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*Douglas C. Deschenes  
Kathryn Lorah Farrell  
Melissa E. Robbins\**

*\*Admitted in MA and NH*

July 24, 2019

Bolton Board of Selectmen  
Bolton Town Hall  
663 Main Street  
Bolton, MA 01740

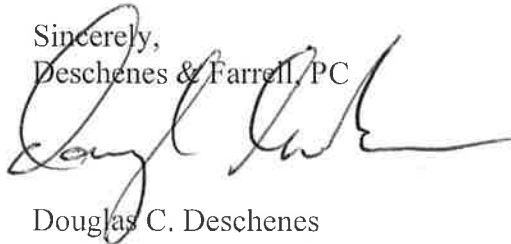
RE: The Woods at Farm Road, LLC -- 40B Housing Project  
Berlin Road and Farm Road, Bolton, MA

Dear Members of the Board:

Deschenes & Farrell, PC is representing The Woods at Farm Road, LLC for the purpose of developing a 4 unit development at Berlin Road and Farm Road, Bolton. In accordance with Section 31.01(2)c of the Rules of the Housing Appeals Committee (760 CMR 31.01), this letter serves to formally notify the Town of Bolton that a request for a site approval letter has been made by The Woods at Farm Road, LLC under MassHousing's New England Fund Program for this development. I have enclosed for your review a copy of the same Site Eligibility Application that was submitted to MassHousing.

We look forward to discussing this project with the Town in greater detail and formally presenting this application to the Zoning Board of Appeals in the near future. We appreciate any additional comments contributed by municipal officials as we move forward in this process.

Sincerely,  
Deschenes & Farrell, PC



Douglas C. Deschenes

DCD/tmg

# **THE WOODS AT FARM ROAD**

Land off Farm Road and Berlin Road

Bolton, MA

## **PROJECT ELIGIBILITY/SITE APPROVAL**

(4 Homeownership Units)

Submitted to:

MassHousing

July, 2019

Submitted by:

The Woods at Farm Road, LLC.

and

Attorney Douglas C. Deschenes

Deschenes & Farrell, PC

515 Groton Road, Ste. 204

Westford, MA 01886

(978) 496-1177

DESCHENES & FARRELL, P.C.

Attorneys at Law  
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July 24, 2019


Michael Busby  
40B Coordinator  
MassHousing  
One Beacon Street, 28<sup>th</sup> Floor  
Boston, MA 02108

**RE: MassHousing Application**  
**Berlin Road and Farm Road, Bolton, MA**

Dear Michael,

Please be advised that this office represents The Woods at Farm Road, LLC regarding a proposed affordable housing project in Bolton, Massachusetts. The project as proposed would be entitled "The Woods at Farm Road" and would create four (4) units of home ownership housing at Still River Road, Bolton, MA.

Enclosed please find the application, filing fees and required documents as per the MassHousing site approval application requirements. Please let me know if you require any further information.

Sincerely,  
  
Douglas C. Deschenes

Enclosures  
Via UPS



## Site Approval Checklist

### Site Approval Application Requirements

For projects financed under a MassHousing program or the New England Fund (NEF) program, Determination of Project Eligibility ("Site Approval") by MassHousing will commence upon submission to MassHousing of a complete Site Approval Application, which must include:

- **Cover Letter** – The cover letter from the developer/applicant must identify the project and the projected date for filing a Comprehensive Permit application.
- **Smart Growth Self-Assessment** (the "**Smart Growth Criteria Scorecard**") – Effective January 1, 2006, an applicant seeking Site Approval for a project must demonstrate that the proposal is consistent with the Commonwealth's **Ten Sustainable Development Principles** by completing the **Smart Growth Criteria Scorecard**. For further assistance in completing the Scorecard, please refer to the Smart Growth **Guidelines for Project Consistency with the Commonwealth's Sustainable Development** (also known as the "Smart Growth Evaluation Criteria") issued by the Massachusetts Department of Housing and Community Development (DHCD).
- **Site Approval Application and Supporting Materials** – In addition to the Smart Growth Criteria Scorecard discussed above, an applicant must complete a Site Approval Application:

*Home Ownership Projects:* **Site Approval Application (Housing Starts Program)**

*Rental Projects:* **Site Approval Application**

The completed forms must indicate that the development proposal is financially feasible based on the requirements of the financing program selected, the housing market in which the project is proposed, estimated financing sources and development costs, and sales prices or rents.

*Note:* All Site Approval Applications submitted after November 7, 2005 must comply with the budget and other standards identified in the Local 40B Review and Decision Guidelines (the "**MHP 40B Guidelines**") issued by the Massachusetts Housing Partnership.

All Site Approval Applications seeking financing through the Federal Home Loan Bank of Boston's New England Fund Program must also comply with the **Guidelines for Housing Programs in Which Funding is Provided Through a Non-Governmental Entity** (the DHCD "NEF Guidelines").

*Last Updated October 15, 2007*

In addition, the following information is required for Home Ownership or Rental Projects:

*Home Ownership Projects*

Please refer to the Checklist included on Page 9 of the Home Ownership Site Approval (Housing Starts Program) Application above, and the **Housing Starts Process and Guidelines**.

*Rental Projects*

Please submit the following along with the Smart Growth Criteria Scorecard and Site Approval Application forms:

1. **Evidence of Site Control (Attachment 1)** – Documentation, such as a deed, purchase and sale agreement or option to purchase, that shows the applicant/developer has site control.
2. **Town/City Map (Attachment 2)** – A map that identifies the site location and distances from
  - Schools
  - Police and Fire Stations
  - Hospitals
  - Churches and Houses of Worship
  - Recreational Facilities
  - Public Transportation (specify)
  - City Hall and Public Buildings
  - Shopping Facilities
3. **Site Description (Attachment 3)** – A description that includes detailed written directions to the site, noting the entrance to the site, relevant boundaries and any prominent landmarks that can be used for identification purposes. Confirmation and description of access to a public way must be included and identified on the submitted site plans. An aerial photograph of the site or regular photo of the entrance of the site with an appropriate landmark should also be included. Several companies have taken aerial photographs of all parts of the state that are available for purchase.
4. **Plans and Specifications (Attachment 4)** – The application must include the following:
  - a. *Preliminary Drawings* – Two (2) sets of drawings (not larger than 30" x 42"), signed by a registered architect or engineer, which include

*Cover sheet showing written tabulation of*

- Proposed buildings by construction type (refer to categories under "Project Information" of the Site Approval Application) and sizes (square feet/height).
- Dwelling unit distribution by floor, size, bedroom/bath number and handicapped designation.
- Square footage breakdown by commercial, residential and other usage.
- Number of parking spaces, parking ratio required and proposed.
- Proposed dwelling units per acre under the proposed zoning, as well as allowable dwelling units per acre, if applicable, under current zoning.
- Percentage breakdown of the tract to be occupied by buildings, by parking and other paved vehicular areas, and open areas.

*Site plan showing*

- Contours
- Lot lines, streets and existing buildings.
- Building footprints, parking, site improvements and general dimensions.
- Adjacent building construction types and uses, footprints and heights.
- Zoning use, dimensional and bulk restrictions (i.e., setback requirements, height restrictions, etc.) applicable to the proposed development site, as well as easements and related restrictions.
- Wetlands and buffer zones, flood hazard areas, ledges and other environmental constraints.

*Utilities plan showing*

- Existing and proposed locations.
- Types of sewage, water, drainage facilities, etc.

*Graphic Description of the Design Concept showing*

- Typical building floor plans.
- Typical unit plans with square footage tabulations.
- Elevations, sections, perspectives or photographs.
- Typical wall sections.

b. *Reports and Maps* – One (1) set of each of the following

- Soils Report or Bearings for proposed new construction; structural report for proposed rehabilitation of existing building.
- An original U.S. Geological Survey map showing location of the site.

5. *State Approvals or Determinations (Attachment 5)* – Include all applicable approvals or determinations relating to the site and/or project proposal, if any, such as Conservation Commission Order of Conditions, DEP Superceding Order of Conditions, MEPA Determinations, Executive Order 193 Determinations, etc.

Also include any environmental information, such as the following:

- Site Assessments, if any, performed under Chapter 21E, and/or any Phase I or II Environmental Assessments.
- Wetland delineations and/or flood hazard areas (include a copy of applicable Flood Insurance Maps), as well as required local and state buffer zones.

6. *Federal Home Loan Bank of Boston (Attachment 6)* – Member Bank Letter of Interest (See also 40B Other Required Information form noted above for further details).

7. *Developer/Applicant Qualifications (Attachment 7)* – Include a list of prior related experience (within the last five years) for each development team member (See 40B Other Required Information form noted above for further details).

### Land Value Appraisal

MassHousing has endorsed the Uniform Land Value Policy described in the **MHP 40B Guidelines** issued by MHP. Under the MHP 40B Guidelines, the allowable land acquisition cost that may be included in the project's development budget will be limited to the market value of the development site under its pre-40B zoning (the "As Is" Value), plus reasonable and verifiable carrying costs associated with the acquisition of the land. Please refer to Appendix A of the MHP Guidelines for further discussion regarding acquisition value.

### Site Approval Notification Requirements

All Home Ownership or Rental Project Site Approval Applications submitted to MassHousing are subject to the following notification requirements:

1. **Notice of Application to Chief Elected Official** – Upon submission of the Site Approval application to MassHousing, the applicant must forward a copy of the application and plans to the Chief Elected Official of the community in which the development is to be located.

Upon MassHousing's determination of its receipt of a complete application, MassHousing will initiate the 30-day review period to allow comments from the community in which the development is to be located.

