\$1,174,044
Less Permanent Loan Debt Service	Annual mortgage principal, interest, taxes and insurance	\$1,152,290
Cash Flow		\$21,754
Debt Service Coverage		0.00

Describe Other Income:

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.	\$0
Assumed Maximum Operating Expense/Unit*	Number of Units: 0	\$0

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



May 7, 2023

**David Ferris, Manager
FD 120 Turnpike, LLC
118 Turnpike Road, Suite 300
Southborough, MA 01772**

David,

As discussed, FD 120 Turnpike, LLC ("the Borrower") will be developing a 60-unit apartment complex at 120 Turnpike Road in Southborough, MA, and will require construction and permanent mortgage financing for the project. It is understood that a portion of the proposed units will be designated as affordable under the Commonwealth's Chapter 40B program. This letter serves to confirm that Digital Federal Credit Union (DCU) would be very interested in considering a financing proposal for the project.

Please note that this letter is not intended to be relied upon as a commitment for financing, since DCU has not had the opportunity to review the proposed transaction in detail. Any such commitment for financing will be subject to the satisfactory completion of a review of the proposed loan and of the financial aspect of the Borrower, Guarantor and other such terms and conditions as are determined by DCU and its counsel, as well as the approval of the loan by Credit Committee.

I look forward to working with you on this project and remain available for any questions that may arise.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Lohnes", is positioned below the word "Sincerely".

**Adam P. Lohnes
Senior Commercial Lender/Team Leader**

mail

PO Box 9130
Marlborough, MA 01752-9130

connect

dcu.org | dcu@dcu.org
800.328.8797

Insured by NCUA



Southborough MA Add another location

Sign in

For Rent

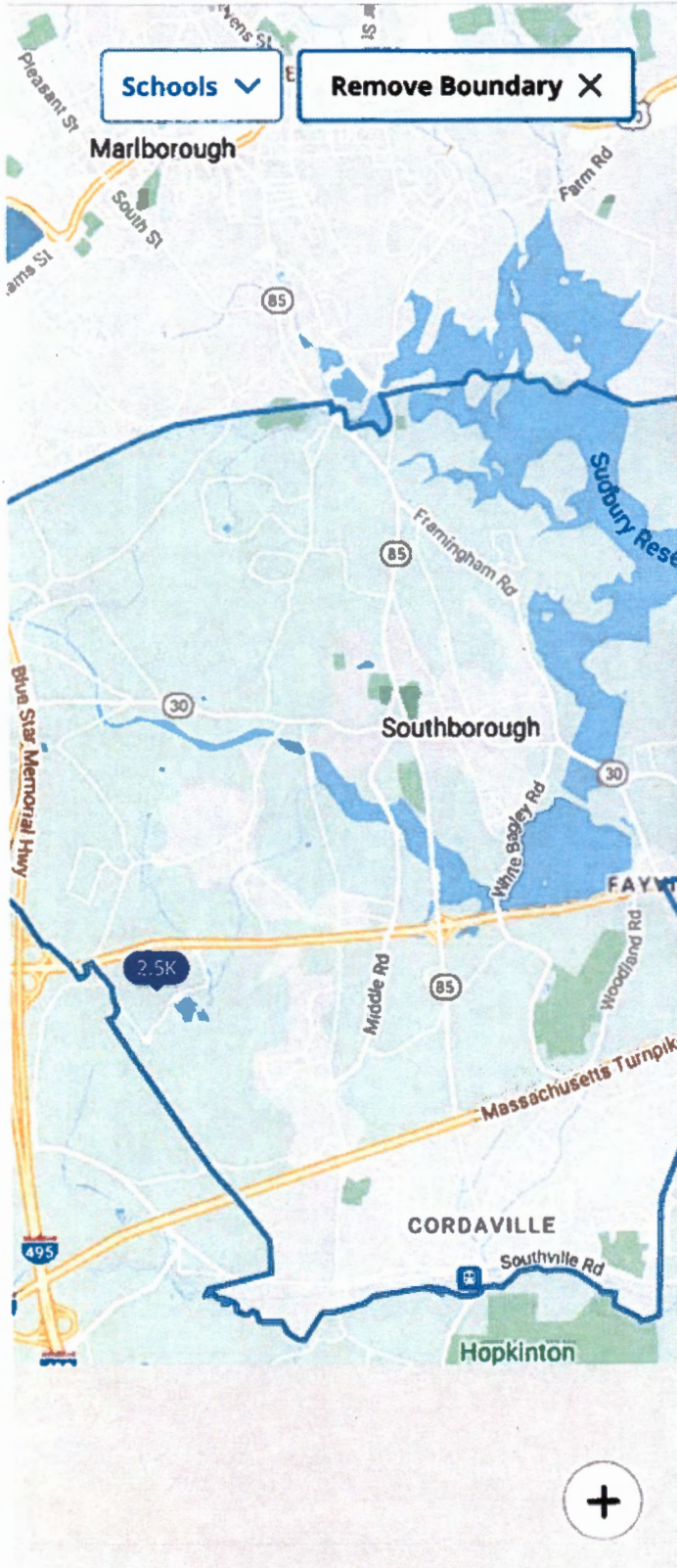
Price

1 bd, 0+ ba

Home Type

More

Save search



Southborough MA Rental Listings

1 results

Sort: Default



170 days ago



\$2,450/mo

1 bd | 1 ba | 1,047 sqft - Apartment for rent
Madison Place Southborough, 1200 Madison Pl,...



Sponsored

Madison Place Southborough
W/D In-Unit, Parking, Onsite Management
Rent Starting at \$2,250+

[Learn More](#)

End of matching results

Try [zooming out](#) to include more results. Or, change your search criteria.

Similar results nearby

Results within 1 miles



3D Tour



\$2,379+ 1 bd

Avana Marlborough | 20 Applebriar Ln, Marlboroug...

