



**11 Middlesex Ave., Suite 5, Wilmington, MA 01887** [kriscosta@laassoc.com](mailto:kriscosta@laassoc.com)

*sent via certified mail #7022 0410 0002 4810 2737*

June 28, 2023

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

Re: 250 Turnpike Rd., Southborough

Dear Mr. Purple:

I am writing on behalf of FD 250 Turnpike, LLC, owner and applicant of the proposed affordable rental housing project at 250 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,

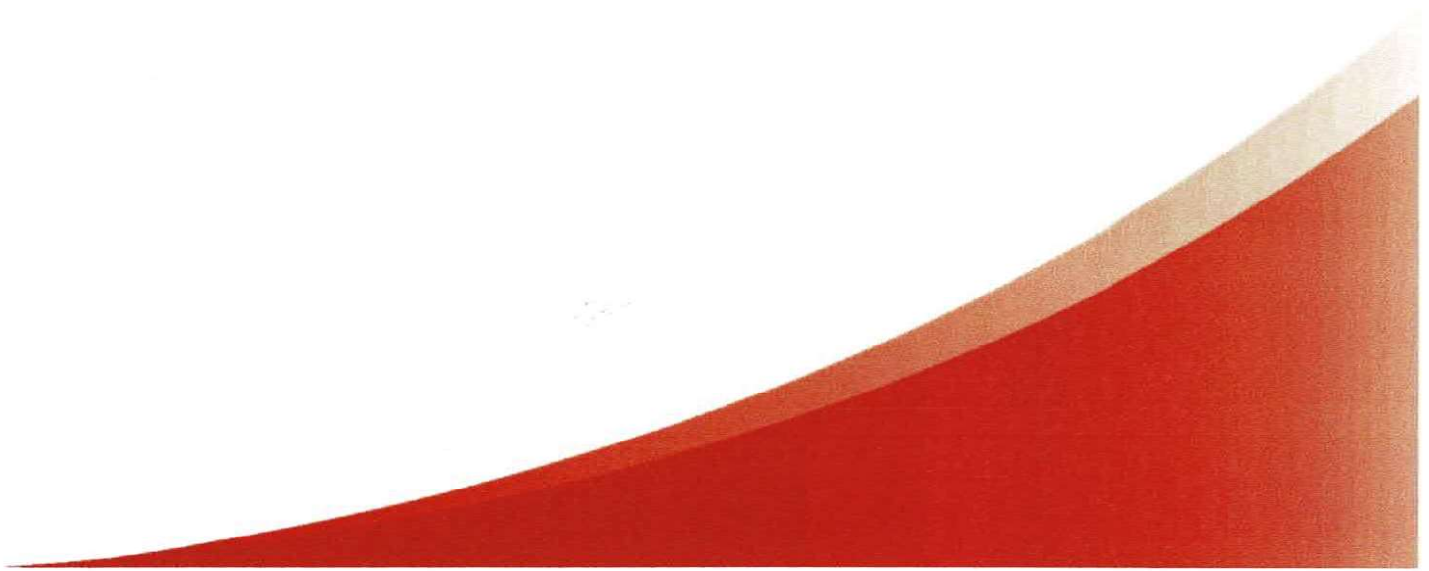
Kristen E. Costa  
Consultant

cc: Michael Ferris



**Comprehensive Permit  
Site Approval Application  
Rental**

[www.masshousing.com](http://www.masshousing.com) | [www.masshousingrental.com](http://www.masshousingrental.com)



## Comprehensive Permit Site Approval Application/Rental

Attached is the Massachusetts Housing Finance Agency ("MassHousing") application form for Project Eligibility/Site Approval ("Site Approval") under the state's comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as "Chapter 40B". Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund ("NEF") program must receive Site Approval from MassHousing. This approval (also referred to as "project eligibility approval") is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located .

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site, (ii) the applicant is a public agency, non-profit organization or limited dividend organization, and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

**Please note that MassHousing requires that all applicants meet with a member of our 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](http://www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf) .

Instructions for completing the Site Approval Application are included in the application form which is attached . The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

**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](mailto: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:** 250 Turnpike Road

**Municipality:** Southborough

**County:** Worcester

**Address of Site:** 250 Turnpike Rd

**Cross Street:** Parkerville Road

**Zip Code:** 01772

**Tax Parcel I.D. Number(s):** 27/2/A

**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 250 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 LLC's.

**Primary Contact Information:**

**Contact Name:** Brian Charville

**Relationship to Applicant:**

**Company Name:** Ferris Development Group, LLC

**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](mailto:bcharville@ferrisdevelopment.com)

**Secondary Contact Information:**

<b>Contact Name:</b> David M. Ferris	<b>Relationship to Applicant:</b>
<b>Company Name:</b> FD 250 Turnpike, LLC	
<b>Address:</b> 118 Turnpike Rd., Ste. 300	
<b>Municipality:</b> Southborough	<b>State:</b> Massachusetts <b>Zip:</b> 01772
<b>Phone:</b> 508-281-5600	<b>Cell Phone:</b>
<b>Email:</b> david@ferrisdevelopment.com	

**Additional Contact Information:**

<b>Contact Name:</b>	<b>Relationship to Applicant:</b>
<b>Company Name:</b>	
<b>Address:</b>	
<b>Municipality:</b>	<b>State:</b> <b>Zip:</b>
<b>Phone:</b>	<b>Cell Phone:</b>
<b>Email:</b>	

**Anticipated Construction Financing:** Other

**Name of Lender (if not MassHousing financed):**

**Anticipated Permanent Financing:** NEF

**Other Lenders:** Digital Credit Union

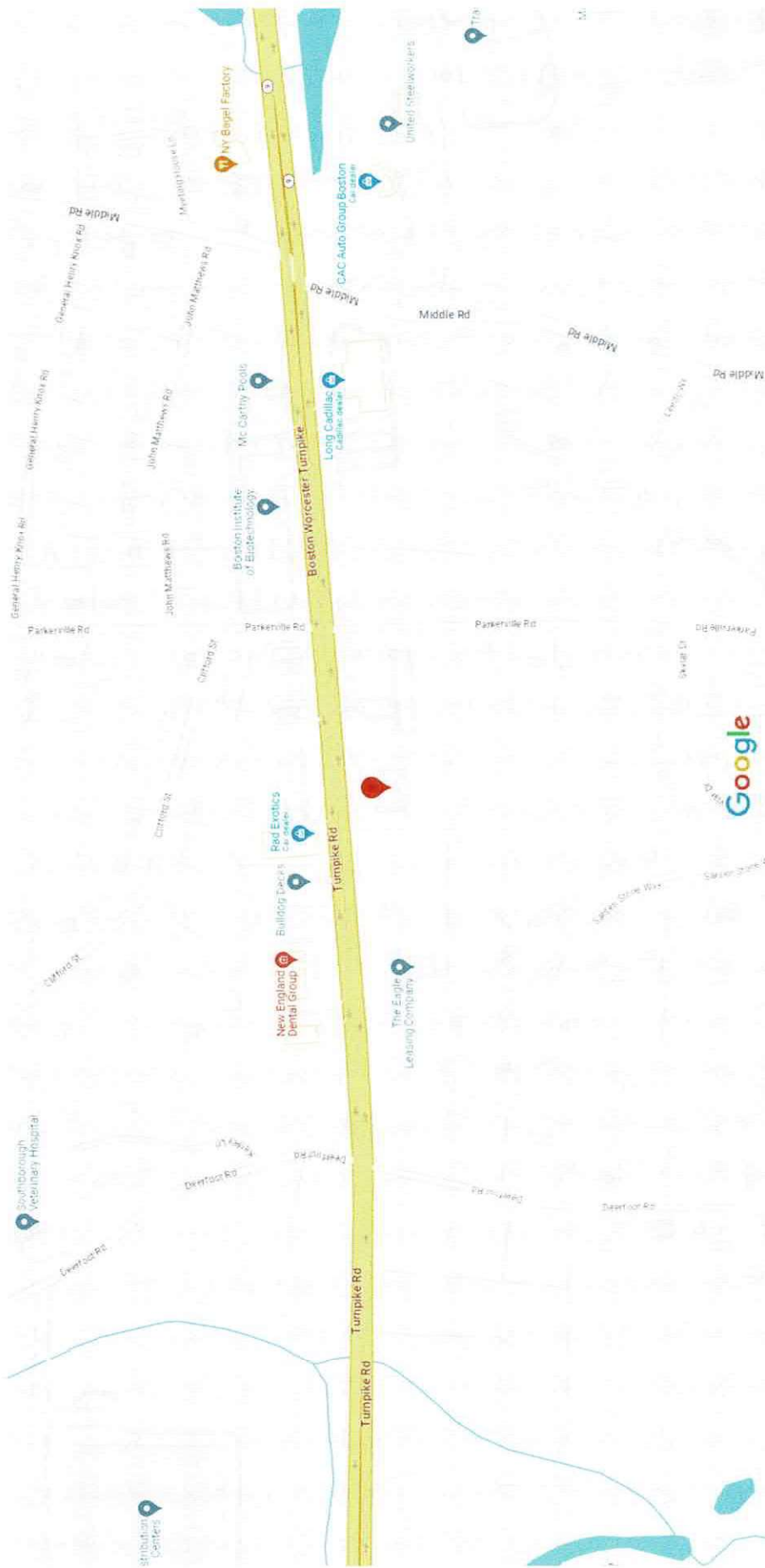
*Please note: under the NEF Program, a minimum of 25% of the Permanent financing must be obtained from an NEF Lender and remain in place for 5 years*