Please note that MassHousing will issue a Project Eligibility ("Site Approval") Letter for Home Ownership or Rental developments that are subject to the regulations listed below. However, in such cases, MassHousing's Site Approval Letter will note to the Applicant that the affected municipality may have rights under the referenced regulations, including the right to deny such comprehensive permit application or grant a comprehensive permit with conditions.

- **General Land Area Minimum (see 760 CMR 31.04 (2))** – Projects within a municipality in which low and moderate income housing exists on sites comprising more than 1.5% of the total land area zoned for residential, commercial or industrial use, pursuant to MGL c. 40B §20.
- **Recent Progress Toward Housing Unit Minimum (see 760 CMR 31.07 (1)(d))** – Projects within a municipality that has made recent progress toward its required Housing Unit Minimum, as defined in 760 CMR 31.04 (1), through the creation of housing units during the preceding 12 months equal to or greater than 2% of the municipality's total housing units.
- **Large Scale Project Review (see 760 CMR 31.07 (1)(g))** – Projects proposing a total number of units in excess of the following maximums:

<u># Housing Units in Municipality</u>	<u>Maximum # of Project Units</u>
7,500+	Greater of 300 units or 2% of total housing units
5,001 – 7,499	250 units
2,500 – 5,000	200 units
2,499 or fewer	150 units

- **Planned Production** (see **760 CMR 31.07 (1)(i)**) – Projects within a municipality that has adopted an affordable housing plan approved by the Department of Housing and Community Development.
  - **Related Applications** (the “Cooling-Off Period”; see **760 CMR 31.07 (1)(h)**) – Projects involving a site for which an application for a variance, special permit, subdivision, comprehensive permit or other approval related to construction was denied, withdrawn, disposed or is currently pending, provided such previous application did not include low or moderate income housing or did not involve insubstantial construction or modification of the preexisting use of the land.
2. **Notice of Application and Determination to the Department of Housing and Community Development (DHCD)**
- ***Filing of Application*** – Within 10 days of filing a Site Approval Application with MassHousing, the applicant must also provide written notice of the application to

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

Such Notice to DHCD shall be sent via CERTIFIED MAIL or HAND DELIVERY. Failure to provide this Notice (and proof of delivery, such as a copy of a return receipt) within the required 10-day period shall be considered by Masshousing as a withdrawal of the application.

A copy of the required DHCD Notice and proof of delivery must also be sent by CERTIFIED MAIL or HAND DELIVERY to

**Home Ownership Projects:**

Michael Busby  
Loan Specialist  
MassHousing  
One Beacon Street, 29th Floor  
Boston, MA 02108

**Rental Projects:**

Nancy Andersen  
Manager of Rental Programs and Development  
Rental Development Department  
MassHousing  
One Beacon Street, 26th Floor  
Boston, MA 02108



- *Site Approval Determination* – Within ten (10) days of the receipt of a written Site Approval Determination from MassHousing, the applicant is responsible for forwarding a copy of the Determination via CERTIFIED MAIL or HAND DELIVERY to the Director of DHCD at the address listed above.
3. **Notice of Application to Executive Office of Environmental Affairs** – Depending on certain development characteristics (e.g., more than 100 units, the need for a curb cut from a state road, etc.), a developer may need to file an Environmental Notification Form (ENF) in order to comply with state requirements. For further information, please contact

*Massachusetts Executive Office of Environmental Affairs  
Massachusetts Environmental Policy Act (MEPA) Unit  
251 Causeway Street, Suite 900  
Boston, MA 02114*

4. **Notices Following Issuance of Site Approval Letter** – Pursuant to the terms of the MassHousing Site Approval Letter, the applicant is required to file for a Comprehensive Permit with the municipality's Zoning Board of Appeals (ZBA) within two (2) years following issuance of the Site Approval Letter, unless an extension is granted in writing by MassHousing. In addition, the developer/applicant is required to notify MassHousing at the following times, if applicable, during the Chapter 40B Comprehensive process
- Comprehensive Permit Application Filing with the ZBA
  - Comprehensive Permit Approval or Denial by the ZBA
  - Appeal Filing with the Housing Appeals Committee (HAC) and/or Superior Court
  - HAC and/or Superior Court Decision
  - Change of Financing to a Non-MassHousing or NEF Source

### Site Approval Fees

The following fees are due at the time of each Site Approval Application submittal to MassHousing, regardless of whether funding is sought through a MassHousing program and/or the New England Fund (NEF) program:

1. MassHousing Application Processing Fee – \$2,500
2. Chapter 40B Technical Assistance/Mediation Fee – Under an Interagency Agreement between DHCD, MassHousing, MHP and MassDevelopment, an additional fee will be collected by MassHousing and remitted to MHP to fund the following services related to the Chapter 40B permitting process:
  - Technical assistance grants to local governments reviewing Chapter 40B applications
  - Mediation services to resolve community issues arising from the Chapter 40B process
  - Professional staff for HAC.

The total amount of the Technical Assistance/Mediation Fee is based on the combination of the following two (2) fees:

- a. *Base Fee (based on sponsor type)*  
*Limited Dividend Organization Sponsor* – \$2,500; or  
*Non-Profit Organization or Public Agency Sponsor* – \$1,000
  - b. *Unit Fee (all projects)*  
Each project, regardless of sponsor type – \$30 per unit
3. **Land Appraisal Cost** – At the expense of the applicant, MassHousing will commission a pre-40B land value appraisal to confirm compliance with MassHousing's **Acquisition Value Policy** (for Rental Programs) and the Appendix of the MHP Guidelines. MassHousing will select the appraiser from its list of pre-approved appraisers, who are all General Real Estate Appraisers licensed by the Commonwealth of Massachusetts, and the appraiser will be required to submit a Self-Contained Appraisal Report to MassHousing in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

**Please Submit Required Site Approval Application Materials and Fees as follows:**

*Home Ownership Projects*

Submit original application and one (1) copy of plans to

Michael Busby  
Loan Specialist  
MassHousing  
One Beacon Street, 29th Floor  
Boston, MA 02108

*Rental Projects*

Submit original plus three (3) copies of application and two (2) copies of plans to

Nancy Andersen  
Manager of Rental Programs and Development  
Rental Development Department  
MassHousing  
One Beacon Street, 26th Floor  
Boston, MA 02108

Please Note: Neither Site Approval nor Final Approval from MassHousing constitutes a Loan Commitment under any financing program by MassHousing, the Federal Home Loan Bank of Boston or its member banks. All potential MassHousing and NEF financing for the project is subject to further review and underwriting following receipt of a Comprehensive Permit and a complete application for a Loan Commitment.

PLEASE REFER TO THE **FINAL APPROVAL CHECKLIST** FOR FURTHER REQUIREMENTS UPON ISSUANCE OF A COMPREHENSIVE PERMIT AND REQUIRED REGULATORY DOCUMENT TEMPLATES

*For further information, please contact*

Home Ownership Projects: Michael Busby 617.854.1219 or [mbusby@masshousing.com](mailto:mbusby@masshousing.com)

Rental Projects: Nancy Andersen 617.854.1360 or [nandersen@masshousing.com](mailto:nandersen@masshousing.com)

*For further program information, see*

Home Ownership Projects: [www.masshousing.com/housingstarts](http://www.masshousing.com/housingstarts)

Rental Projects: [www.masshousing.com/rentaldevelopers](http://www.masshousing.com/rentaldevelopers)

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

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

## Comprehensive Permit Site Approval Application/Homeownership

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

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

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

Please note that MassHousing requires that all applicants meet with a member of our 40B Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves, conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing's Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

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

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

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

We look forward to working with you on your proposed development. Please contact Gregory Watson at 617-854-1880 or [gwatson@masshousing.com](mailto:gwatson@masshousing.com) to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one.

### **Our Commitment to You**

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval:

Within two (2) business days of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.

If we have received the information 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 60 days of our receipt of your application package.



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

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

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

Name of Proposed Project: The Woods at Farm Road

Municipality: Town of Bolton, Massachusetts

Address of Site: Berlin Road and Farm Road, Bolton, MA

Cross Street (if applicable): \_\_\_\_\_

Zip Code: 01740

Tax Parcel I.D. Number(s) (Map/Block/Lot): Map 3.C, Parcel 72

Name of Proposed Development Entity (typically a single purpose entity): \_\_\_\_\_

The Woods at Farm Road, LLC

Entity Type: Limited Dividend Organization ☒ Non-Profit\* \_\_\_\_\_ Government Agency \_\_\_\_\_

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

Has this entity already been formed? Yes ☒ No \_\_\_\_\_

Name of Applicant (typically the Proposed Development Entity or its controlling entity or individual): \_\_\_\_\_

The Woods at Farm Road, LLC

Applicant's Web Address, if any: \_\_\_\_\_

Does the Applicant have an identity of interest with any other member of the development team or other party to the Proposed Project? Yes ☒ No \_\_\_\_\_ If yes, please explain: Applicant/Developer

**Primary Contact Information** (required)

Name of Individual: Douglas C. Deschenes

Relationship to Applicant: Attorney for Applicant

Name of Company (if any): Deschenes & Farrell, P.C.

Street Address: 515 Groton Road, Suite 204

City/Town/Zip: Westford, MA 01886

Telephone (office and cell) and Email: 978-496-1177

**Secondary Contact Information** (required)

Name of Individual: Bob Pace

Relationship to Applicant: Developer

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

Street Address: 56 Central Avenue, Unit #1

City/Town/Zip: Newton, MA 02460

Telephone (office and cell) and Email: cell - 603-548-9990, RPace100@outlook.com



**Additional Contact Information (optional)**

Name of Individual: David Spertner

Relationship to Applicant: Developer

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

Street Address: 56 Central Avenue, Unit #1

City/Town/Zip: Newton, MA 02460

Telephone (office and cell) and Email: dspertner@gmail.com

**Anticipated Financing:**

MassHousing \_\_\_\_\_ NEF Bank ☒

Name of NEF Bank: Lowell Five

Total Number of Units 4.00 # Affordable Units 1.00 # Market Rate Units 3.00

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

**Brief Project Description (150 words or less):**

Four single family homes on 2.47 acres of land in Bolton.