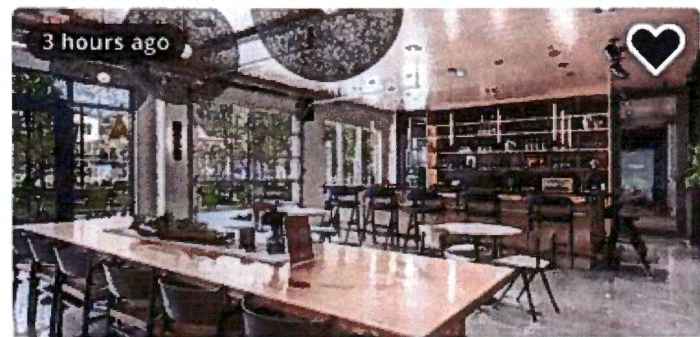


3D Tour



\$2,311+ 1 bd

Stone Gate | 65 Silver Leaf Way, Marlborough, MA



3 hours ago



\$2,530/mo

1 bd | 1 ba | 740 sqft - Apartment for rent

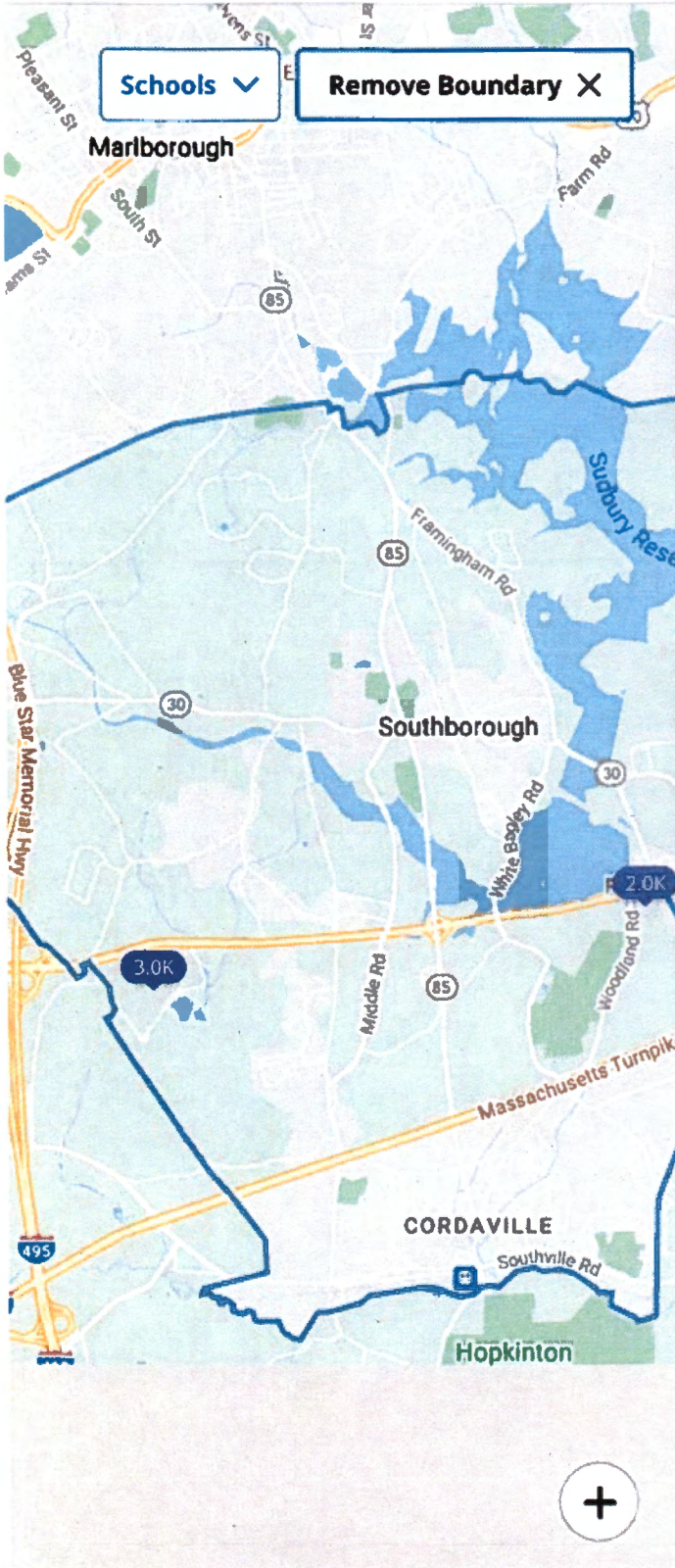
The Burrow, 1000 Green District Blvd #1440,...



Southborough MA Add another location

Sign in

[For Rent](#)
[Price](#)
[2 bd, 0+ ba](#)
[Home Type](#)
[More](#)
[Save search](#)



Southborough MA Rental Listings

2 results

Sort: Default



170 days ago



\$2,975+/mo

2 bds | 2 ba | 1,422 sqft - Apartment for rent
Madison Place Southborough, 1200 Madison Pl,...



15 days ago



\$1,995/mo

2 bds | 1 ba | 950 sqft - Apartment for rent
83 Turnpike Rd FLOOR 1, Southborough, MA 01772



\$2,540+ 2 bds

Windsor Ridge at Westborough | 1 Windsor Ridge Dr...



\$2,935+ 2 bds

Talia Apartments | 155 Ames St, Marlborough, MA



\$3,162+ 2 bds

Avana Marlborough | 20 Applebriar Ln, Marlboroug...



\$2,704+ 2 bds

Stone Gate | 65 Silver Leaf Way, Marlborough, MA



\$3,200+ 2 bds

The Burrow | 1000 Green District Blvd, Marlborough...



\$2,009+ 2 bds

Princeton Green Apartments | 740 Farm Road...

Save this search to get email alerts when listings hit the market.