**Age Restriction:** None

**Brief Project Description:**

250 Turnpike Road is comprised of Lot A, an existing 4.29 acre lot housing a brick building, and Lot B an existing 5.53 acre vacant lot. Lot A is located mostly in the Industrial zone and partly in Residence A zoning district. Lot B is located entirely in Residence A zoning district. The proposal includes construction of a 4-story apartment building with 56 rental units and 102 parking spaces. Access will be via a driveway access easement through the existing parking area on Lot A to Route 9.

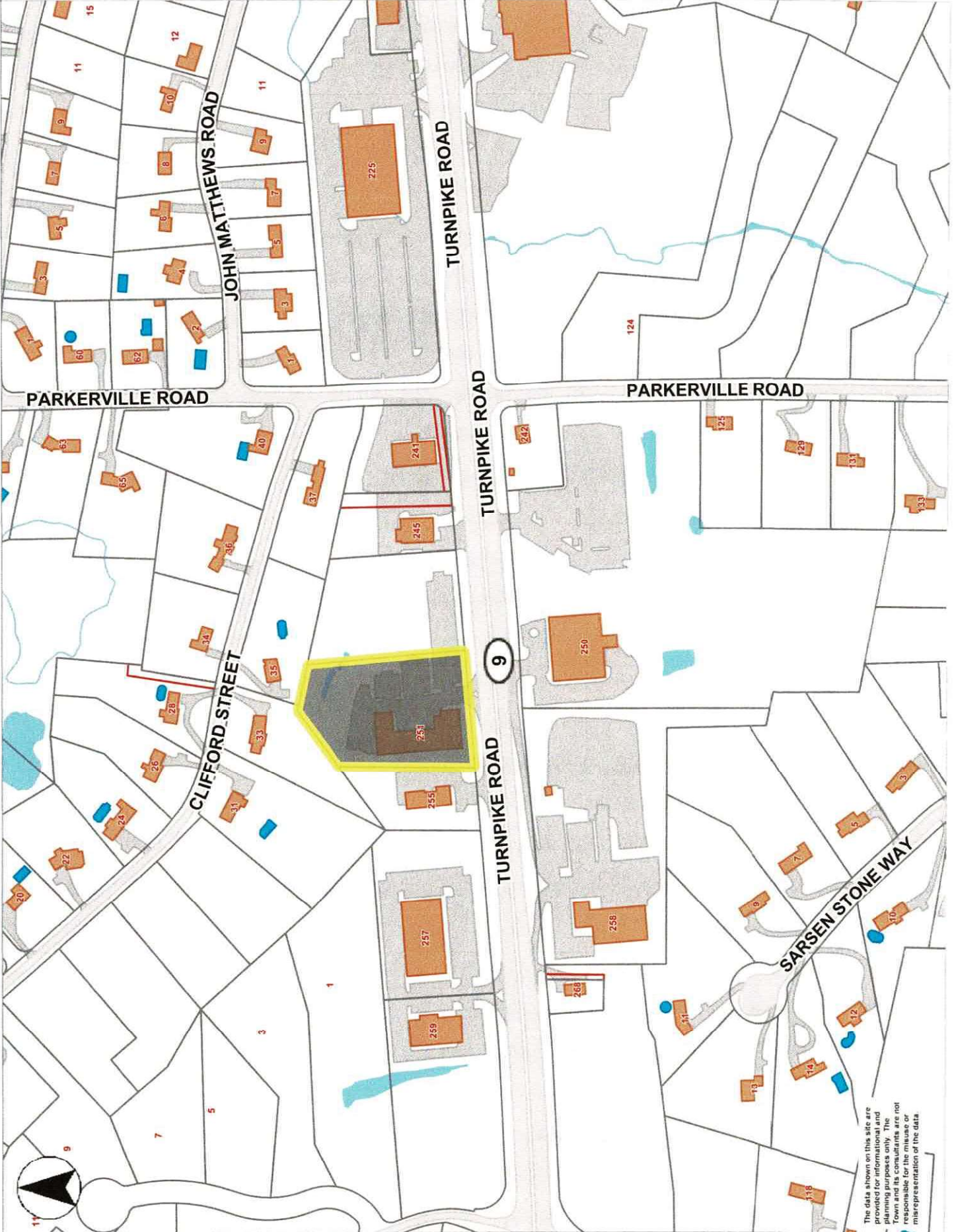
# Google Maps 250 Turnpike Rd



Map data ©2023 Google 200 ft



- 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

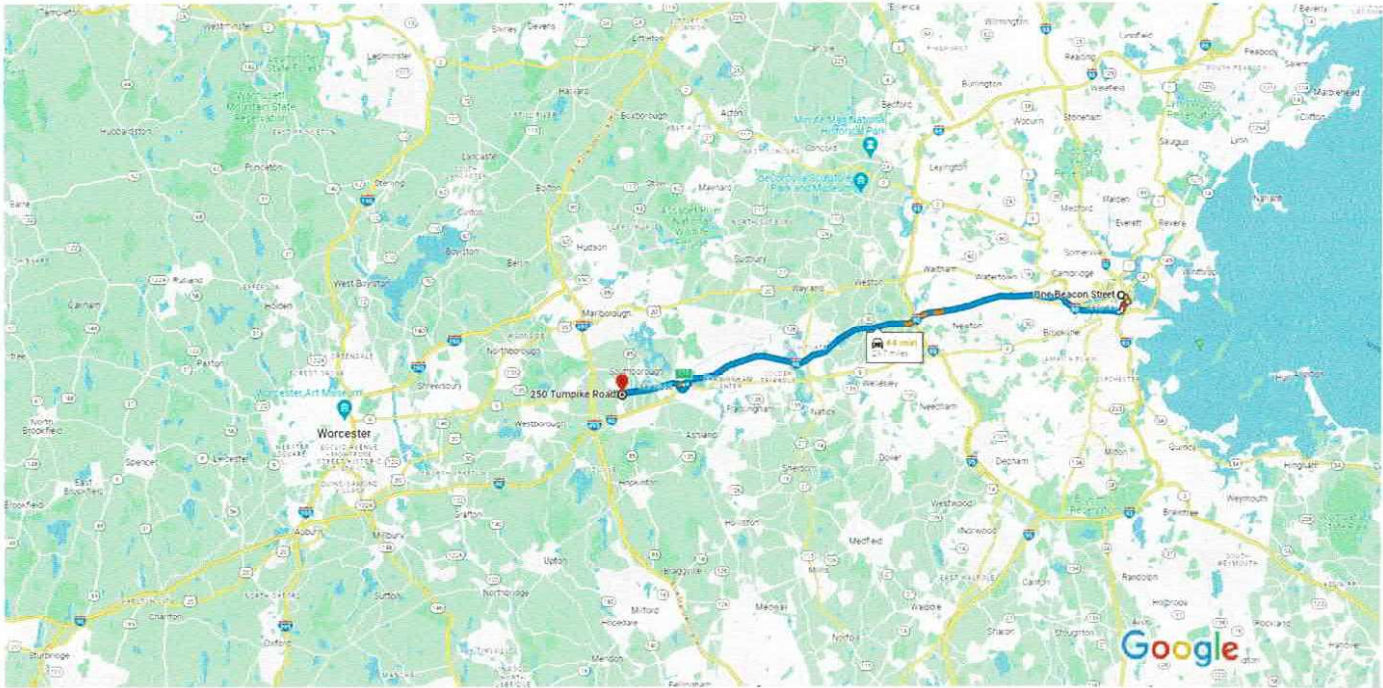


The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.





One Beacon Street, 1 Beacon St, Boston, MA 02108 Drive 29.7 miles, 44 min  
to 250 Turnpike Rd, Southborough, MA 01772



Map data ©2023 Google 2 mi

One Beacon Street

⚠ This route has tolls.

1 Beacon St, Boston, MA 02108

Get on I-90 W from Freedom Trail and Congress St

5 min (1.3 mi)

- ↑ 1. Head southwest on Freedom Trail/Tremont St toward School St  
148 ft
- ↶ 2. Turn left onto Freedom Trail/School St  
Continue to follow Freedom Trail  
0.1 mi
- ↷ 3. Turn right onto Water St  
463 ft
- ↷ 4. Turn right onto Congress St  
0.3 mi
- ↷ 5. Turn right onto Purchase St  
43 ft
- ⤴ 6. Take the I-93 S ramp on the left to I-90 W/Quincy/Worcester  
0.5 mi
- ↷ 7. Keep right at the fork, follow signs for I-90 W  
0.1 mi

- ➔ 8. Keep right, follow signs for Route 90  
W/Masspike/Worcester and merge onto I-90 W  
0.1 mi

**Follow I-90 W to MA-9 W/Boston Worcester Turnpike/Worcester Rd in Framingham. Take exit 111 from I-90 W**

24 min (23.9 mi)

- ⬆️ 9. Merge onto I-90 W  
⚠️ Toll road  
22.7 mi

- ➔ 10. Take exit 111 to merge onto MA-9 W/Boston Worcester Turnpike/Worcester Rd  