**Required Attachments Relating to Section 1**

**1.1 Location Map**

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

**1.2 Tax Map**

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

**1.3 Directions**

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

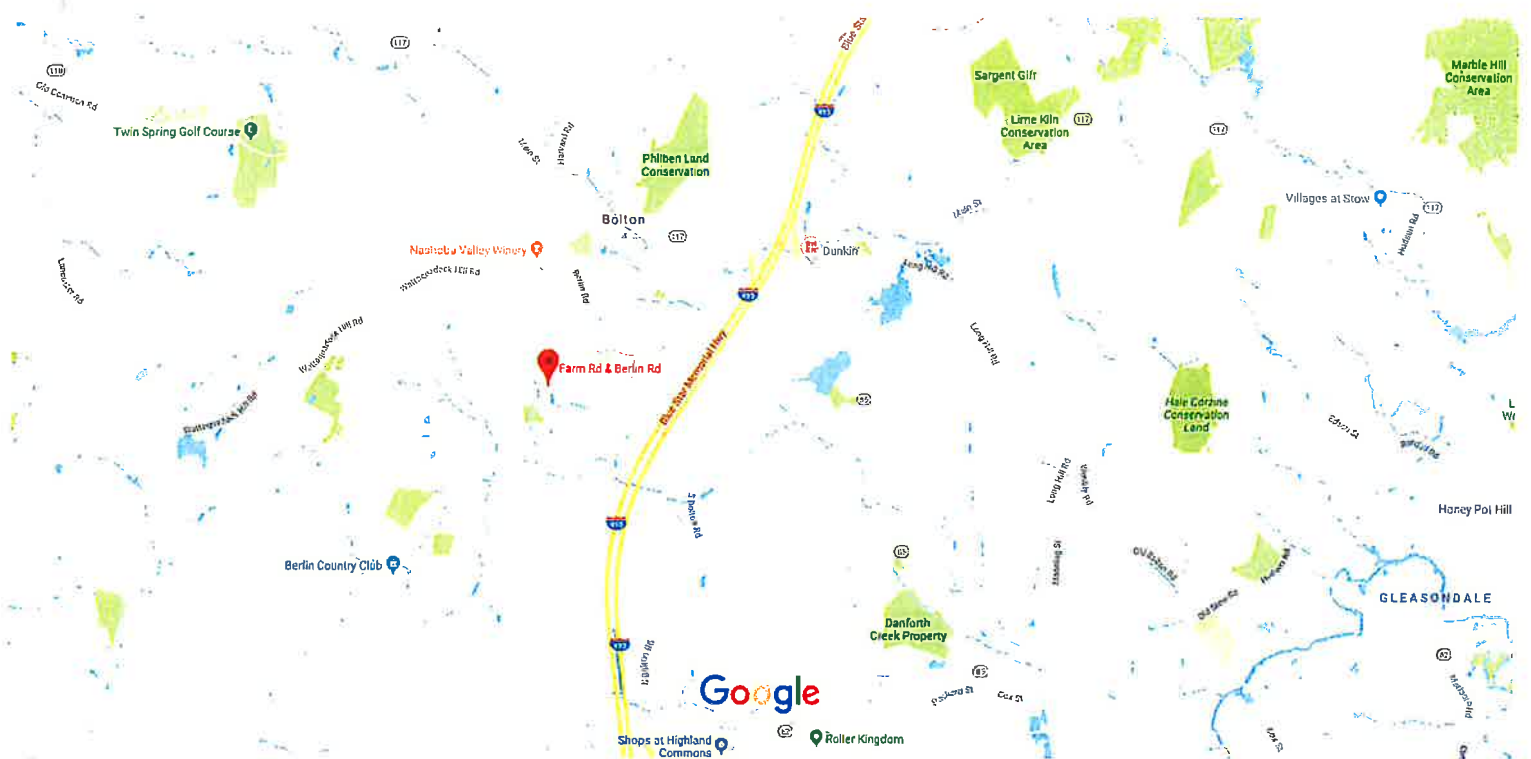
## Section 1.1

### Location Map



## Farm Rd & Berlin Rd

Woods at Farm Road, LLC - 2.47 acres at Farm Road and Berlin Road, Bolton, MA



Map data ©2019 Google 2000 ft



## Farm Rd & Berlin Rd

Bolton, MA 01740



Directions



Save



Nearby



Send to your phone



Share

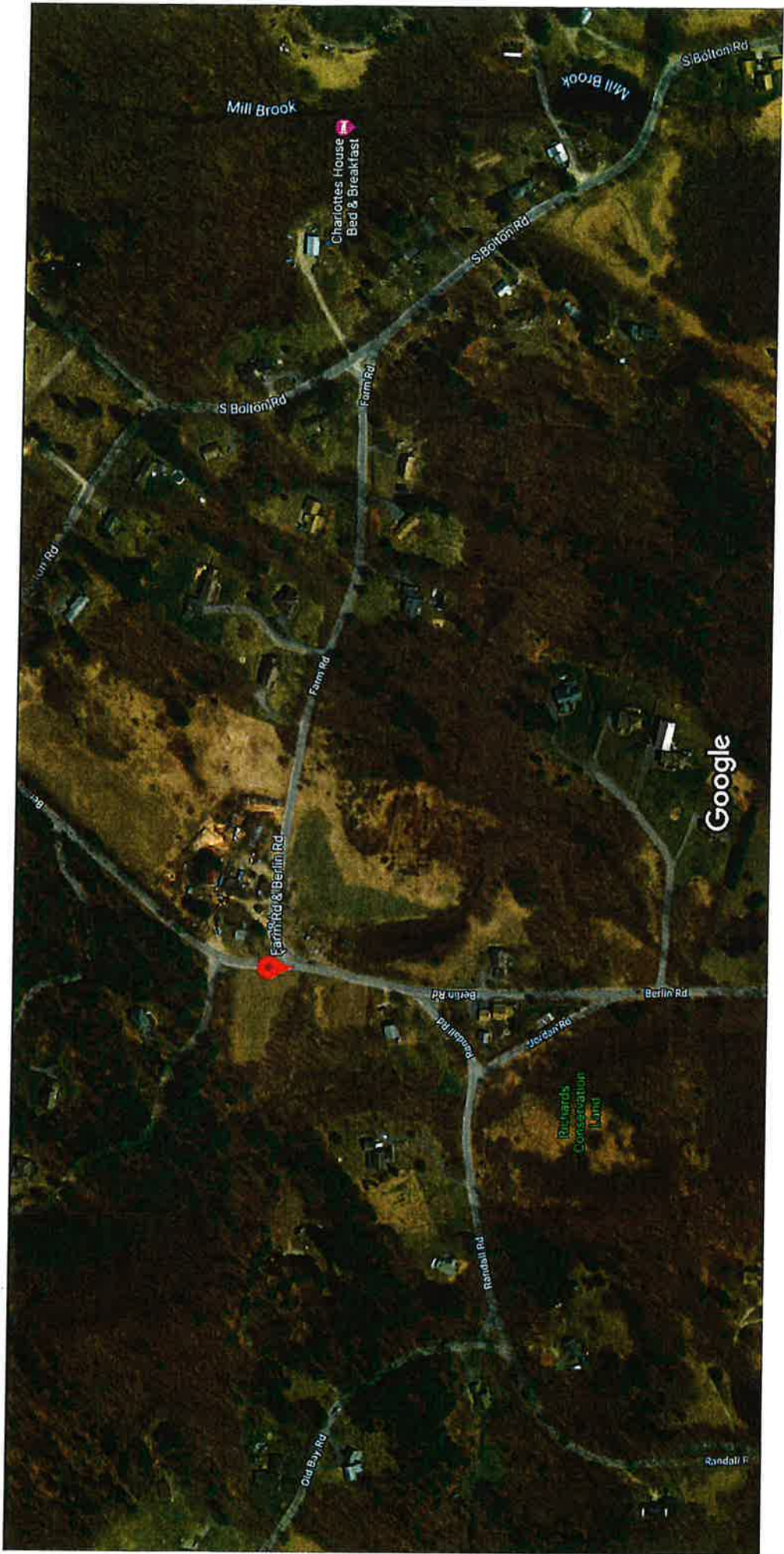
Photos



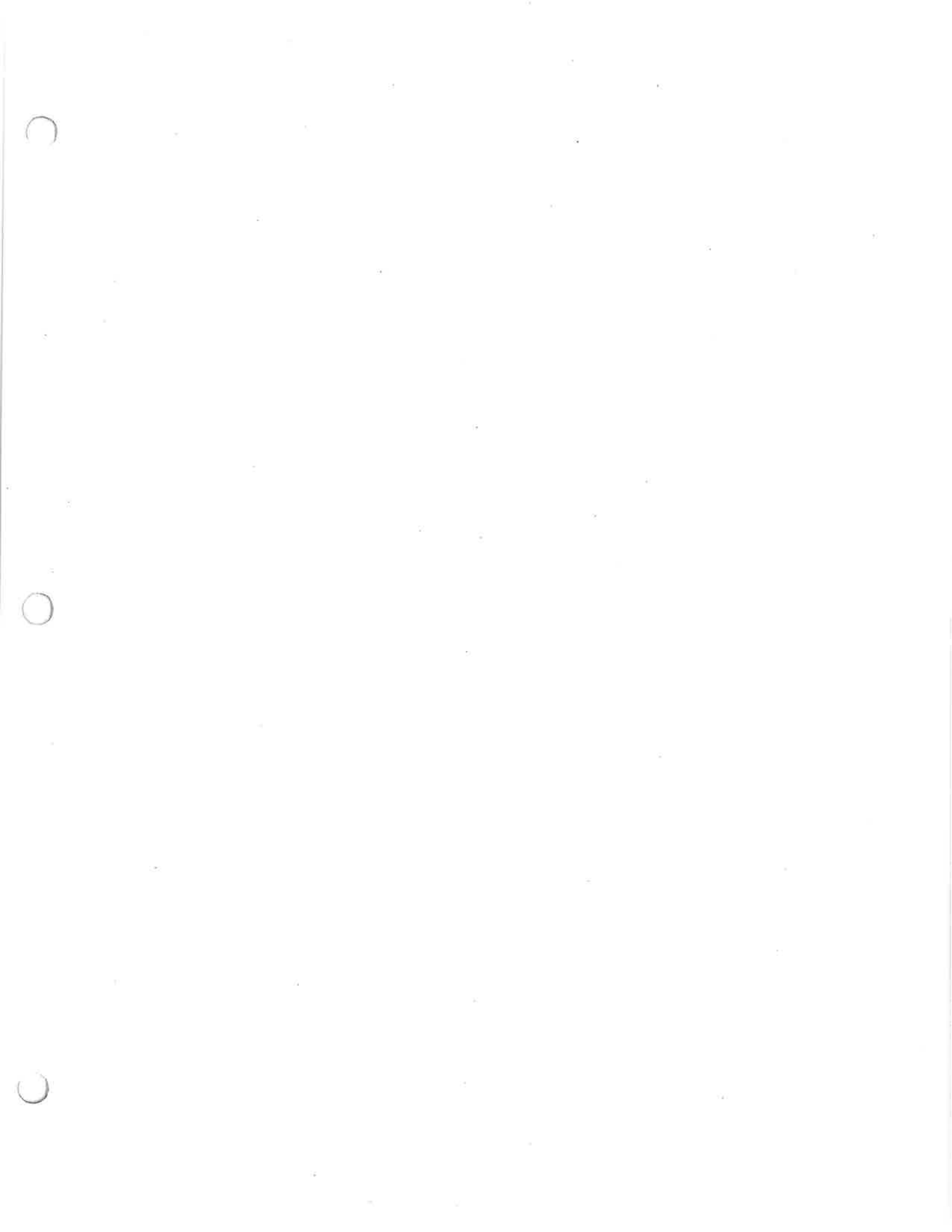


Farm Rd & Berlin Rd

Woods at Farm Road, LLC - 2.47 acres at Farm Road and Berlin Road, Bolton, MA



Imagery ©2019 Google, Map data ©2019 Google 200 ft



## Section 1.2

### Tax Map

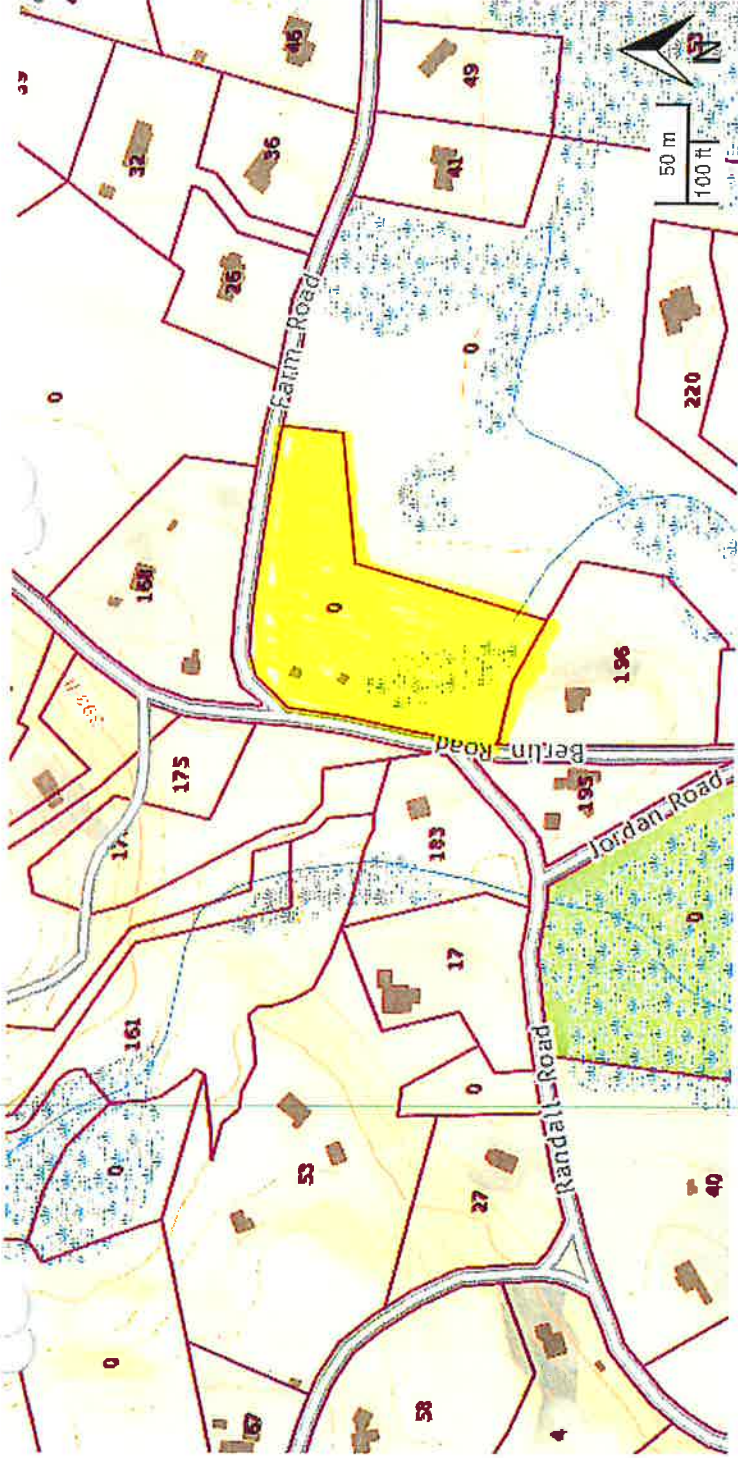


INDEX DIAGRAM

MAP NO.

BOLTON





Farm Road and Berlin Road, Bolton, MA

Parcel ID: 034/003.C-0000-0072.0