Southborough MA

Add another location

Sign in

For Rent

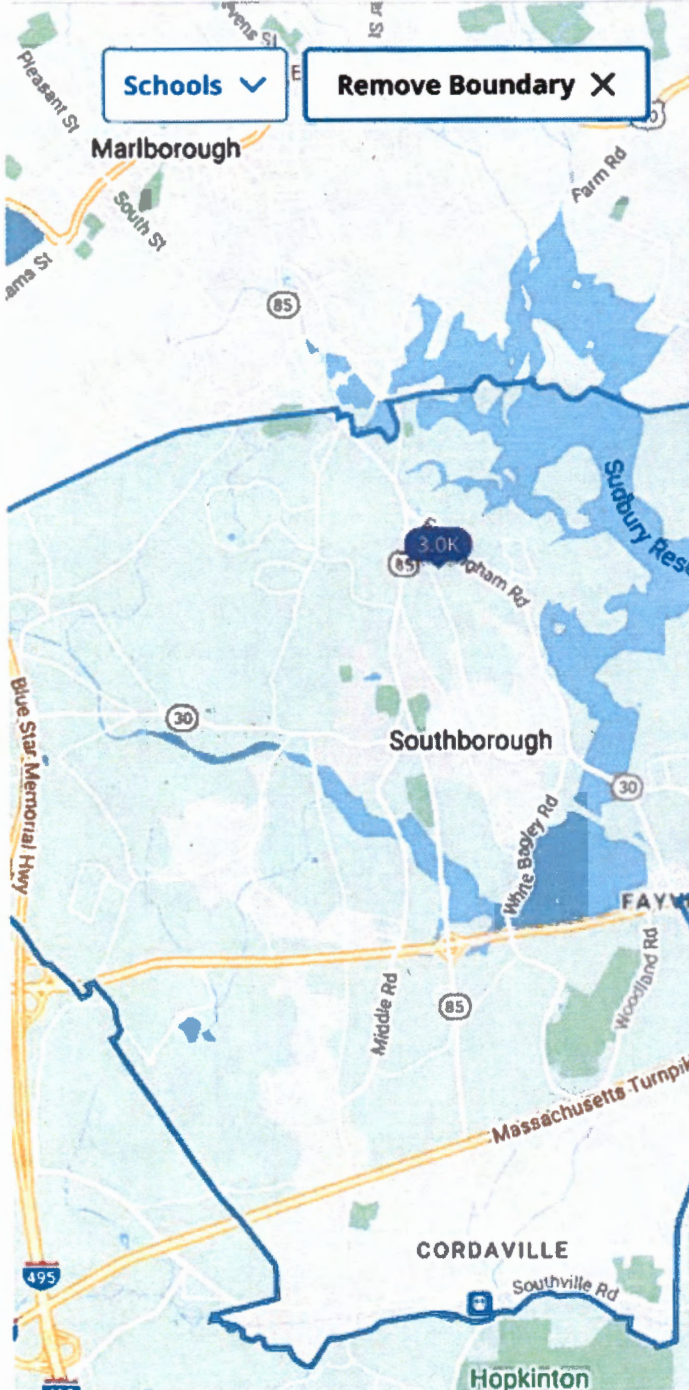
Price

3 bd, 0+ ba

Home Type

More

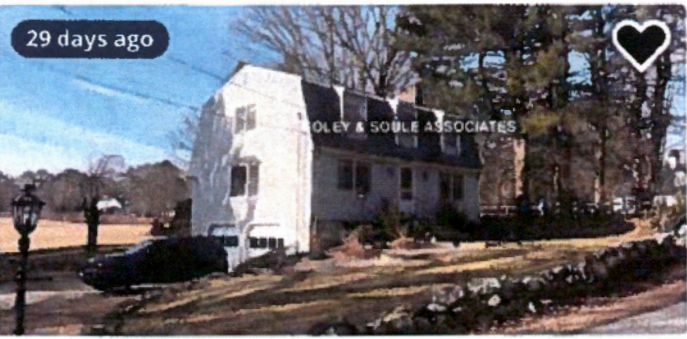
Save search



Southborough MA Rental Listings

1 results

Sort: Default



29 days ago

\$3,000/mo
3 bds | 2.5 ba | 1,938 sqft - House for rent
4 Cross St, Southborough, MA 01772



In-stock & ready to ship.
Welcome home new & top-rated outdoor furniture.
[Visit Website](#)

End of matching results
Try [zooming out](#) to include more results. Or, change your search criteria.

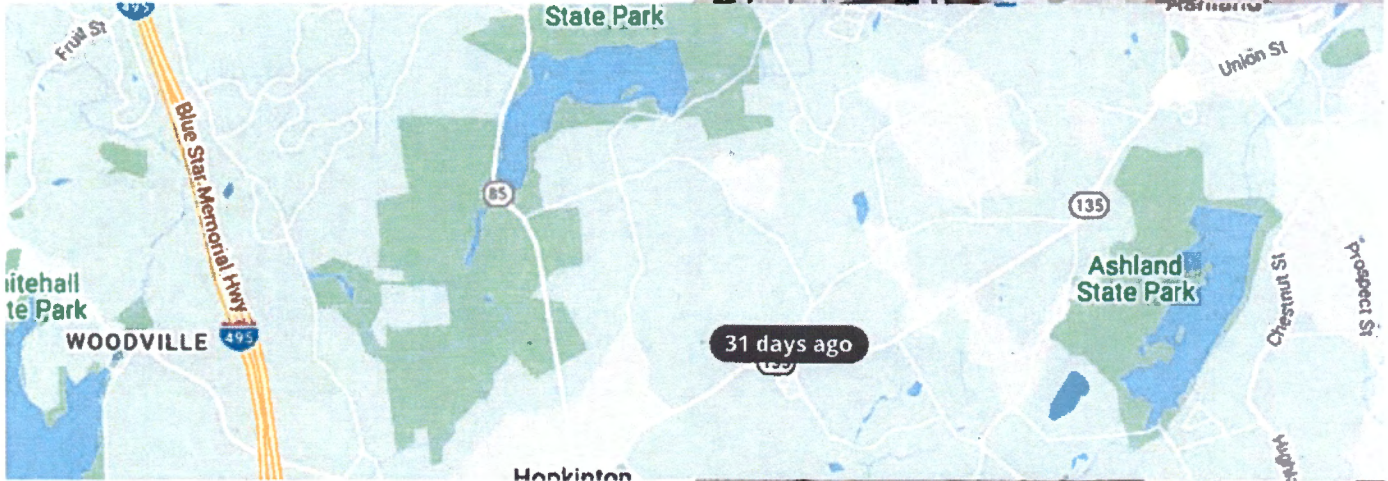
Similar results nearby
Results within 1 miles

Google

Map

Map data ©2023 Google

2 days ago



31 days ago



\$3,528/mo

3 bds | 2 ba | 1,340 sqft - Apartment for rent

Stone Gate, 65 Silver Leaf Way #79-31, Marlborough,...



\$3,950+ 3 bds

The Burrow | 1000 Green District Blvd, Marlborough,...



\$4,500/mo

3 bds | 2.5 ba | 2,504 sqft - Apartment for rent

51 Spruce St, Hopkinton, MA 01748

Save this search to get email alerts when listings hit the market.



For Rent: [Massachusetts](#) • [Bristol County](#) • Norton

NORTON REAL ESTATE FACTS

RELATED SEARCHES

- Norton 1 Bedroom Apartments
- Norton 2 Bedroom Apartments
- Norton 3 Bedroom Apartments
- Norton 1 Bedroom Houses
- Norton 2 Bedroom Houses
- Norton 3 Bedroom Houses
- Studio Apartments in Norton

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.