⚠️ Toll road  
1.3 mi

**Follow MA-9 W to your destination in Southborough**

7 min (4.5 mi)

- ⬆️ 11. Merge onto MA-9 W/Boston Worcester Turnpike/Worcester Rd  
📍 Continue to follow MA-9 W/Boston Worcester Turnpike  
3.8 mi

- ↻ 12. Make a U-turn at Crystal Pond Rd  
0.7 mi

- ➔ 13. Turn right  
72 ft

- ➔ 14. Turn right  
59 ft

- ⬆️ 15. Continue straight  
📍 Destination will be on the right  
98 ft

250 Turnpike Rd  
Southborough, MA 01772

**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)

<b>Total Site Area:</b>	<b>5.50</b>
<b>Wetland Area (per MA DEP):</b>	0.81
<b>Flood Hazard Area (per FEMA):</b>	0.00
<b>Endangered Species Habitat (per MESA):</b>	0.00
<b>Conservation / Article 97 Land:</b>	0.00
<b>Protected Agricultural Land (i.e. EO 193):</b>	0.00
<b>Other Non-Buildable:</b>	0.00
<b>Total Non-Buildable Area:</b>	0.81
<b>Total Buildable Area:</b>	4.69

**Current use of the site and prior use if known:**

Vacant land.

**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 - conservation, one-family houses, etc

**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	Easement to connect to town water
Water-private well	No	
Natural Gas	Yes	Can be extended from Lot A
Electricity	Yes	Can be extended from Lot A
Roadway Access to Site	Yes	Easement through Lot A
Sidewalk Access to Site	No	
Other	No	

**Describe Surrounding Land Uses:**

The existing structure to the north is being converted to a self-storage use; there are residential homes to the south, west and east.

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

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

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

MBTA station at 87 Southville Rd. approximately 6 minutes from the site.

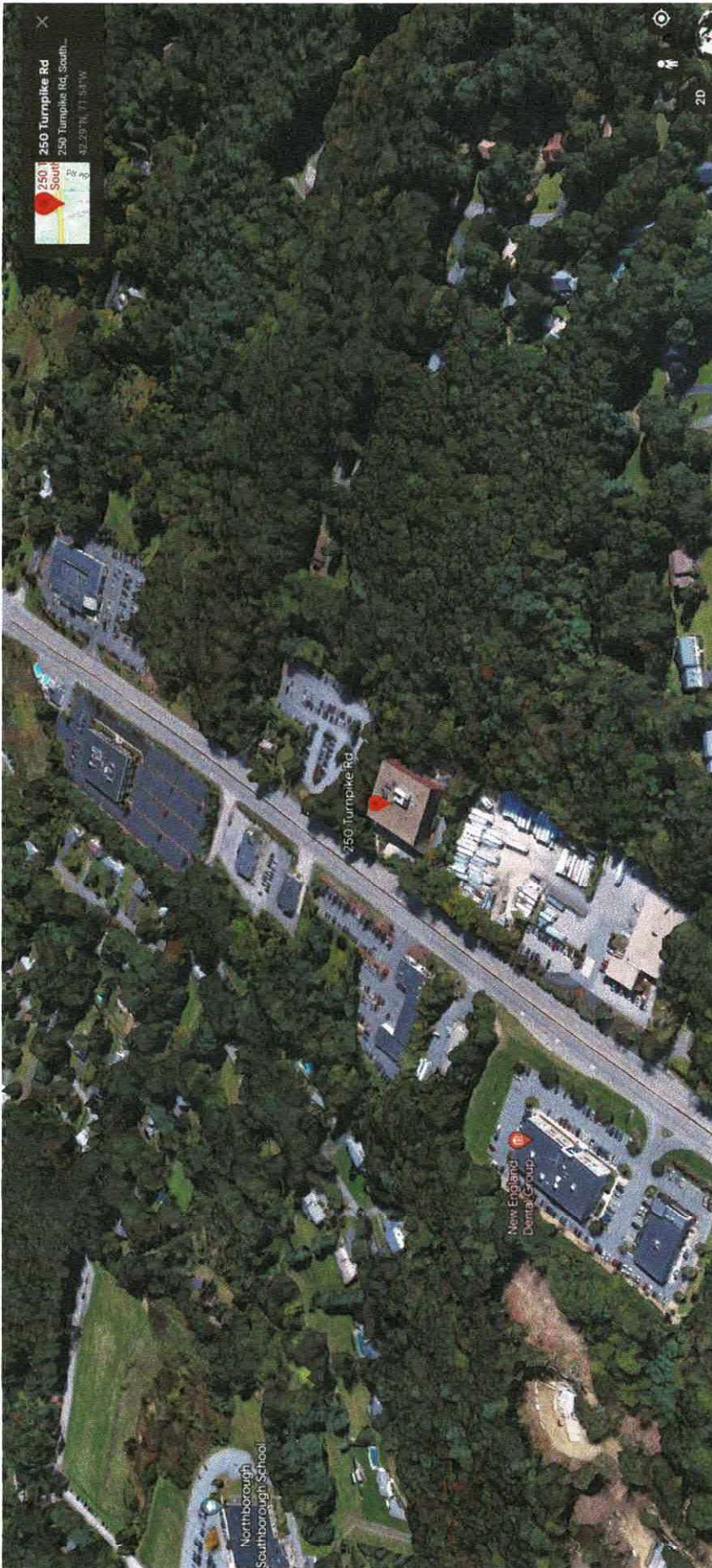
**Site Characteristics and Development Constraints**