# Property Record Card

Parcel ID: 034/003.C-0000-0072.0	MAP: 003.C	BLOCK: 0000	LOT: 0072.0	Parcel Address: 0 BERLIN RD	FY: 2019			
<b>PARCEL INFORMATION</b> Owner: COOLIDGE ROBERT Address: 183 BERLIN RD BOLTON MA 01740		Use-Code: 106 Tax Class: T Tot Fin Area: 0 Tot Land Area: 2.470 Sewer: Exempt-B/L%						
Sale Price: Sale Date: Sale Type: Sale Valid: Grantor: Resid-B/L%		Book: 3977 Page: 187 Cert/Doc: Comm-B/L% 0/0 100/100 10/14/1988 Road Type: T Rd Condition: P Traffic: M Water: Sewer: Indust-B/L% 0/0 Inspect Date: Meas Date: Entrance: Collect Id: Inspect Reas: Open Sp-B/L% 0/0						
<b>LAND INFORMATION</b>								
NBHD CODE: 200    NBHD CLASS:    ZONE: R1								
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
1	P	130	A	80150	1.840	N	169,997	
2	R	130	A	27443	0.630	N	5,670	
<b>DETACHED STRUCTURE INFORMATION</b>								
Str	Unit	Msr-1	Msr-2	E-YR-Blt	Grade	Cond	%Good P/F/E/R	Cost
S1	S	300		1984	F	PF	//0	2,800
SE	S	15	16.00	1996	A	F	//56	1,800
<b>VALUATION INFORMATION</b>								
Current Total:		180,300	Bldg:	4,600	Land:	175,700	MktLnd:	175,700
Prior Total:		174,600	Bldg:	4,600	Land:	170,000	MktLnd:	170,000
Sketch		Photo						