Development Team:

Company Name	Contact Name	Contact Role	Applicant	Dev Entity	Primary For Role
FD 120 Turnpike, LLC	David M. Ferris	Owner	Yes	No	Yes
Ferris Development Group	Brian R. Charville	Attorney	No	Yes	Yes
L.A. Associates, Inc.	Kristen Costa	Lottery Agent	No	No	Yes
Azimuth Land Design, LLC	James Tetreault	Consultant - Architect and Engineer	No	No	Yes
Monte French Design Stud	Monte French	Consultant - Architect and Engineer	No	No	Yes

Entities Responsible for Development Tasks:

Development Task	Developer / Applicant	Contact Name / Company
Architecture and Engineering	No	Azimuth Land Design, LLC, James Tetreault
Architecture and Engineering	No	Monte French Design Studio, Monte French
Construction Management	Yes	FD 120 Turnpike, LLC, David M. Ferris
Finance Package	No	Ferris Development Group, LLC, Brian R. Charville
Local Permitting	No	L.A. Associates, Inc., Kristen Costa

Affiliated Entities:

Company Name	Individual Name	Affiliation	Relation
FD 120 Turnpike, LLC	David M. Ferris	Managing Entity	Applicant

Previous Applications:

Project Name:	Filing Date:
Municipality:	
Subsidizing Agency:	Decision:
Type:	Other Reference:

Certification and Acknowledgement

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:

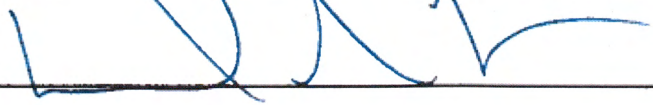
(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)

Question	Answer
Is there pending litigation with respect to any of the Applicant Entities ?	No
Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ?	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?	No
Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ?	No
During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud , gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy?	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?	No
Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements ?	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?	No

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

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

Signature: 

Name: David M Ferris

Title: Owner

Date: 6/20/23

BRIAN R. CHARVILLE

LEGAL AND PROFESSIONAL EXPERIENCE

The Ferris Companies (Development, Capital, Construction), Southborough, MA March 2015 – Present

General Counsel (throughout) and Chief Operating Officer (2018 – Present)

- Counsel, represent and lead commercial and residential real-estate acquisition and development company with 700,000 sf of office/lab/data center, 200,000 sf of retail and 55,000 sf of self-storage space.
- Obtain land-use permitting approvals for tenant uses and ground-up projects, including site plans, special permits and variances, primarily in Boston and its MetroWest suburbs.
- Appear before local boards and commissions regarding zoning and other land-use matters. Counsel firms' leaders regarding by-right potential and land use permitting and appeals.
- Negotiate, write and implement retail, office, industrial and residential leases and related documents, including licenses, estoppels, SNDAs, ROFO/R notices and amendments, as well as loan documents.
- Advise the company, affiliated real-estate funds and fellow officers and employees in all phases of purchases, sales, financing and refinancing, leasing, risk management, and investor relations. Regularly handle investor and bank communications. Direct experience with SEC and IRS compliance exams.
- Represent the firms in litigation (including trial) when necessary, and ADR.
- Serve as member of company's executive team, including participation in acquisition and disposition strategies and pipeline cultivation; analyze existing and new business lines and opportunities. Form, maintain and manage corporate governance and compliance for dozens of business entities.
- Direct asset and property managers on leasing, CapEx and overall asset control. Draft, negotiate and manage general contracts and subcontracts, including AIA materials, and oversee contractors and subs.

Murphy & Riley, P.C., Boston, MA September 2013 – February 2015

Senior Associate

- Defended insurance companies, their insureds, and self-insured entities in construction, real estate, property and casualty, employment, and civil rights cases in state and federal courts in Massachusetts.
- Managed paper and electronic discovery processes, prepared pleadings for all stages of litigation, including motions for summary judgment, evaluated and analyzed cases and advised clients, represented clients at pre-trial hearings and other court proceedings, and took and defended discovery depositions.

Arlington County, Virginia, Arlington, VA February 2009 – August 2013

Assistant County Attorney (in-house civil counsel)

- Advised County Board (governing body) and its employees in development and real-estate matters and related litigation, including eminent domain; represented County in acquisitions and divestitures.

COMMUNITY INVOLVEMENT

Lynnfield Planning Board – Elected Member, April 2017 – Present; Elected Chairman, November 2017 – Present

MarketStreet (Lynnfield) Advisory Committee – Ex Officio Member, May 2017 – July 2018

QUALIFICATIONS AND EDUCATION

Bar Admissions: Massachusetts (active), Virginia (inactive) and District of Columbia ('retired')

Wake Forest University School of Law, Winston-Salem, N.C.; J.D., May 2005

Duke University, Durham, N.C.; B.A. *cum laude*, September 2001

David M. Ferris, Esq.

Southborough, Massachusetts, United States

 david@ferrisdevelopment.com

 [linkedin.com/in/david-m-ferris-esq-844a581](https://www.linkedin.com/in/david-m-ferris-esq-844a581)

Summary

With over 20+ years of experience as a wealth advisor and real estate mogul, in 2012 I formed Ferris Capital, LLC, a Registered Investment Advisory firm which grew to manage approximately \$1B for 160 families based out of Boston, New York, San Francisco, and London. Ferris Capital was recently acquired in 2022, by Creative Planning; one of the largest and most successful independent financial planning companies in the United States. Creative Planning continues to serve Ferris Capital clients with cutting-edge investment, tax, trust and financial planning services. Additionally, I am CEO of Ferris Development Group, a company that I established to manage personal and commercial real estate holdings. Ferris Development Group is responsible for acquiring, renovating, and leasing multi-family properties in the suburban office, lab, medical and industrial space. Altogether, these properties equate to nearly 1 million sq ft, which serves just shy of 100 public and private companies.

Experience



CEO

Ferris Capital, LLC

Oct 2012 - Jun 2022 (9 years 9 months)

A world-class independent wealth advisory firm established in 2012 that advised 160 families across Boston, New York, San Francisco and London. Ferris Capital managed over \$500M in client capital on a discretionary basis using liquid and non-liquid securities and was recently acquired by Creative Planning for \$755 AUM in June 2022.



Owner

Ferris Development Group

2008 - 2022 (14 years)

Founded in 2008 to manage personal and commercial real estate holdings. The Ferris Development Group leases properties and builds out custom tenant spaces for approximately 25-40% less than other operators. The ability to improve the holdings and propel occupancy rates from 0-100%, allowed for Ferris Development's stellar growth.



Senior Vice President

Merrill Lynch

Sep 2002 - Oct 2012 (10 years 2 months)

Senior Vice President of Investments at Merrill Lynch/ Bank of America and ran a team that focused on ultra-high net worth families and institutions. During my tenure, I was consistently ranked as one of the top performers in the company.



Principal

Thomas Weisel Partners

Mar 2000 - Sep 2002 (2 years 7 months)

A principal at Thomas Weisel Partners where I helped establish the Private Client Group in Boston.