Are there any easements, rights of way or other restrictions of record affecting the development of the site ?	Yes
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

ATTACHMENT 2.1 EXISTING CONDITIONS

REFER TO "PRELIMINARY SITE PLAN OF LAND AT 250 TURNPIKE ROAD" DATED MAY 28, 2023  
PREVIOUSLY SUBMITTED TO THE TOWN OF SOUTHBOROUGH

ATTACHMENT 2.2  
AERIAL PHOTO



ATTACHMENT 2.3  
CONTEXT PHOTOS





ATTACHMENT 2.3  
CONTEXT PHOTOS



ATTACHMENT 2.4 SITE CONSTRAINTS

REFER TO "PRELIMINARY SITE PLAN OF LAND AT 250 TURNPIKE ROAD" DATED MAY 28, 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

<b>Total Dwelling Units:</b>	56	<b>Total Number of Affordable Units:</b>	14
<b>Number of Market Units:</b>	42	<b>Number of AMI 50% Affordable Units:</b>	0
		<b>Number of AMI 80% Affordable Units:</b>	14

**Unit Information:**

Unit Type	Bedrooms	Baths	# Of Units	Unit Sq. Ft.	Rent	Utilities
Market	1 Bedroom	1 Bath	27	949	\$2,500	\$0
Market	2 Bedroom	2 Baths	11	1,400	\$3,000	\$0
Market	3 Bedroom	2 Baths	4	1,555	\$3,500	\$0
Affordable Unit - Below 80%	1 Bedroom	1 Bath	9	949	\$1,775	\$236
Affordable Unit - Below 80%	2 Bedroom	2 Baths	3	1,270	\$2,130	\$318
Affordable Unit - Below 80%	3 Bedroom	2 Baths	2	1,552	\$2,461	\$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:** 10.71

*\* 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.*

<b>Handicapped Accessible Units - Total:</b>	0	<b>Market Rate:</b>	0	<b>Affordable:</b>	0
<b>Gross Density (units per acre):</b>	10.1818	<b>Net Density (units per buildableacre):</b>	11.9403		

**Building Information:**

Building Type	Building Style	Construction Type	Stories	Height	GFA	Number Bldg
Residential	Multi-family	Construction	4	44	85,247	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:** 102

**Ratio of Parking Spaces to Housing Units:** 1.82

**Lot Coverage**

**Buildings:** 10%

**Parking and Paved Areas:** 19%

**Usable Open Space:** 58%

**Unusable Open Space:** 12%

**Lot Coverage:** 30%

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

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

The overall property consists of 9.8 acres of land located in both the Industrial and Residence A zoning districts. The project includes the creation of a separate 5.5-acre lot at the south end of the property, located entirely within the Residence A district, and the construction of a 56-unit apartment building housed on four floors with appurtenant parking and utilities on the new lot. The proposed building is 520 feet from Route 9 with a total of 102 parking spaces (1.8/unit) including 90 standard off-street spaces, 6 of which are accessible spaces, and 12 garage spaces. A new private wastewater treatment system will be constructed on the site for the proposed new building. Water is available to the site from the adjacent Parkerville Road and electric can be extended from the existing service at 250 Turnpike. An access easement will be created from this lot to Route 9 through the existing driveway at 250 Turnpike. Current surrounding uses include an existing structure at 250 Turnpike, which is being converted to a self-storage use, and residential homes to the south, west and east.

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-down sized site development. Of the 56 total units, there will be (36) 1-bedroom units, (14) 2-bedroom units and (6) 3-bedroom units. Twenty-five percent or 14 of the units will be affordable, distributed proportionately across the unit mix. Unit sizes range from 949 square feet of living area to 1,555 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. The main floor common areas will include a lobby/resident lounge, mail room, dog wash and space for bicycle parking.

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 heat pumps, LED lighting and low-flow plumbing fixtures.

ATTACHMENT 3.4 ZONING ANALYSIS

REFER TO "PRELIMINARY SITE PLAN OF LAND AT 250 TURNPIKE ROAD" DATED MAY 28, 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 4: SITE CONTROL**

**Grantor/Seller:** BLDG MASS LEX LLC

**Grantee/Buyer:** FD 250 TURNPIKE LLC

**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):** 03/04/2022

**Purchase Price:** \$3,525,000

**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?:** No

**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 District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 6/6/2023 3:59:14 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
24850	DEED		67212/69	03/04/2022	3525000.00
<b>Property-Street Address and/or Description</b>					
250 TURNPIKE RD PL BK 521-90					
<b>Grantors</b>					
BLDG MASS LEX LLC					
<b>Grantees</b>					
FD 250 TURNPIKE LLC					
<b>References-Book/Pg Description Recorded Year</b>					
42198/350 DEED 2007, 67212/73 MTG 2022, 68242/294 DECN 2022, 68711/206 DECN 2023					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					

# Worcester South District Registry of Deeds Electronically Recorded Document

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## Recording Information

Document Number : 24850  
Document Type : DEED  
Recorded Date : March 04, 2022  
Recorded Time : 10:00:55 AM  
  
Recorded Book and Page : 67212 / 69  
Number of Pages(including cover sheet) : 4  
Receipt Number : 1427068  
Recording Fee (including excise) : \$16,229.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 03/04/2022 10:00 AM  
Ctr# 235161 28892 Doc# 00024850  
Fee: \$16,074.00 Cons: \$3,525,000.00  
\*\*\*\*\*

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

**Recording Requested By,  
And After Recording  
Please Return to:**

**Brian R. Charville  
Ferris Development Group, LLC  
118 Turnpike Road, Ste 300  
Southborough, MA, 01772**

*\* Three million five  
hundred twenty five  
thousand and 00/100*

**QUITCLAIM DEED**

**BLDG Mass/Lex LLC**, a Delaware limited liability company having a place of business at % BLDG Management Co., Inc., 417 Fifth Avenue, 4th Floor, New York, New York 10016 ("Grantor") for consideration paid of ~~\$3,525,000.00~~ *\$3,525,000.00* Dollars grants to **FD 250 Turnpike, LLC** a Massachusetts limited liability company, having an office at 325 Donald Lynch Blvd., Ste. 205, Marlborough, Massachusetts, 01752 ("Grantee") with Quitclaim Covenants, the land, together with the improvements thereon, in Southborough, Worcester Country, Massachusetts, commonly known and numbered as 250 Turnpike Road, being more particularly bounded and described on Exhibit A attached hereto and incorporated herein by reference.

Subject to and with the benefit of all easements, agreements, restrictions, covenants and other matters of record, in so far as the same are in force and applicable.

Grantor is not taxed as a corporation for federal income tax purposes.

For Grantor's title, see deed dated November 30, 2007 and recorded with the Worcester County Registry of Deeds at Book 42198, Page 350.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed as a sealed instrument as of the 1 day of March, 2022.