No Sketch  
Available

No Picture  
Available

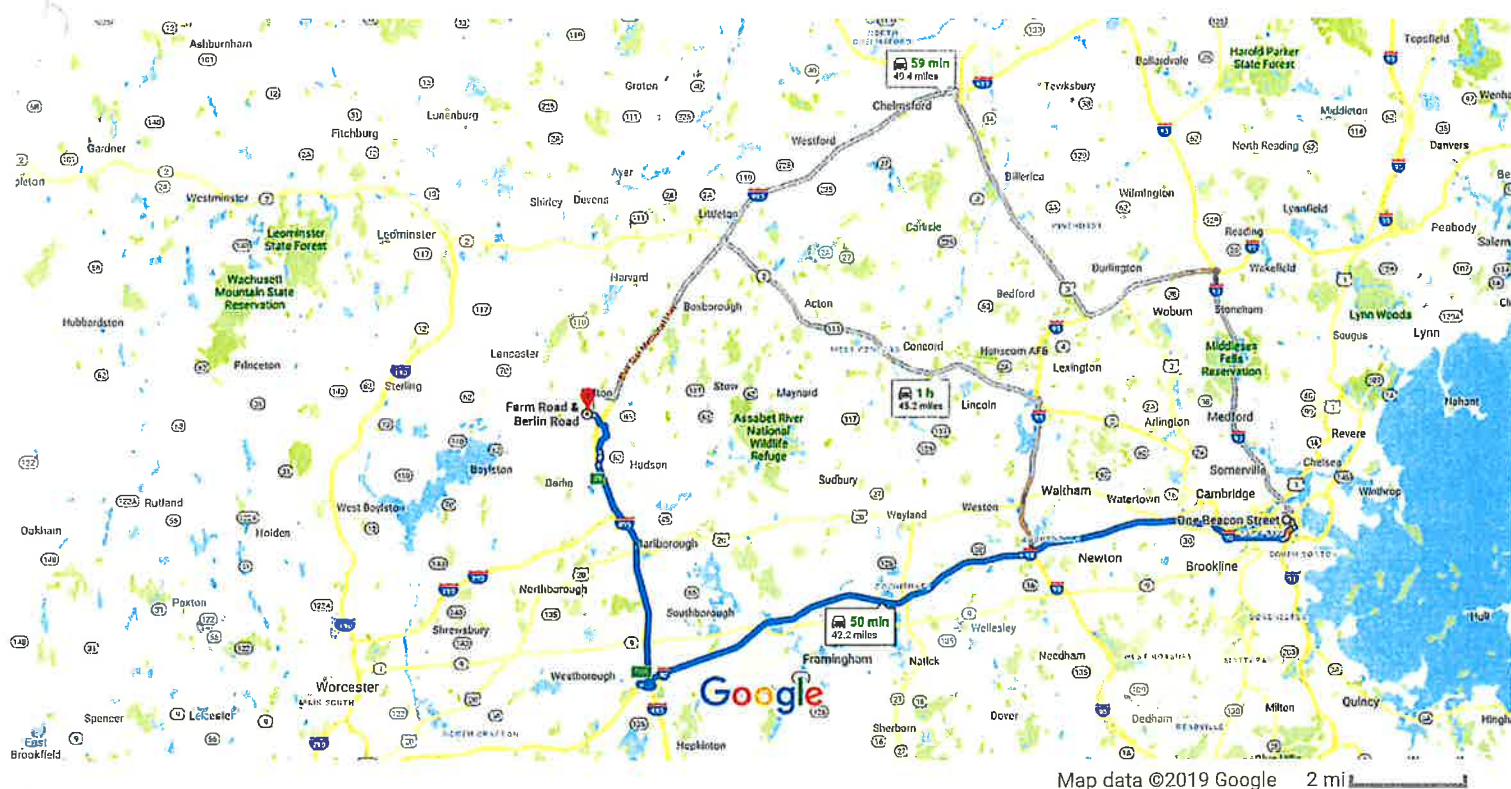


## Section 1.3

### Directions



One Beacon Street to Farm Rd & Berlin Rd, Bolton, MA 01740 Drive 42.2 miles, 50 min





## One Beacon Street

1 Beacon St, Boston, MA 02108

### Get on I-90 W from Congress St








6 min (1.3 mi)

- ↑ 1. Head east on Beacon St toward Freedom Trail  
105 ft
- ↑ 2. Continue straight onto School St  
0.1 mi
- ↶ 3. Turn left onto Washington St  
108 ft
- ↷ 4. Turn right onto Water St  
463 ft
- ↷ 5. Turn right onto Congress St  
0.3 mi
- ↷ 6. Use the 2nd from the right lane to turn right onto Purchase St  
43 ft
- ↑ 7. Use the left lane to take the I-93 S ramp to I-90 W/Quincy/Worcester  
0.5 mi

-  8. Keep right at the fork, follow signs for Interstate 90 W  
417 ft
-  9. Keep right, follow signs for Route 90 W/Mass Pike/Worcester and merge onto I-90 W  
0.2 mi







**Follow I-90 W and I-495 N to MA-62 E in Berlin. Take exit 26 from I-495 N**

37 min (38.4 mi)

-  10. Merge onto I-90 W  
 Partial toll road  
11.1 mi
-  11. Keep left to stay on I-90 W  
 Toll road  
16.8 mi
-  12. Use the right 2 lanes to take exit 11A to merge onto I-495 N  
 Partial toll road  
10.2 mi
-  13. Take exit 26 for MA-62 W toward Berlin  
0.3 mi

**Take S Bolton Rd to Farm Rd in Bolton**

6 min (2.5 mi)

-  14. Turn right onto MA-62 E  
344 ft
-  15. Turn left onto Gates Pond Rd  
305 ft
-  16. Turn right onto Old Central St  
56 ft
-  17. Turn left onto Stone Rd  
0.2 mi
-  18. Slight left onto S Bolton Rd  
1.9 mi
-  19. Turn left onto Farm Rd  
0.3 mi

**Farm Rd & Berlin Rd**

Bolton, MA 01740

These directions are for planning purposes only.  
You may find that construction projects, traffic,

weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.





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

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

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

Name of Proposed Project: The Woods at Farm Road

**Buildable Area Calculations**

**Sq. Feet/Acres** (enter "0" if applicable—do not leave blank)

Total Site Area	107,607 SF/2.47 acres
Wetland Area	27,180 SF/0.62 acres
Flood/Hazard Area	0.00
Endangered Species Habitat (animal and/or plant)	0.00
Conservation/Article 97 Land	0.00
Protected Agricultural Land	0.00
Other Non-Buildable (Describe)	0.00
<b>Total Non-Buildable Area</b>	0.00
<b>Total Buildable Site Area</b>	0.00

Current use of the site and prior use if known:

Is the site located entirely within one municipality? Yes ☒ No ☐

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

How much land is in each municipality? (the Existing Conditions Plan must show the municipal boundary lines) N/A

Current zoning classification and principal permitted uses:

See attached use table.

**Previous Development Efforts**

Please list (on the following page) any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant's role, if any, in the previous applications.

*Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).*

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

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment	No	
Wastewater - public sewer	No	
Storm Sewer	Yes	Berlin Road Catch Basins discharge to site
Water-public water	No	
Water-private well	No	
Natural Gas	No	
Electricity	Yes	Power is available in Berlin and Farm Road
Roadway Access to Site	Yes	Site has frontage on Berlin and Farm Road
Sidewalk Access to Site	No	
Other		

**Describe surrounding land use(s):**

The site is surrounded by residential uses. A portion of the land to the South is open space.

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	2.8 miles	No
Schools	1.3 miles	No
Government Offices	1.3 miles	No
Multi-Family Housing	2.7 miles	No
Public Safety Facilities	1.0 miles	No
Office/Industrial Uses	1.7 miles	No
Conservation Land	0.1 miles	No
Recreational Facilities	0.9 miles	No
Houses of Worship	1.0 miles	No
Other		

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

South Acton MBTA Station 10.6 miles (rail)

Littleton MBTA 10.8 miles (rail)

Metrowest Transit Bus - Highland Commons 2.8 Miles

Metrowest Transit Bus - Solomon Pond 6.4 miles

### Site Characteristics and Development Constraints

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

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

Is there any evidence of hazardous, flammable, or explosive material on the site? No

Is the site, or any portion thereof, located within a designated flood hazard area? No

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

Are there documented state-designated wetlands on the site? 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? Yes - 2 outbuildings

Does the site include documented archeological resources? No

Does the site include any known significant areas of ledge or steep slopes? No

## **Required Attachments Relating to Section 2**

### **2.1 Existing Conditions Plan**

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

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

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

### **2.2 Aerial Photographs**

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

### **2.3 Site/Context Photographs**

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

### **2.4 Documentation Regarding Site Characteristics/Constraints**

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

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

### **2.5 By-Right Site Plan (if available)    N/A    \*Zoned for a Single Family Home.**

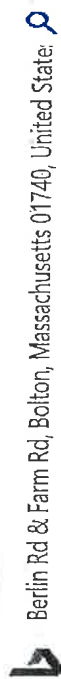
MassHousing will commission, at your expense, an "as-is" appraisal of the site in accordance with the Guidelines, Section B (1). Therefore, if there is a conceptual development plan which would be permitted under current zoning and which you would like the appraiser to take into consideration, or if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



## Section 2.2

### Aerial Photograph

Berlin Rd & Farm Rd, Bolton, Massachusetts 01740, United State:



Directions



Traffic



My Places



More



Q



Aerial



United States - MA - Worcester Co. - Bolton



+



-



50 m

250 feet

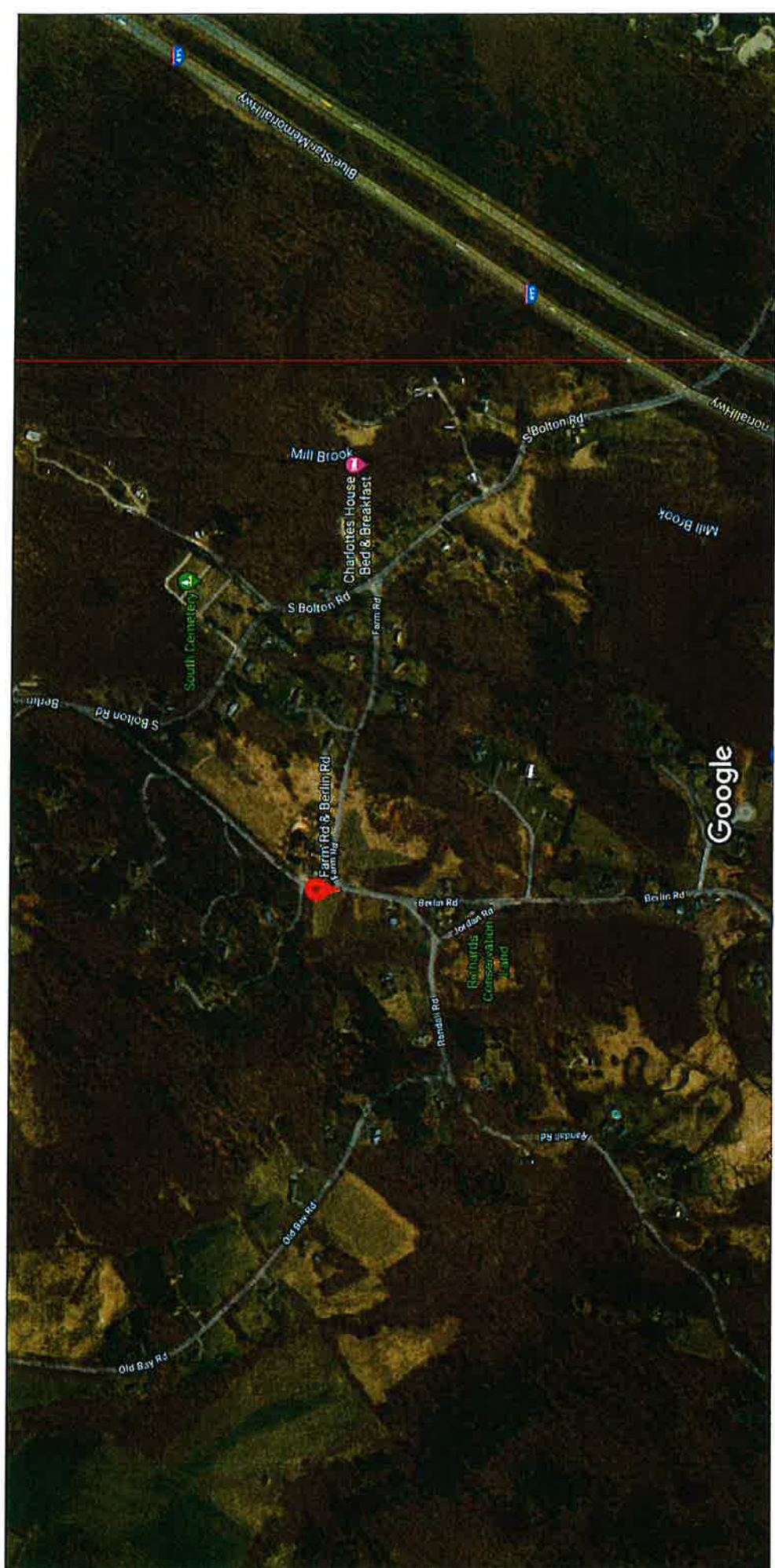
© 2019 HERE





Farm Rd & Berlin Rd

Woods at Farm Road, LLC - 2.47 acres at Farm Road and Berlin Road, Bolton, MA



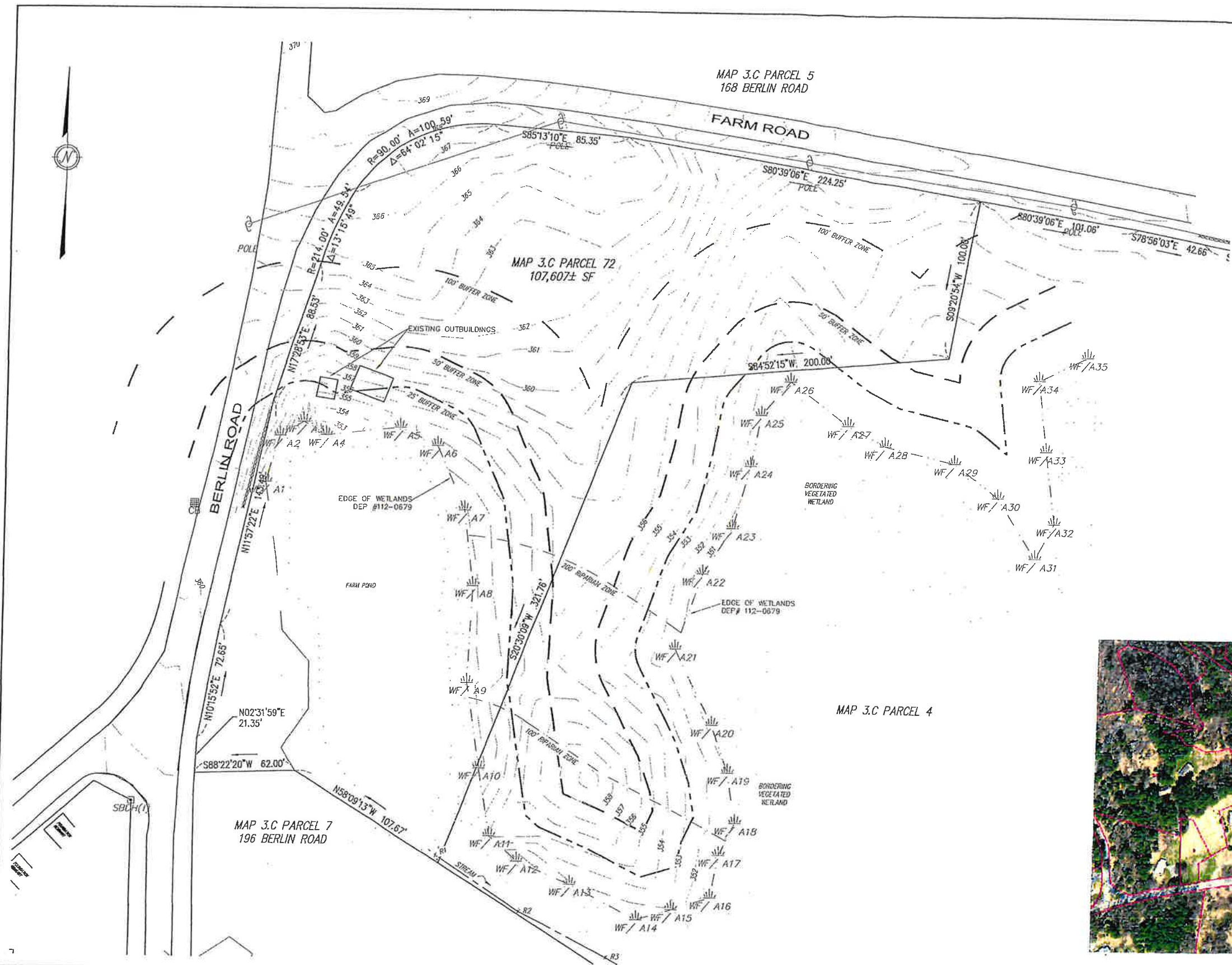
Imagery ©2019 Google, Map data ©2019 Google 500 ft





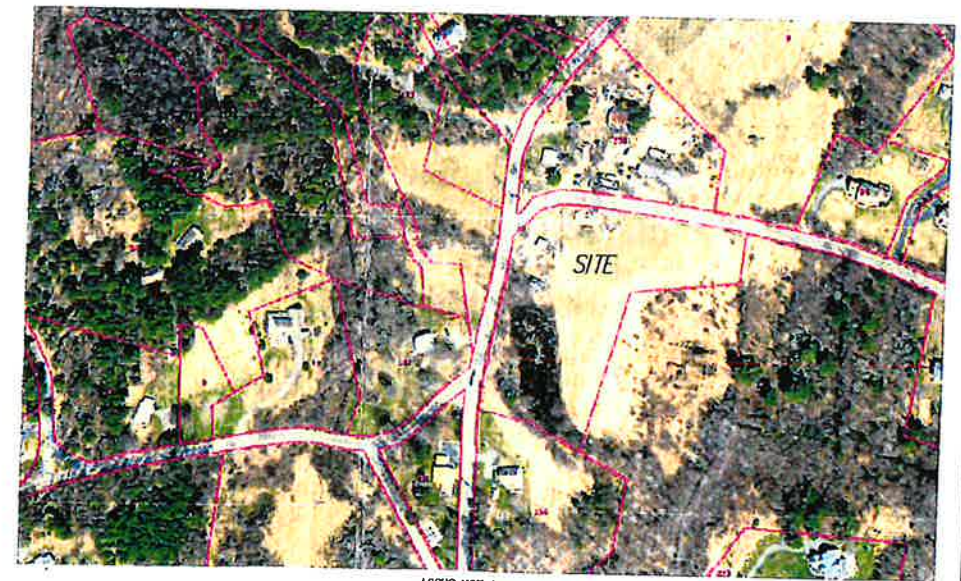
## Section 2.1

### Existing Conditions Plan



# GENERAL NOTES:

1. TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY. ELEVATIONS REFER TO NAVD 1988.
2. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY AND RECORDED PLANS AND DEEDS. (SEE WORCESTER REGISTRY OF DEEDS FB 772, PLAN 46)
3. RESOURCE AREAS AS DEFINED BY THE MASSACHUSETTS WETLANDS PROTECTION ACT AND THE TOWN OF BOLTON WETLANDS BYLAW WERE DELINEATED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. AND ARE SUBJECT TO AN ORDER OF RESOURCE AREA DELINEATION UNDER DEP FILE#112-0679.
4. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.