Education



Loyola University New Orleans College of Law

Law

1993 - 1996



Boston College

BA, Political Science

1990 - 1993

Skills

Investments • Alternative Investments • Portfolio Management • Asset Management • Private Equity •
Mutual Funds • Real Estate • Retirement • Asset Management • Equities

James L. Tetreault, PE, LSE, CPESC
Chief Engineer
jamest@azimuthlanddesign.co
(508)485-0137

EDUCATION:

Bachelor of Science in Civil Engineering
Washington University in St. Louis, 1987

PROFESSIONAL REGISTRATIONS

Professional Engineer, Massachusetts, (No. 38548)
Licensed Soil Evaluator, Massachusetts, (No. 2421)
Certified Professional in Erosion & Sediment Control, (No. 4971)

SUMMARY OF EXPERIENCE:

Mr. Tetreault is the Chief Engineer at Azimuth Land Design, LLC. He has more than 35 years experience as lead designer and managing teams of professionals working on complex engineering projects. He has directly managed several hundred projects from conception to completion of construction consulting with a variety of clients, other professionals, peer reviewers and governmental officials from City, Town, State and Federal jurisdictions to shepherd projects to successful completion.

He has designed roads, industrial sites, distribution centers, apartment complexes, residential subdivisions, commercial sites of all kinds and every variety of small residential site.

EMPLOYMENT HISTORY:

Current – Azimuth Land Design, LLC

As Azimuth Land Design, LLC's Chief Engineer, Mr. Tetreault has overseen in house and multi-firm teams of engineers and consultants involved in the design and permitting of four Chapter 40B apartment complex developments that are being permitted. He has prepared site plans for a 5 story laboratory building and office park complex and a variety of smaller residential, industrial and commercial projects.

1988-2021 Thompson-Liston Associates, Inc.

As Project Engineer, Mr. Tetreault was responsible for design and project development coordination of a variety of projects. He gained licensure as a Professional Engineer, a Licensed Soil Evaluator and a Certified Professional of Erosion and Sediment Control. He was lead design engineer on projects including the 40 lot Hidden Farm Estates subdivision in Worcester, the 43 lot Southwoods subdivision in Shrewsbury, the 47 lot Barnard Hill subdivision in Boylston, the 70 lot Tall Pines subdivision in Northborough and the 118 lot Winter Heights subdivision in Worcester, among others. He was the design engineer for the Brookside Apartments development in Boylston, participated in the design and permitting of the Madison Place, Shrewsbury apartment development and designed the septic system and other elements of the FedEx distribution center in Boylston. These and many other projects large and small gave him experience in a wide range of contexts of developments and design and regulatory challenges.

James L. Tetreault, PE, LSE, CPESC
Chief Engineer
jamest@azimuthlanddesign.co
(508)485-0137

1987-1988 New World Development, Inc.

As a staff engineer, Mr. Tetreault participated in the design of a variety of small residential and commercial projects.

1987 Visniewski Engineering Associates, Inc.

As a staff engineer, Mr. Tetreault participated in the design of a variety of small and medium sized residential developments.

1986 Para Land Surveying, Inc.

Summer vacation of college, Mr. Tetreault worked on a survey field crew.

Monte French

Founder & Principal



Monte has over 20 years of design and management experience on projects ranging from small adaptive reuse to international competitions. Through each project Monte focuses on exceeding client expectations, developing aesthetically purposeful designs, community-based interaction, and creating thoughtful building systems through critical thinking of each element. Monte has been a Boston area native throughout his 20 years of architectural engagement; and brings nuanced experience in tackling the challenges of executing projects in urban contexts and navigating the complexities of municipal and civic processes.

Years of Experience:

Total number of years of experience: 20 years

Summary of Experience:

Monte French Design Studio, Boston, MA	Principal	2014 - Present
CBT Architects, Boston, MA	Senior Associate	2006 - 2013
Goody Clancy, Boston, MA	Designer	1998 - 2006
United State Navy	Second Class Petty Officer, AT-2	1993 - 1999

Summary of Past Projects:

11 East Lenox, CLT Mid-rise Multifamily	Boston MA
88 North Washington, CLT High-rise Hotel	Boston, MA
1065 Tremont Street, Mid-rise Mixed Use	Boston, MA
One Newcomb Place, Mid-rise Multifamily	Boston, MA
44 N Beacon, Mid-rise Mixed Use	Boston, MA
58 Burbank, CLT Urban Infill, Single Family	Boston, MA
1035 Commonwealth, Mid-rise Mixed Use	Boston, MA
582 Cambridge, Mid-rise Multifamily	Boston, MA
Avalon North Station, High-rise Multifamily	Boston, MA
Liberty Mutual Headquarters, High-rise Office	Boston, MA
Atlantic Wharf, High-rise Office & Residential	Boston, MA
Trans National Place, High-rise Office	Boston, MA
Nantun Tower, High-rise Multifamily	Taichung, Taiwan
Sky Garden, High-rise Residential	Taiwan
MIT Brain and Cognitive Sciences Complex	Cambridge, MA
Trinity Church Preservation	Boston, MA
Wheeling Federal Building Courthouse	Wheeling, WV
Purdue University, Krannert Business School	West Lafayette, IN
University of Chicago, Renee Granville-Grossman Residential	Chicago, IL

Education:

Boston Architectural College Bachelor of Architecture

Registrations:

National Council of Architectural Registration Boards NCARB

Role and Responsibilities:

Principal in charge; Project lead in project direction, strategic decisions, design direction, and community outreach.

Area of Expertise:

Design, project delivery, community outreach, and technical oversight

L.A. ASSOCIATES, INC.

Affordable Housing Experience

Kristen Costa, President - State Certified Housing Consultant / Lottery Agent

<u>LOCATION</u>	<u>PROJECT</u>	<u>DESCRIPTION</u>	<u>DATE</u>
120 Turnpike Rd., Stoughton	60 rental units; 15 affordable	40B MassHousing; permitting project	2023
250 Turnpike Rd., Stoughton	56 rental units; 14 affordable	40B MassHousing; permitting project	2023
Four Corners, Newton	7 home ownership; 1 affordable	LIP Local Action Unit; conducting lottery	2023
Deacon Farm Ln., Gloucester	13 home ownership; 2 affordable	LIP Local Action Unit; permitting; conducting lottery	2023
26 Christian Circle, Haverhill	Resale home ownership unit	LIP DHCD	2023
23 Ridgewood Crossing #24, Hingham	1 ownership unit	LIP Local Action Unit; permitting; conducting lottery	2023
270 Central St., Hingham	1 ownership unit	Town owned; conducting lottery	2023
113-117 Wapping Rd., Kingston	60 over-55 ownership; 15 affordable	40B MassHousing; permitted project; conducting lottery	2022 – present
0 Plymouth St., Carver	3 over-55 rental units	LIP Local Action Unit; permitted; conducting lottery	2022 – present
Ashley Court, Peabody	32 home ownership; 6 affordable	LIP Local Action Unit; permitted; conducting lottery	2022 – present
Baldwin Landing, Wilmington	12 home ownership; 3 affordable	40B MassHousing; permitted project; conducted lottery	2022 – present
195 Salem St., Unit 2305, Wilmington	Resale over-55 unit	LIP DHCD	2022
57 Brewster Rd., Stoughton	Resale home ownership unit	LIP DHCD	2022
1702 Pouliot Place, Wilmington	Resale home ownership unit	LIP DHCD	2022
142 Main St., Amesbury #7 & #9	12 home ownership; 2 affordable	LIP Local Action Unit; permitted; conducted lottery	2022 – present
1403 Lords Court, Wilmington	Resale home ownership unit	LIP DHCD	2022
Rachel's Village, Wilmington	36 home ownership; 5 affordable	LIP Local Action Unit; permitted; conducted lottery	2022 – present
30 E. Main St. #4, Georgetown	1 Town-owned rental unit	LIP Local Action Unit; permitted; conducted lottery	2021 – 2022
140 Main St. Unit C, Amesbury	6 home ownership; 1 affordable	LIP Local Action Unit; permitted; conducted lottery	2021 – 2022
32 Nahant St., Wakefield	24 rental units; 6 affordable	40B MassHousing; permitting project	2021 – present