BLDG MASS/LEX LLC,  
a Delaware limited liability company

By:   
Name: Lloyd Goldman  
Title: Authorized Signatory

Address of Property: 250 Turnpike Road, Southborough, Massachusetts

STATE OF NEW YORK

County of New York, ss

On this 1 day of March, 2022, before me, the undersigned notary public, personally appeared Lloyd Goldman, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, as an authorized signatory of BLDG Mass/Lex LLC, a Delaware-limited liability company, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Notary Public

(AFFIX SEAL)

Notary name printed: Jeannine Cagace

My commission expires: 2/24/2023

**JEANNINE CAGACE**  
Notary Public, State of New York  
No. 01CA6087741  
Qualified in Richmond County  
Commission Expires Feb. 24, 2023

EXHIBIT A

The land and buildings thereon located in Southborough, Worcester County, Massachusetts, described as follows:

A certain parcel of land with the buildings thereon, situated on the southerly side of the Boston and Worcester Turnpikes and the westerly side of Parkerville Road in the Town of Southborough, Worcester County, Commonwealth of Massachusetts, said parcel being described as follows:

Beginning at the Northwesterly corner of the premises at the Boston & Worcester Turnpike;

Thence N 85°24'45" E, by Boston & Worcester Turnpike, on two courses, measuring 316.00 feet and 189.91 feet to land now or formerly of Margaret Fyrberg;

Thence turning and running S 02°38'06" E, by said Fyrberg land, 124.71 feet;

Thence turning and running N 85°26'22" E, by said Fyrberg land, 178.12 feet to Parkerville Road;

Thence turning and running S 01°02'16" E, by said Parkerville Road, 125.00 feet;

Thence S 00°20'25" E by said Parkerville Road, 200.01 feet to land now or formerly of Thomas F. and Florence Kittridge;

Thence turning and running S 89°11'07" W by said Kittridge land, 290.40 to a point;

Thence turning and running S 00°48'53" E by said Kittridge land and by land now or formerly of David H. Davidson and William P. and Jean Marie Gandteau, 448.61 feet to a point;

Thence turning and running N 78°59'55" W by land now or formerly of John W. and Beth A. Wittcoff Pendergast and Michael S. and Lynne L. Bellotti and John A. and Marguerite T. Bartolini, 375.40 feet to a point;

Thence turning and running N 00°26'35" W by said Bartolini land, 207.29 feet to a point;

Thence turning and running N 81°03'30" by land now or formerly of said John A. and Marguerite T. Bartolini 34.87 feet to a point;

Thence turning and running N 01°50'45" W by land now or formerly of Alvin and Morton Eagle, 107.07 feet;

Thence N 00°03'40" W by said Eagle land, 456.27 feet to the point of beginning.

Being the same premises shown on a plan entitled "Plan of Land, Boston and Worcester Turnpike, Southborough, Mass. Owned by Timothy K. Kanna, Prepared for A.J. Lane Const. Co." dated May 31, 1984, drawn by E. J. Flynn Engineers, Inc. and recorded with the Worcester County Registry of Deeds in Plan Book 521, Plan No. 90.

**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**

<b>Description</b>	<b>Source</b>	<b>Budgeted</b>
Private Equity	Owner's Cash Equity	\$7,337,349
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		\$10,434,926
Construction Debt	<i>for informational purposes only, not included in Sources T</i>	\$0
Additional Source		\$0
Additional Source		\$0
<b>Total Sources</b>		<b>\$25,772,275</b>

**Pre-Permit Land Value**

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

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

## Uses (Costs)

Item	Budgeted
<b>Acquisition Cost (Actual):</b>	
Actual Acquisition Cost: Land	\$1,191,995
Actual Acquisition Cost: Buildings	\$0
Reasonable Carrying Costs	\$0
<b>Subtotal - Acquisition Costs</b>	<b>\$1,191,995</b>
<b>Construction Costs-Building Structural Costs (Hard Costs):</b>	
Building Structure Costs	\$19,273,729
Hard Cost Contingency	\$0
<b>Subtotal - Building Structural Costs (Hard Costs)</b>	<b>\$19,273,729</b>
<b>Construction Costs-Site Work (Hard Costs):</b>	
Earth Work	\$636,947
Utilities: On-Site	\$533,734
Utilities: Off-Site	\$296,519
Roads and Walks	\$296,519
Site Improvement	\$177,911
Lawns and Plantings	\$118,608
Geotechnical Condition	\$88,956
Environmental Remediation	\$0
Demolition	\$0
Unusual Site Conditions/Other Site Work	\$0
<b>Subtotal - Site Work (Hard Costs)</b>	<b>\$2,149,194</b>
<b>Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs):</b>	
General Conditions	\$148,259
Builder's Overhead	\$0
Builder's Profit	\$593,038
<b>Subtotal - General Conditions, Builder's Overhead &amp; Profit</b>	<b>\$741,297</b>
<b>General Development Costs (Soft Costs):</b>	
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: TBD	\$60,000
Fees to Permanent Lender: DCU	\$60,000
Fees to Other Lenders:	\$0



General Development Costs (Soft Costs) - continued

Item	Budgeted
Architecture / Engineering	\$1,329,853
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	\$5,300
40B Land Appraisal Cost (as-is value)	\$5,000
40B Final Approval Processing Fee	\$13,104
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
<b>Subtotal - General Development Costs (Soft Costs)</b>	<b>\$2,416,060</b>
<b>Developer Fee and Overhead:</b>	
Developer Fee	\$0
Developer Overhead	\$0
<b>Subtotal Developer Fee and Overhead</b>	<b>\$0</b>
<b>Capitalized Reserves:</b>	
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**

<b>Item</b>	<b>Budgeted</b>
Acquisition Costs (Actual):	\$1,191,995
Building Structural Costs (Hard Costs)	\$19,273,729
Site Work (Hard Costs)	\$2,149,194
General Conditions, Builder's Overhead & Profit (Hard Costs)	\$741,297
Developer Fee and Overhead	\$0
General Development Costs (Soft Costs)	\$2,416,060
Capitalized Reserves	\$0
<b>Total Development Costs (TDC)</b>	<b>\$25,772,275</b>

**Summary**

<b>Total Sources</b>	<b>\$25,772,275</b>
<b>Total Uses (TDC)</b>	<b>\$25,772,275</b>

**Projected Developer Fee and Overhead\*:** \$2,717,628

**Maximum Allowable Developer Fee and Overhead:\*\*:** \$2,717,628

**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
<b>Permanent Debt Assumptions</b>		
Loan Amount	Lende	\$18,434,926
Annual Rate		0.05%
Term		360 Months
Amortization		360 Months
Lender Required Debt Service Coverage Ratio		0.00
Gross Rental Income		\$1,651,368
Other Income (utilities, parking)		\$0
Less Vacancy (Market Units): 5% (vacancy rate)		\$68,670
Less Vacancy (Affordable Units): 5% (vacancy rate)		\$0
Gross Effective Income		\$1,582,698
Less Operating Expenses		\$348,194
Net Operating Income		\$1,234,504
Less Permanent Loan Debt Service		\$1,187,552
Cash Flow		\$46,952
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.	\$395,146
Assumed Maximum Operating Expense/Unit*	Number of Units: 56	\$7,056

\* 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 250 Turnpike, LLC  
118 Turnpike Road, Suite 300  
Southborough, MA 01772

David,

As discussed, FD 250 Turnpike, LLC (“the Borrower”) will be developing a 56-unit apartment complex at 250 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