LOCUS NOT TO SCALE

PREPARED BY:

**DUCHARME & DILLIS**  
Civil Design Group, Inc.  
CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS

1092 MAIN STREET, P.O. BOX 428  
BOLTON, MASSACHUSETTS 01740  
PHONE: (978) 779-6091 FAX: (978) 779-0260  
www.DucharmeandDillis.com

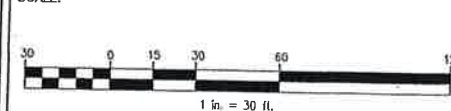
OWNER:

THE WOODS AT FARM ROAD, LLC  
56 CENTRAL AVENUE #1  
NEWTON, MA 02460

APPLICANT:

THE WOODS AT FARM ROAD, LLC  
56 CENTRAL AVENUE #1  
NEWTON, MA 02460

SCALE:



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DATE:  
6/12/19

EXISTING CONDITIONS PLAN  
FARM ROAD  
BOLTON, MA

NO.	DATE	DESCRIPTION	BY

JOB NO.  
6047  
DRAWING NO.  
6047-EC  
SHEET NO.  
**1**  
OF 1



## Section 2.3

### Site/Context Photos





Google Maps

Farm Road & Berlin Road, Bolton, MA

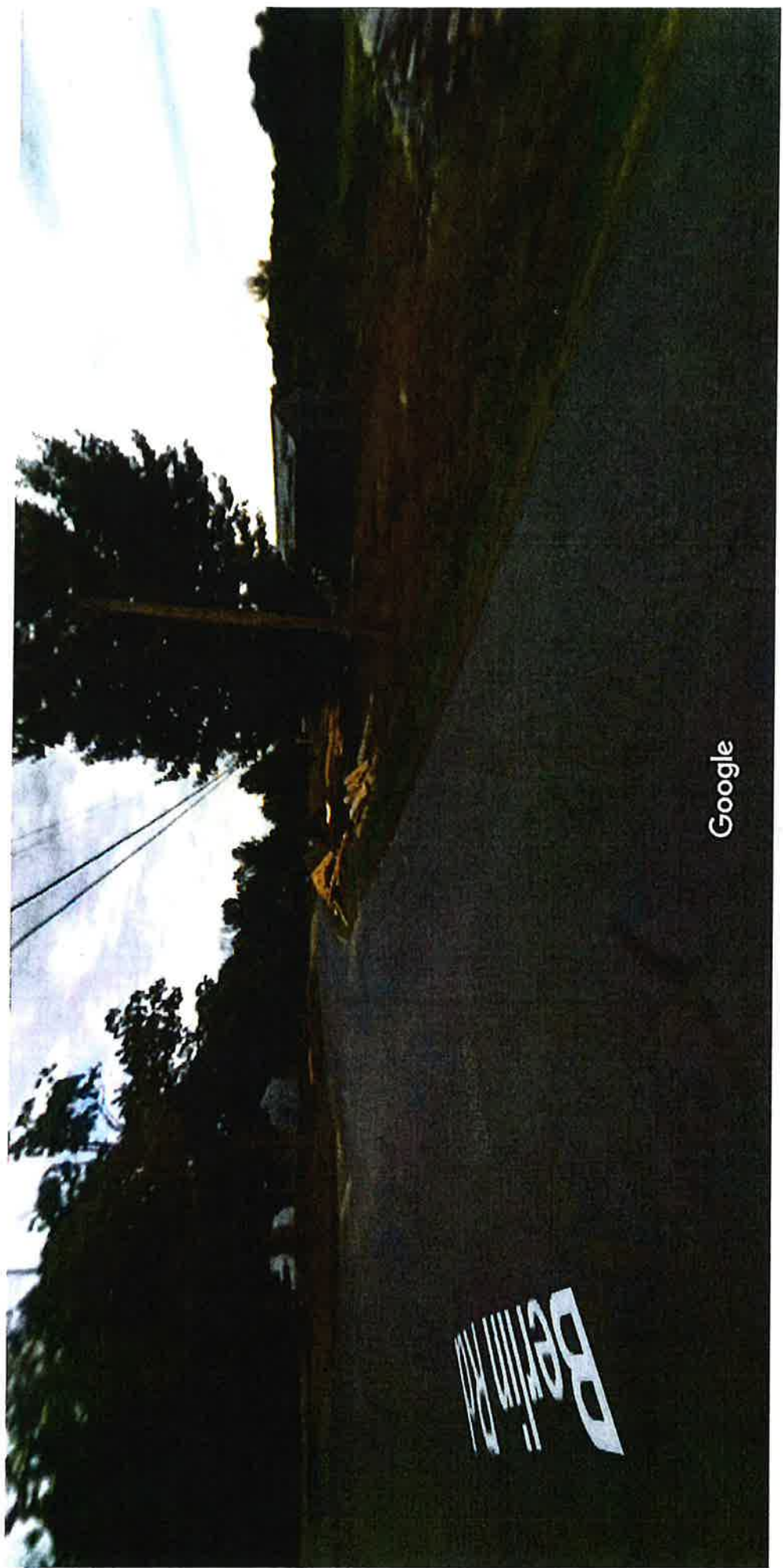


Image capture: Aug 2007 © 2019 Google

Bolton, Massachusetts

Google

Street View - Aug 2007



Farm Road & Berlin Road, Bolton, MA



Image capture: Aug 2007 © 2019 Google

Bolton, Massachusetts

Google

Street View - Aug 2007



Farm Road & Berlin Road, Bolton, MA



Image capture: Aug 2007 © 2019 Google

Bolton, Massachusetts

Google

Street View - Aug 2007





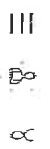
Berlin Rd & Farm Rd, Bolton, Massachusetts 01740, United State



Share



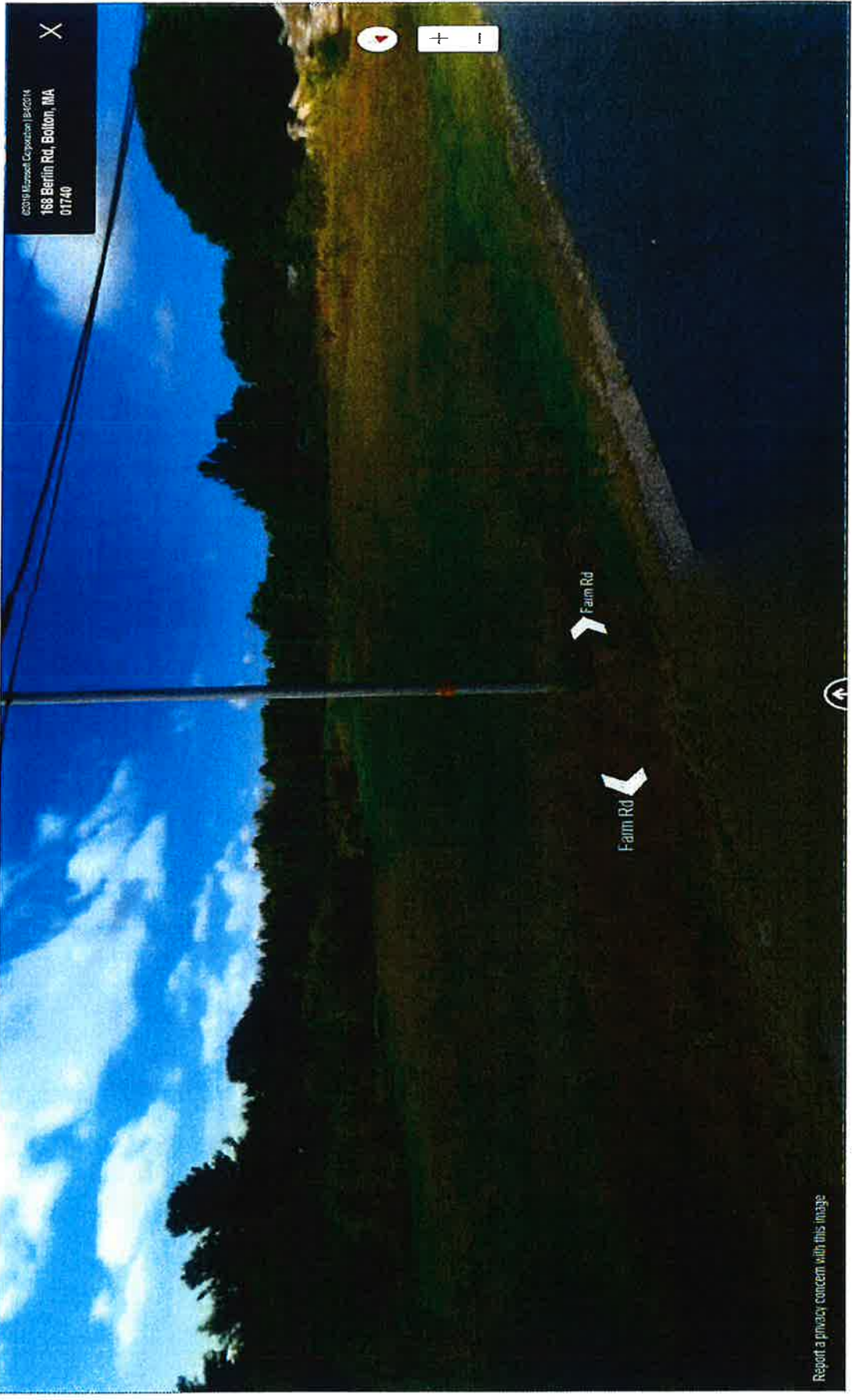
Full Screen



Report a privacy concern with this image



Berlin Rd & Farm Rd, Bolton, Massachusetts 01740, United States



Report a privacy concern with this image



## Section 2.4

### Maps



# National Flood Hazard Layer FIRMette



25°29.84"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>	Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X) Future Conditions 1% Annual Chance Flood Hazard (Zone X) Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee (Zone D)

<b>OTHER AREAS</b>	Area of Minimal Flood Hazard (Zone X) Effective LOMRs
<b>GENERAL STRUCTURES</b>	Area of Undetermined Flood Hazard (Zone X) Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

<b>OTHER FEATURES</b>	Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
-----------------------	---

<b>MAP PANELS</b>	Digital Data Available No Digital Data Available Unmapped
-------------------	---



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **7/10/2019 at 10:12:09 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