ATTACHMENT 6.1
LAA QUALIFICATION

ATTACHMENT 6.2
40B EXPERIENCE

ATTACHMENT 6.3
FAIR HOUSING EXP.

Stables at Bashaw Farm, Newburyport	8 home ownership; 1 affordable	LIP Local Action Unit; permitted; conducting lottery	2021 – present
Southwood Commons	12 home ownership; 3 affordable	40B MassHousing; permitted project; conducted lottery	2017 – present
29-31 Rhodes Circle, Hingham	2 home ownership units	LIP Local Action Units; conducting lottery	2021 – present
Chapel Hill Landing, Medfield	5 affordable home ownership units	40B MassHousing; conducted lottery	2021 – 2022
3203 Pouliot Place, Wilmington	Resale home ownership unit	LIP DHCD	2021
870 Haverhill St. #13B, Rowley	Resale home ownership unit	LIP DHCD	2021
1 Maura Circle, Westford	Resale home ownership unit	LIP DHCD	2021
855 Main St. #6, Woburn	Resale home ownership unit	LIP DHCD	2021
901 Pouliot Place, Wilmington	Resale home ownership unit	LIP DHCD	2021
50R Maplewood Ave., Gloucester	24 rental units; 6 affordable	40B MassHousing; permitted project	2020 – 2021
Reserve at Bashaw Farm, Newburyport	15 home ownership; 2 affordable	LIP Local Action Unit; permitted; conducted lottery	2020 – 2021
870 Haverhill St. Unit 3C, Rowley	Resale home ownership unit	LIP DHCD	2020
419-429 Main St., Melrose	12 rental units, 2 affordable	LIP Local Action Unit; permitted	2020
1401 Lords Court, Wilmington	Resale home ownership unit	LIP DHCD	2020
26 Christian Circle, Haverhill	Resale home ownership unit	LIP DHCD	2020
870 Haverhill St. Unit 3C, Rowley	Resale home ownership unit	LIP DHCD	2020
Winn View Heights II, Burlington	24 home ownership; 6 affordable	40B LIP DHCD; conducting lottery	2019 – current
40 Heather St. #112, Beverly	Resale home ownership unit	LIP DHCD	2020
195 Salem St., Unit 2206, Wilmington	Resale over-55 unit	LIP DHCD	2020
Parker Hill, Newburyport	23 home ownership; 3 affordable	LIP Local Action Units; permitted; conducted lottery	2019 – current
870 Haverhill St. Unit 3B, Rowley	Resale home ownership unit	LIP DHCD	2019
45 Rantoul St. Unit 102, Beverly	Resale home ownership unit	LIP DHCD	2019
249 Salem St. #1, Reading	Resale over-55 unit	LIP DHCD	2019
112 Johnson Woods #101, Reading	Resale home ownership unit	LIP DHCD	2019
Highland Ridge, Foxboro	8 home ownership; 2 affordable	40B MassHousing; conducted lottery	2019 – 2020

Kensington Place, Millis	12 home ownership; 3 affordable	LIP DHCD; conducted lottery	2019 – 2021
Spruce Farm, Wilmington	27 over-55 ownership units	LIP Local Action Unit; permitted; conducted lottery	2018 – 2021
27C Andrews Farm, Boxford	Resale home ownership unit	LIP DHCD	2018
870 Haverhill St. Unit 3B, Rowley	Resale home ownership unit	LIP DHCD	2019
870 Haverhill St. Unit 3C, Rowley	Resale home ownership unit	LIP DHCD	2019
30 South Main St. #102, Ipswich	11 home ownership; 1 affordable	LIP Local Action Unit; permitted; conducted lottery	2017 – 2018
Tree Farm Landing, Kingston	33 home ownership; 4 affordable	LIP Local Action Units; permitted; conducted lottery	2017 – 2018
302 Cardinal Court, Wilmington	Resale home ownership unit	HOP DHCD	2018
Southwood Commons, Berlin	12 home ownership; 3 affordable	40B MassHousing; permitted; conducting lottery	2016 – current
Hidden Oaks, Billerica	24 home ownership; 6 affordable	40B MassHousing; permitted project; conducted lottery	2016 – 2019
Primrose Farm, Ipswich	24 home ownership; 6 affordable	40B MassHousing; permitted project; conducted lottery	2016 – current
Newburyport Landing, Newburyport	15 home ownership; 2 affordable	LIP Local Action Unit; permitted; conducted lottery	2016 – 2017
201 Central St. #2, Georgetown	Resale home ownership unit	LIP DHCD	2017
27D Andrews Farm, Boxford	Resale home ownership unit	LIP DHCD	2017
4 Pimpernel Circle, Georgetown	Resale home ownership unit	LAU Unit Georgetown Affordable	2017
281 Rowley Bridge St. #6, Topsfield	Resale home ownership unit	LIP DHCD	2017
101 Pouliot Place, Wilmington	Resale home ownership unit	HOP DHCD	2017
Sphere Apartments, Medford	42 rental units; 4 affordable	LIP Local Action Units; permitted	2017
18 Denault Dr., Wilmington	Resale home ownership unit	LIP DHCD; conducted lottery	2016
203 Cardinal Court, Wilmington	Resale home ownership unit	HOP DHCD	2016
2802 Pouliot Place, Wilmington	Resale home ownership unit	HOP DHCD	2016
Hilltop at Berlin Woods, Berlin	32 home ownership; 8 affordable	40B MassHousing; permitted project; conducted lottery	2015 – 2019
32 Lisa Lane, Georgetown	1 affordable rental unit	LIP Local Action Unit; permitted & conducted lottery	2015 – 2016
Turning Leaf, Georgetown	22 home ownership; 1 affordable	LIP Local Action Unit; permitted; conducted lottery	2015 – 2017
North Meadow Village, Middleton	42 home ownership; 4 affordable	LIP Local Action Unit; permitted; conducted lottery	2015 – 2018