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For Rent ▾

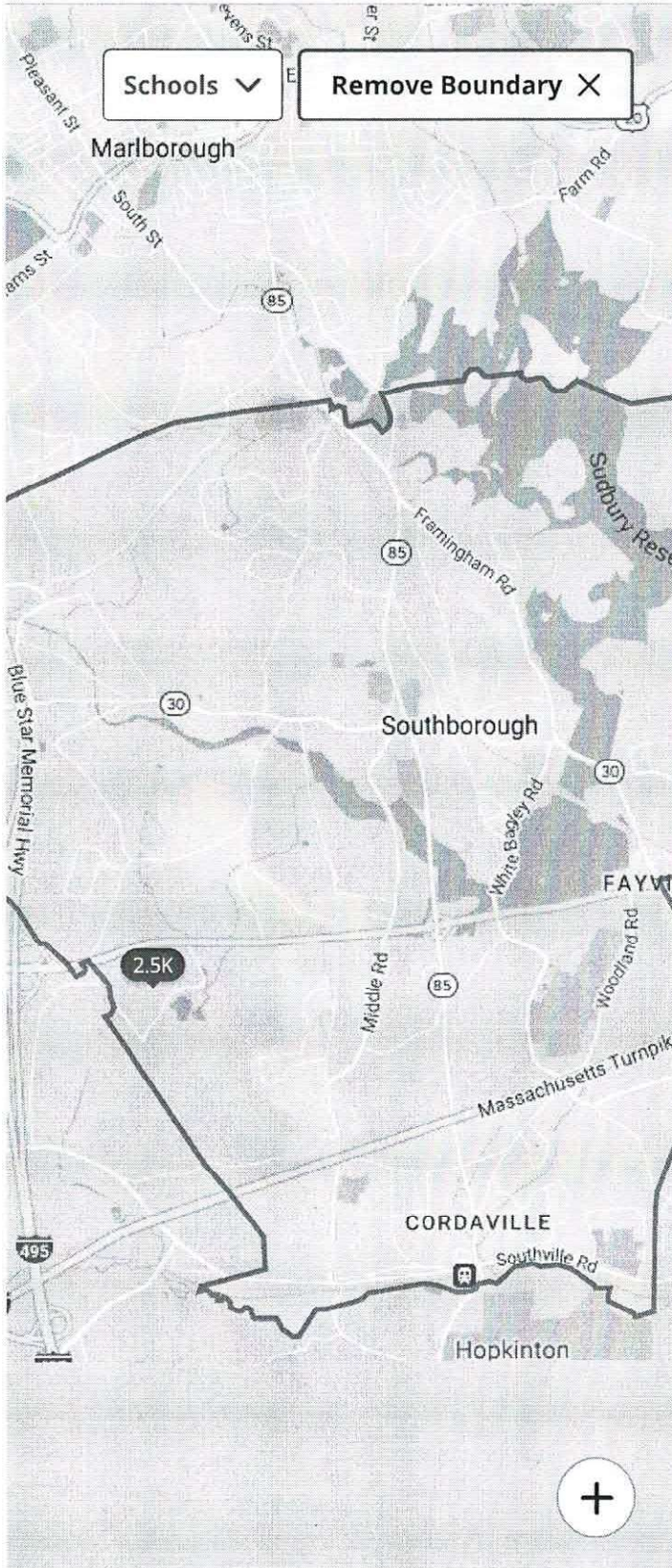
Price ▾

1 bd, 0+ ba ▾

Home Type ▾

More ▾

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Schools ▾

Remove Boundary ✕

### 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,...



#### Madison Place Southborough

W/D In-Unit, Parking, Onsite Manager

Rent Starting at \$2,250+

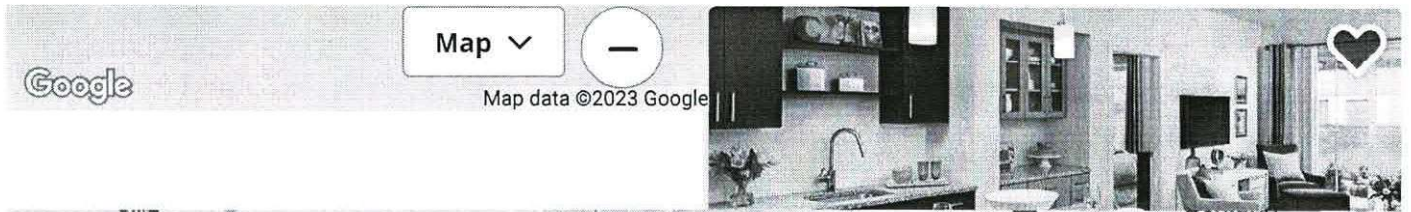
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#### End of matching results

Try zooming out to include more results. Or, change your search criteria.

#### Similar results nearby

Results within 1 miles



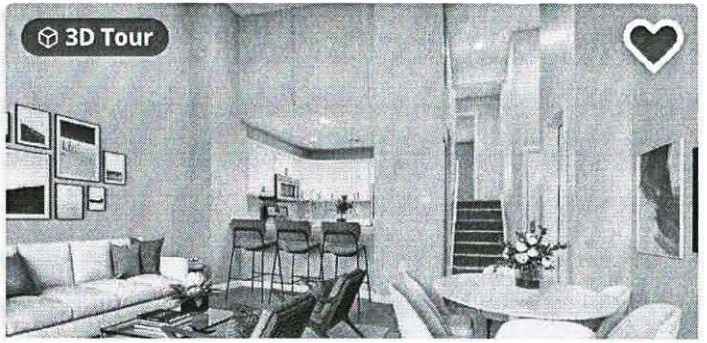
**\$2,406+ 1 bd**

Avalon Marlborough | 1000 Bay Dr, Marlborough, MA



**\$2,445+ 1 bd**

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



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



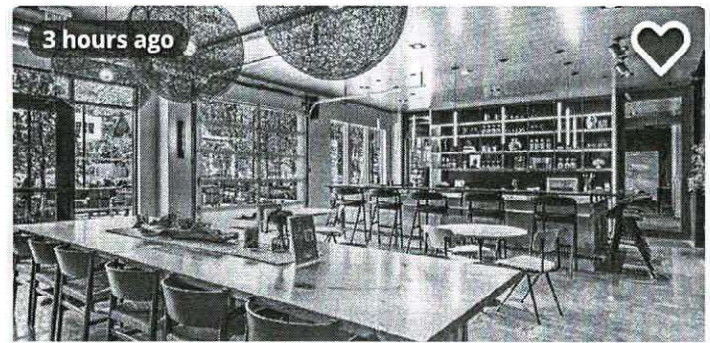
3 hours ago



**\$2,530/mo**

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

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



**\$2,560/mo**

1 bd | 1 ba | 720 sqft - Apartment for rent

The Burrow, 1000 Green District Blvd #1434,...



**\$2,530+ 1 bd**

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

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There are various types of credit scores, and different types of credit scores to make lending score you receive is based on the **VantageScore** not be the credit score model used by