302 Cardinal Court, Wilmington	Resale home ownership unit	HOP DHCD	2016
24 Turtlebrook Way, Medfield	Resale over-55 home ownership	LIP DHCD	2016
Village Crossing, Billerica	20 home ownership; 3 affordable	LIP Local Action Units; conducted lottery	2015 – 2016
130 Cabot St., Beverly	11 rental units; 2 affordable	LIP Local Action Unit; permitted & conducted lottery	2015 – 2016
Stonewall Farms, Billerica	10 home ownership; 1 affordable	LIP Local Action Unit; conducted lottery	2015
308 Autumn Ridge, Ayer	Resale over-55 home ownership	LIP DHCD	2015
13B Fitch Court, Wakefield	Resale home ownership unit	LIP DHCD	2015
One Saint Clare, Medford	18 home ownership; 2 affordable	LIP Local Action Units; permitted project	2015
Whispering Pines 2, Wilmington	24 over-55 homeownership; 5 afford.	LIP DHCD permitted project; conducted lottery	2014 – 2016
1 Powder Mill Sq. #309A, Andover	Resale home ownership unit	LIP DHCD	2014
249 Salem St. #1, Reading	Resale home ownership unit	LIP DHCD	2014
401 Pouliot place	Resale home ownership unit	HOP DHCD	2014
281 Rowley Bridge St. #2, Topsfield	Resale home ownership unit	LIP DHCD	2014
North River Apartments, Salem	45 rental units; 4 affordable	LIP Local Action Units; permitted & conducted lottery	2014 – 2015
150 Adams St., Newton	9 rental units; 1 affordable	LIP Local Action Unit; permitted & conducted lottery	2014 – 2015
14 Silverhurst Ave., Wilmington	Resale home ownership unit	LIP DHCD	2014
1601 Pouliot Place, Wilmington	Resale home ownership unit	HOP DHCD	2013
Dover Farms, Dover	20 home ownership; 5 affordable	40B MassHousing; permitted project; conducted lottery	2013 – 2016
Angle Brook Village, West Boylston	132 over-55 ownership; 2 affordable	LIP Local Action Unit; permitted & conducted lottery	2013 – 2014
Berlin Woods, Berlin	32 home ownership; 8 affordable	40B MassHousing; permitted project; conducted lottery	2010 – 2016
Canal Village, Wilmington	16 home ownership; 4 affordable	LIP DHCD; assisted in permitting; conducted lottery	2009 – 2011
252 Hale St., Beverly	2 home ownership; 2 affordable	LIP Local Action Units; permitted & conducted lottery	2009 – 2010
Maplewood Village, Reading	36 over-55 home ownership; 9 afford.	LIP DHCD; assisted in permitting; conducted lottery	2003 – 2006
Whispering Pines 1, Wilmington	24 over-55 home ownership; 7 afford.	LIP DHCD; permitted project; conducted lottery	2003 – 2011
Denault Drive, Wilmington	2 home ownership; 1 affordable	LIP DHCD; permitted project; conducted lottery	1997 – 1998

Avon Street, Wilmington	5 home ownership; 2 affordable	LIP DHCD; permitted project; conducted lottery	1996 – 1997
Buckingham Street, Wilmington	23 home ownership; 6 affordable	LIP DHCD; permitted project; conducted lottery	1995 – 1997
Silverhurst, Wilmington	2 home ownership; 1 affordable	LIP DHCD; permitted project; conducted lottery	1993 – 1994
Cinnamon Circle, Tewksbury	24 home ownership; 6 affordable	LIP DHCD; permitted project; conducted lottery	1992 – 1995

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund ("NEF") Rental Projects

Section 7: NOTIFICATION AND FEES

Notices

Event	Date
Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing:	06/06/2023
Date of Pre-Application Meeting with MassHousing:	02/13/2023
Date copy of complete application sent to chief elected office of municipality:	06/26/2023
Date notice of application sent to DHCD:	06/23/2023

Fees

All fees that are payable to MassHousing should be sent via ACH/Wire Transfer. Please contact MassHousing for the ACH/Wire Transfer instructions.

Fees payable to the Massachusetts Housing Partnership should be sent directly to MHP with the [MHP Cover Letter](#)

Fee	Amount	Description
MassHousing Application Processing Fee:	\$7,803	payable to MassHousing
Chapter 40B Technical Assistance/Mediation Fee:	\$2,500	(Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000)
Unit Fee:	\$3,000	(\$50 per Unit)
Total TA/Mediation and Unit Fee:	\$5,500	(Payable to Massachusetts Housing Partnership)

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

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

On June 6, 2023 Ferris Development Group, LLC ("FDG") 40B applications, for 120 Turnpike Road & 250 Turnpike Road, to the Town of Southborough in a joint public meeting with the town's Select Board and Planning Board. Also in attendance was the Town Manager, (Mark Purple) and interested residents. FDG provided the Boards with an Executive Summary of the two affordable housing apartment initiatives seeking site eligibility approval from MassHousing. A Site Eligibility timeline was provided detailing the submission process status for both 120 Turnpike Road and 250 Turnpike Road, which will be submitted staggered by a few weeks apart in June and July 2023. FDG provided a detailed site plan highlighting the benefits on location, smaller scaled development, and low impact to community roads and abutters.

The presentation was greeted with favorable comments from both Boards. Town board members raised insightful questions and pointed out individually their initial thoughts and areas FDG could consider to make a favorable town government-supported initiative. The 120 Turnpike site did not have any abutters present in the meeting who chose to speak during public comment period. One reason may be there is virtually no residential abutters as the nearest abutter is approximately 850 feet from the site. The 250 Turnpike Road Site had several abutters provide public comment as this group had previously assembled last year to oppose a Zoning change of use for the other commercially zoned portion of the property that was split from 250 as part of an ANR (approval not required) with the Planning Board in 2022. Several of the residents who did make public comments expressed appreciation to Ferris Development Group for presenting our intentions in an open and transparent way with the community. They also expressed concerns about tree loss, traffic and building density at the 250 Turnpike site. It is noteworthy that in closing comments from the Select Board and Planning Board there was strong encouragement that these two initiatives may help the town reach its minimum 10% affordable housing requirement with the State. The Town Board members also welcomed more conversations on how these proposals may tie into their local initiative development plans.

The public meeting was recorded and published on YouTube. The recording of the presentation can be viewed at <https://www.youtube.com/live/zJN7ixg5dpM?feature=share>.