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For Rent ▼

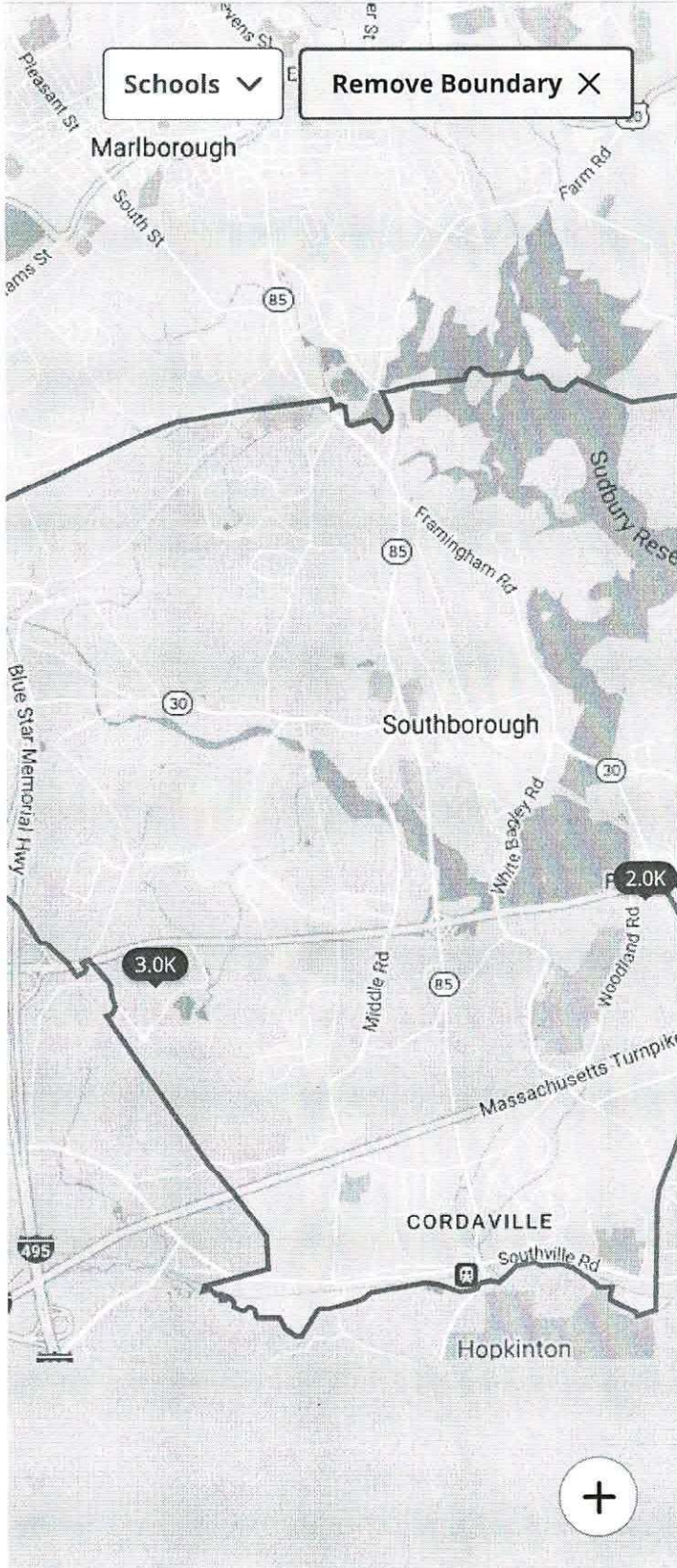
Price ▼

2 bd, 0+ ba ▼

Home Type ▼

More ▼

Save search



Schools ▼

Remove Boundary ✕

### Southborough MA Rental Listings

2 results

Sort: Default ▼

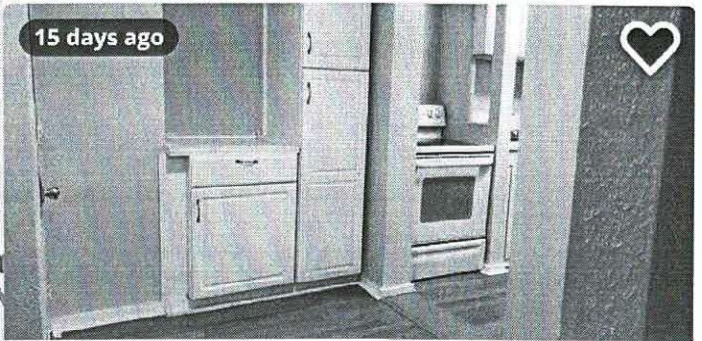


170 days ago



**\$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

Google Map Map data ©2023 Google



Similar results nearby

Results within 1 miles



**\$2,687+ 2 bds**

Cirrus Apartments | 10 Cirrus Dr, Ashland, MA



**\$2,830+ 2 bds**

Avalon Marlborough | 1000 Bay Dr, Marlborough, MA



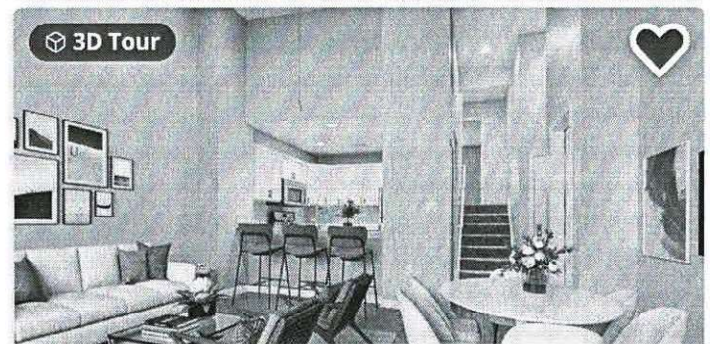
**\$2,540+ 2 bds**

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...

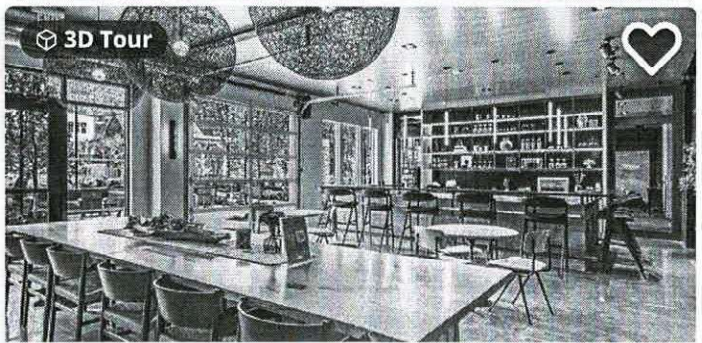


3D Tour



**\$2,704+ 2 bds**

Stone Gate | 65 Silver Leaf Way, Marlborough, MA

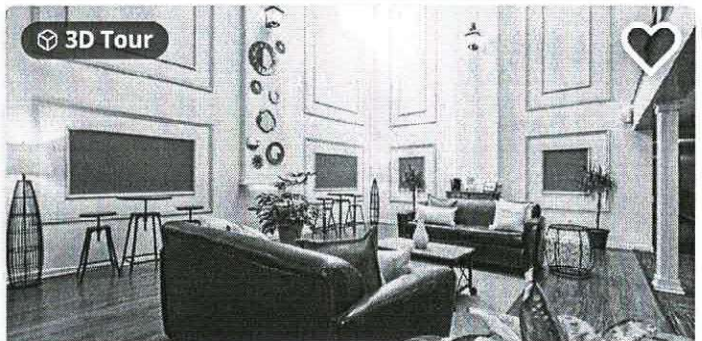


3D Tour



**\$3,200+ 2 bds**

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



3D Tour



**\$2,009+ 2 bds**

Princeton Green Apartments | 740 Farm Road...

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Price ▾

3 bd, 0+ ba ▾

Home Type ▾

More ▾

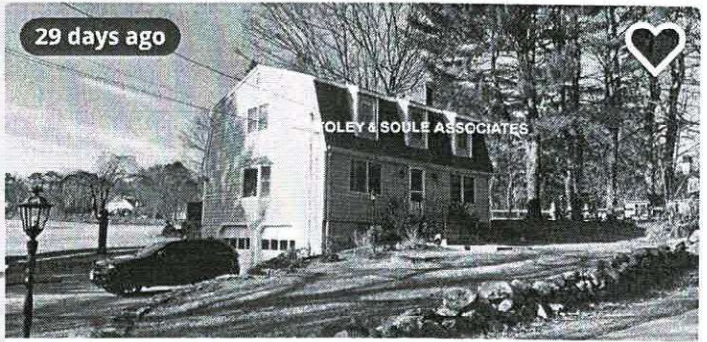
Save search



### Southborough MA Rental Listings

1 results

Sort: Default ▾



**\$3,000/mo**

3 bds | 2.5 ba | 1,938 sqft - House for rent

4 Cross St, Southborough, MA 01772



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[Visit Website](#) ↗

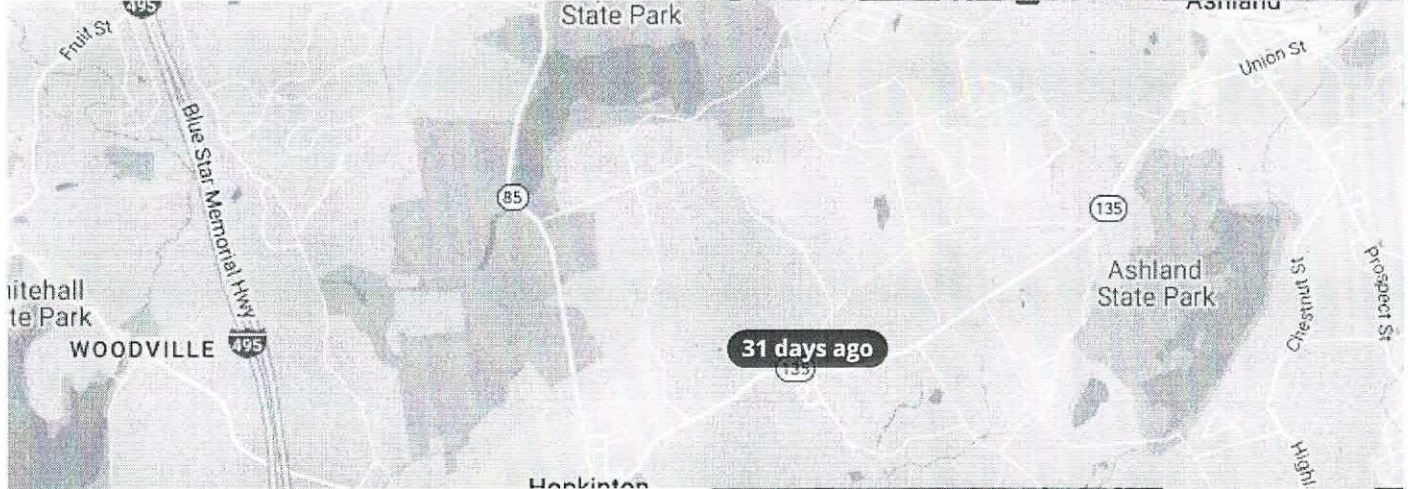
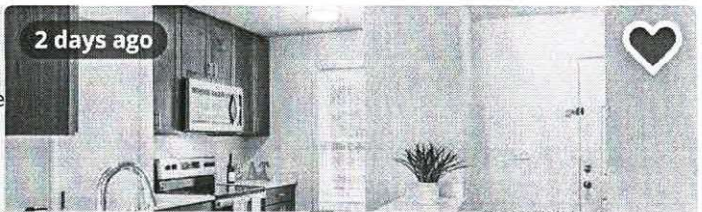
#### End of matching results

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



**\$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...

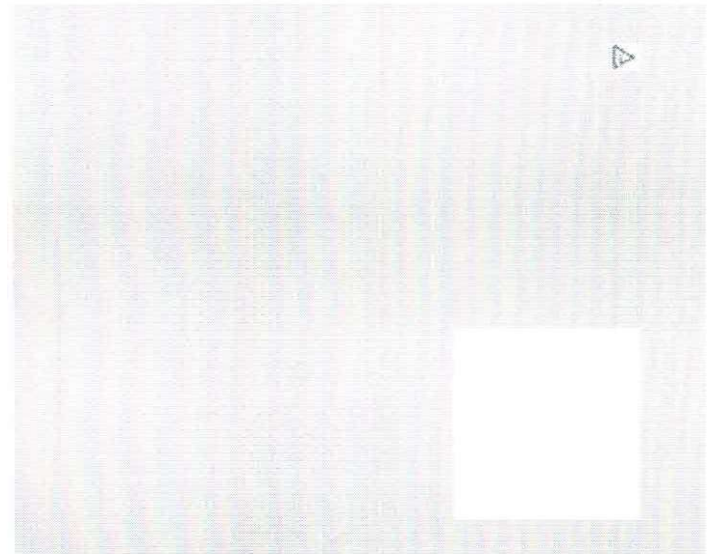


**\$4,500/mo**


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

51 Spruce St, Hopkinton, MA 01748

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**NORTON REAL ESTATE FACTS** 

**RELATED SEARCHES**

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- 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 250 Turnpike, LLC	David M. Ferris	Owner	Yes	No	Yes
Ferris Development Group	Brian Charville	Attorney	No	Yes	Yes
Azimuth Land Design, LLC	James Tetreault	Consultant - Architect and Engineer	No	No	Yes
L.A. Associates, Inc.	Kristen Costa	Lottery Agent	No	No	Yes
Monte French Design Stud	Monte French	Consultant - Architect and Engineer	No	No	No

#### Entities Responsible for Development Tasks:

Development Task	Developer / Applicant	Contact Name / Company
40B Consultant	No	L.A. Associates, Inc., Kristen Costa
Architecture and Engineering	No	Azimuth Land Design, LLC, James Tetreault
Architecture and Engineering	No	Monte French Design Studio, Monte French
Construction Management	Yes	FD 250 Turnpike, LLC, David M. Ferris
Finance Package	No	Ferris Development Group, LLC, Brian Charville
Local Permitting	No	L.A. Associates, Inc., Kristen Costa

#### Affiliated Entities:

Company Name	Individual Name	Affiliation	Relation
250 Turnpike Road, LLC	David M. Ferris	Managing Entity	Applicant



**Previous Applications:**

<b>Project Name:</b>	<b>Filing Date:</b>
<b>Municipality:</b>	
<b>Subsidizing Agency:</b>	<b>Decision:</b>
<b>Type:</b>	<b>Other Reference:</b>

**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:** 06/20/2023

# 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

**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

# 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
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## Registrations:

National Council of Architectural Registration Boards	NCARB
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## 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

**James L. Tetreault, PE, LSE, CPESC**  
Chief Engineer  
[jamest@azimuthlanddesign.co](mailto: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](mailto: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.



# 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>	ATTACHMENT 6.1 LAA QUALIFICATN	ATTACHMENT 6.2 40B EXPERIENCE	ATTACHMENT 6.3 FAIR HOUSING EXP.
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			

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

#### **6.4 Applicant's Certification (required):**

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

None of the Certification questions were answered "yes".

**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

## 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:	06/29/2023
Date notice of application sent to DHCD:	06/27/2023

##### 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
<b>MassHousing Application Processing Fee:</b>	<b>\$7,803</b>	<i>payable to MassHousing</i>
Chapter 40B Technical Assistance/Mediation Fee:	\$2,500	<i>(Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000)</i>
Unit Fee:	\$2,800	<i>(\$50 per Unit)</i>
<b>Total TA/Mediation and Unit Fee:</b>	<b>\$5,300</b>	<i>(Payable to Massachusetts Housing Partnership)</i>

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



## 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, structures, or infrastructure         | No  |
| - Pedestrian friendly   | No  |
| - Other (discuss below)                                       | No  |

Explanation (Required)

Surrounding uses are commercial and single family residential. This apartment building is higher density, mixes uses with multi-family housing, uses existing town water site utilities. Project includes one structure to preserve 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                 | Yes |
| - Creates affordable housing in high poverty area  | No  |
| - Promotes diversity and social equity and improves the neighborhood                                   | Yes |
| - 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)

This project includes approximately one acre of usable open space and preserves .81 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)

This is a proposed apartment building which will include 25% 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)

This 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-/low-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)

## 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.

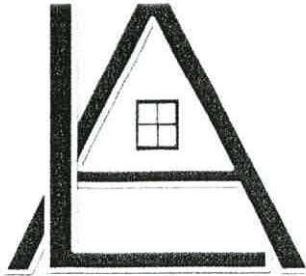
The public meeting was recorded and published on YouTube. The recording of the presentation can be viewed at <https://www.youtube.com/live/zJN7jxg5dpM?feature=share>.

Additionally the agenda and summary of the project was featured on a very popular media blog called [mysouthborough.com](https://www.mysouthborough.com/2023/06/06/ferris-development-hoping-to-build-two-40b-projects-in-southborough/) <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\*\*](mailto:kriscosta@laassoc.com)

*sent via certified mail #7022 0410 0002 4810 2737*

June 28, 2023

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

Re: 250 Turnpike Rd., Southborough

Dear Mr. Purple:

I am writing on behalf of FD 250 Turnpike, LLC, owner and applicant of the proposed affordable rental housing project at 250 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,

A handwritten signature in black ink, appearing to read 'Kristen E. Costa', is written over a horizontal line.

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](mailto:kriscosta@laassoc.com)

June 23, 2023

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

Re: 250 Turnpike Rd., Southborough

Dear Ms. LeClair:

I am writing on behalf of FD 250 Turnpike, LLC, owner and applicant for the project at 250 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 dark ink, appearing to read 'Kristen E. Costa', written in a cursive style.

Kristen E. Costa  
Consultant