Additionally the agenda and summary of the project was featured on a very popular media blog called [mysouthborough.com](https://www.mysouthborough.com) <https://www.mysouthborough.com/2023/06/06/ferris-development-hoping-to-build-two-40b-projects-in-southborough/>. Two of the posted comments to this article were favorable with a former Select Board member stating "FINALLY, two affordable housing projects which do NOT have negative impacts on nearby single family homes. These are possible thanks to particular site locations ... both projects have DIRECT ACCESS to Route 9, at locations where traffic entering and exiting from each site — is SAFE". Another resident also posted "It was really great to see this presentation and hear that there is a possibility for solar on either of the two developments. As a young person heading off to college this fall, I'm glad to see potential development more accessible for me to move back. I'm looking forward to hearing more about the specific permitting for the site".

Overall it was a successful and productive meeting.

References / Attachments:

(please refer to Ferris Development Group, LLC – Proposed 40B applications, 120 & 250 Turnpike Road.pdf)



L.A. Associates, Inc.
Real Estate Development Services

11 Middlesex Ave., Suite 5, Wilmington, MA 01887 kriscosta@laassoc.com

sent via certified mail #7022 0410 0002 4810 2867

June 23, 2023

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

Re: 120 Turnpike Rd., Southborough

Dear Mr. Purple:

I am writing on behalf of FD 120 Turnpike, LLC, owner and applicant of the proposed affordable rental housing project at 120 Turnpike Road.

We are hereby notifying you that we are submitting a Comprehensive Permit Site Approval Application Rental to MassHousing under their Housing Starts/New England Fund 40B program for this project. Enclosed please find a copy of the application and attachments for your records.

Upon receipt of project eligibility from the state, the applicant will then apply to the local Zoning Board of Appeals for a Comprehensive Permit.

If you have any questions, or need additional information, please call me at (978) 758-0197.

Thank you.

Very truly yours,

Kristen E. Costa
Consultant

cc: Michael Ferris



L.A. Associates, Inc.
Real Estate Development Services

11 Middlesex Ave., Suite 5, Wilmington, MA 01887 kriscosta@laassoc.com

June 23, 2023

Ms. Margaux LeClair
Counsel / Fair Housing Specialist
Executive Office of Housing & Livable Communities
100 Cambridge St. 3rd Fl., Suite 300
Boston, MA 02114

Re: 120 Turnpike Rd., Southborough

Dear Ms. LeClair:

I am writing on behalf of FD 120 Turnpike, LLC, owner and applicant for the project at 120 Turnpike Road in Southborough. The applicant is proposing an affordable housing rental project on this property. The project is to be in accordance with Mass General Laws Chapter 40B under the MassHousing Housing Starts/NEF program.

We are hereby notifying EOHLC of the developer's submission of a project eligibility application to MassHousing.

If you have any questions, or need more information, please call me directly at (978) 758-0197.

Thank you.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Kristen E. Costa', is written over the typed name.

Kristen E. Costa
Consultant

SUSTAINABLE DEVELOPMENT CRITERIA

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Please provide information indicating that your development complies with either Method 1 or Method 2 of the Sustainable Development Principles

Method 2 - Consistency with Sustainable Development Principals

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, 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 check the applicable boxes within the "Optional - Demonstration of Municipal Support" section below, include an explanation in the box if necessary and provide attachments where applicable.

Optional - Demonstration of Municipal Support

- | | |
|---|----|
| - Letter of Support from the Chief Elected Official of the municipality * | No |
| - Housing development involves municipal funding | No |
| - Housing development involves land owned or donated by the municipality | No |

**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)

Please explain at the end of each category how the development follows the relevant *Sustainable Development Principle(s)* and explain how the development demonstrates each of the checked "X" statements listed under the *Sustainable Development Principle(s)*.

(1) Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

- | | |
|---|-----|
| - Higher density than surrounding area | Yes |
| - Mixes uses or adds new uses to an existing neighborhood | Yes |
| - Includes multi-family housing | Yes |
| - Utilizes existing water/sewer infrastructure | Yes |
| - Compact and/or clustered so as to preserve undeveloped land | Yes |
| - Reuse existing sites, structured, or infrastructure | No |
| - Pedestrian friendly | No |
| - Other (discuss below) | No |

Explanation (Required)

This project adds a multi-family residential housing use to the existing surrounding commercial uses. The proposal includes extension of existing water infrastructure. The project includes one apartment building and preserves undeveloped land.

(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.

- Concerted public participation effort (beyond the minimally required public hearings) No
- Streamlined permitting process, such as 40B or 40R Yes
- Universal Design and/or visitability No
- Creates affordable housing in middle to upper income area and/or meets regional need No
- Creates affordable housing in high poverty area No
- Promotes diversity and social equity and improves the neighborhood No
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community No
- Other (discuss below) No

Explanation (Required)

This is a 40B application.

(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.

- Creation or preservation of open space or passive recreational facilities Yes
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands No
- Environmental remediation or clean up No
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.) No
- Eliminates or reduces neighborhood blight No
- Addresses public health and safety risk No
- Cultural or Historic landscape/existing neighborhood enhancement No
- Other (discuss below) No

Explanation (Required)

The project includes 5.9 acres of usable open space and preserves .65 acres of unusable open space.

(4) Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water and materials.

- Uses alternative technologies for water and/or wastewater treatment No
- Uses low impact development (LID) for other innovative techniques No
- Other (discuss below) No

Explanation (Required)

(5) Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

- Includes rental units, including for low/mod households Yes
- Includes homeownership units, including for low/mod households No
- Includes housing options for special needs and disabled population No
- Expands the term of affordability No
- Homes are near jobs, transit and other services No
- Other (discuss below) No

Explanation (Required)

The project includes rental units including 25% low income affordable units.

(6) Provide Transportation Choice

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

- Walkable to public transportation No
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses) No
- Increased bike and ped access No
- 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 Yes
- Other (discuss below) No

Explanation (Required)

The site has direct access to Route 9, which runs from Worcester to Brookline.

(7) Increase Job and Business Opportunities

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

- Permanent Jobs No
- Permanent jobs for low- or moderate- income persons No
- Jobs near housing, service or transit No
- Housing near an employment center No
- Expand access to education, training or entrepreneurial opportunities No
- Support local business No
- Support natural resource-based businesses (i.e., farming, forestry, or aquaculture) No
- Re-uses or recycles materials from a local or regional industry's waste stream No
- Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials No
- Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products No
- Other (discuss below) No

Explanation (Required)

(8) Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

- Energy Star or Equivalent* Yes
- Uses renewable energy source, recycled and/or non-flow-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in was reduction and conservation of resources No
- Other (discuss below) No

*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)

All units will include electric heat pump systems and energy efficient appliances.

(9) Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long term costs and benefits to the Commonwealth.

- Consistent with a municipally supported regional plan No
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing No
- Measureable public benefit beyond the applicant community No
- Other (discuss below) No

Explanation (Required)