USGS The National Map: Orthorectified, Data refreshed April, 2019

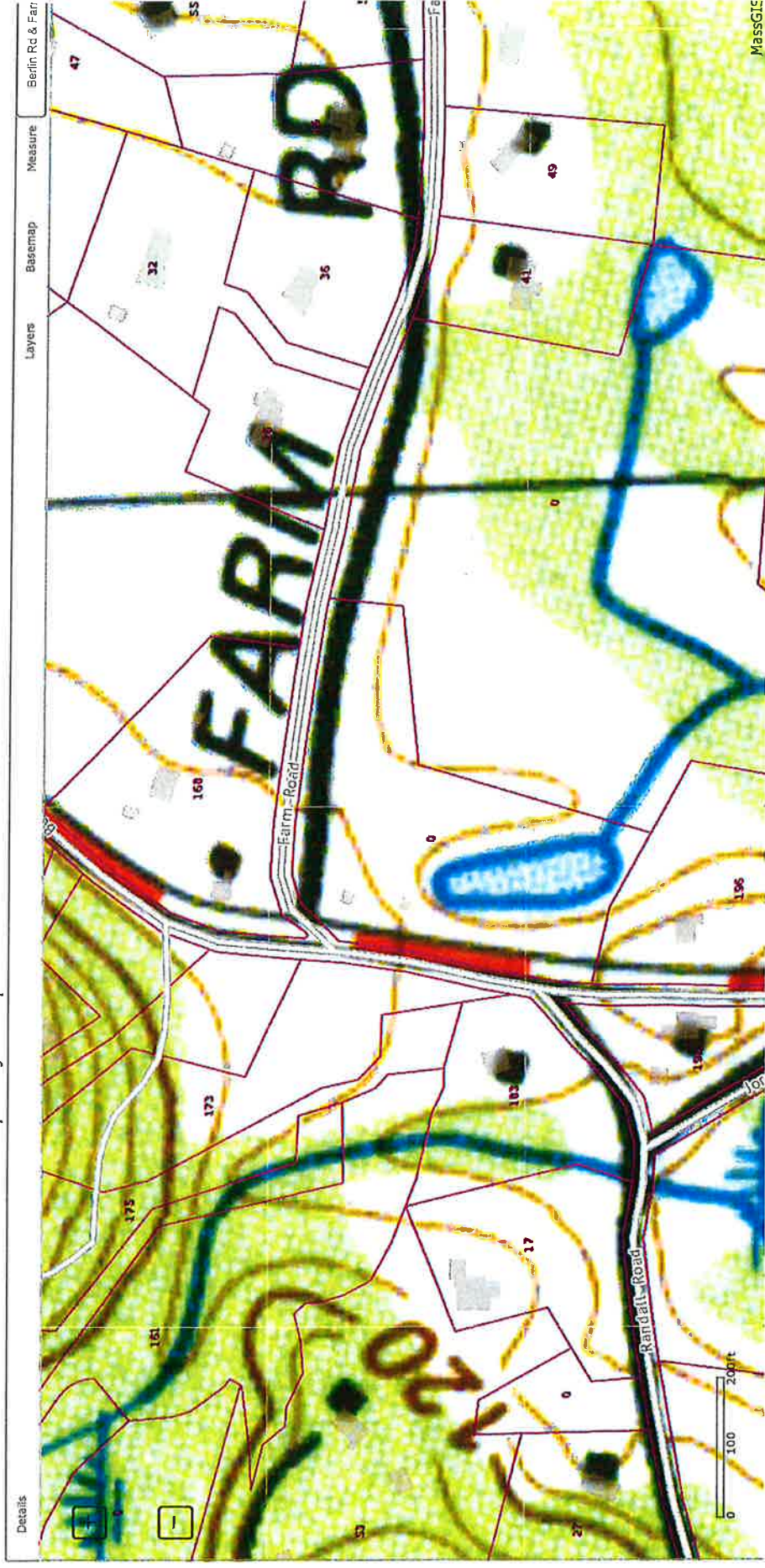


42°25'3.28"N

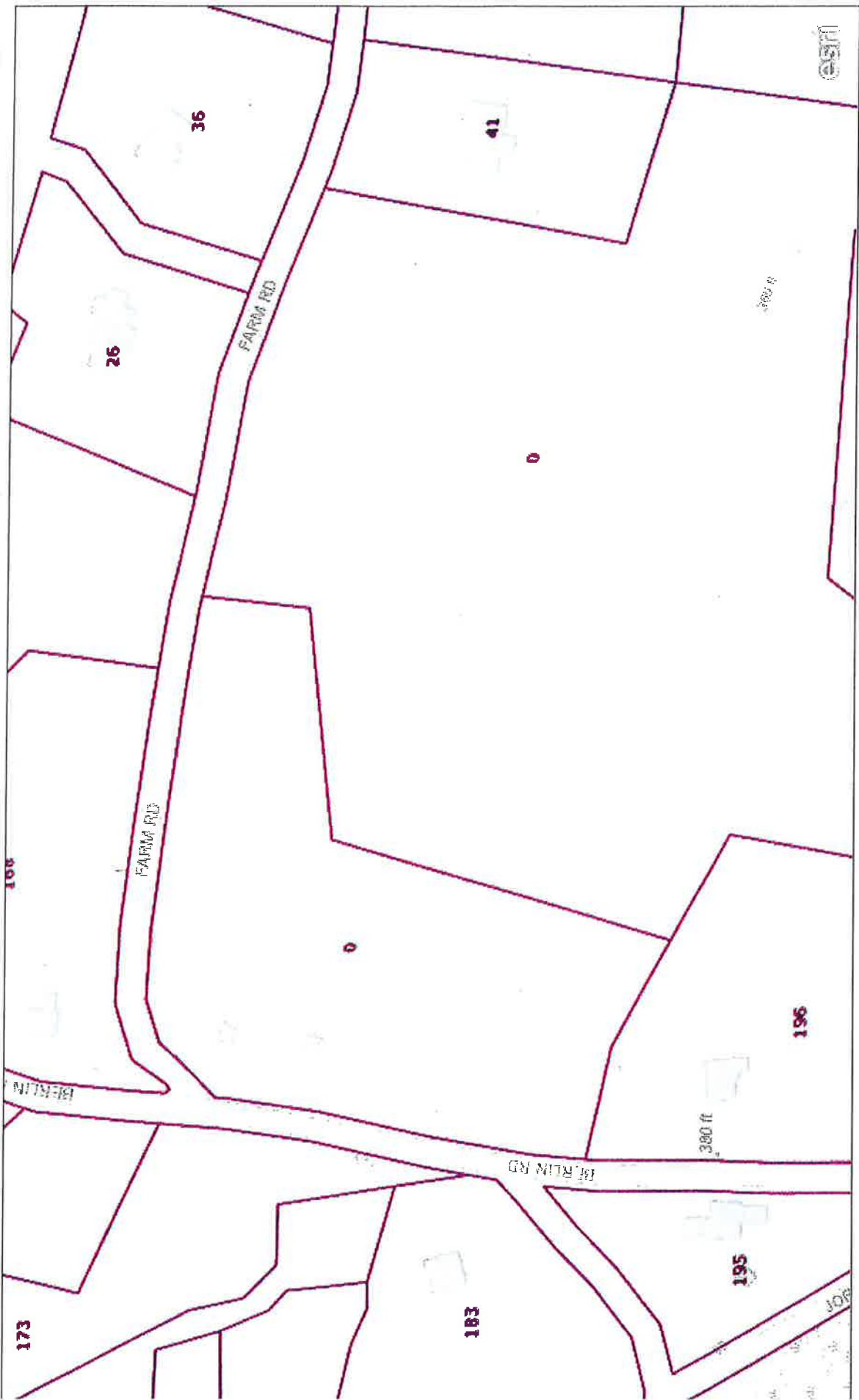
71°36'35.72"W



# Massachusetts Interactive Property Map



# MassGIS Level 3 Assessors' Parcels



Standardized (Level 3) assessors' tax parcels tiled map service from MassGIS hosted at ArcGIS Online

MassGIS, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA





## Application for Chapter 40B Project Eligibility/Site Approval

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

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

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

Name of Proposed Project: The Woods at Farm Road

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

Total Number of Dwelling Units: 4.00

Total Number of Affordable Units: 1.00

Number of 50% AMI Affordable Units: 0.00

Number of 80% AMI Affordable Units: 1.00

#### Unit Mix: Affordable Units

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units				1.00	
Number of Bathrooms				2.50	
Square Feet/Unit				1,671.00	

#### Unit Mix: Market Rate

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units				3.00	
Number of Bathrooms				2.50	
Square Feet/Unit				1,671.00	

Percentage of Units with 3 or More Bedrooms\*: 100.00

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

\* Number of Handicapped Accessible Units:        Market Rate:        Affordable:        \*As required by law.

Gross Density (units per acre): 1.61

Net Density (units per buildable acre): 1.84

**Residential Building Information**

Building Type and Style <i>(single family detached, townhouse, multi-family)</i>	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type
Single Family	New Construction	2.00	29'	1280	4.00

**Non-Residential Building Information** N/A

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

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

If not, explain the differences.

All exterior finishes will be the same. Interior finishes will vary.

**Parking**

Total Parking Spaces Provided: 16.00

Ratio of Parking Spaces to Housing Units: 4:1

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

Buildings: 5%

Parking and Paved Areas: 6%

Usable Open Space: 64%

Unusable Open Space: 25%

Lot Coverage: 11%

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

## **Required Attachments Relating to Section 3**

### **3.1 Preliminary Site Layout Plan(s)**

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

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

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

### **3.2 Graphic Representations of Project/Preliminary Architectural Plans**

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

### **3.3 Narrative Description of Design Approach**

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

### **3.4 Tabular Zoning Analysis**

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

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

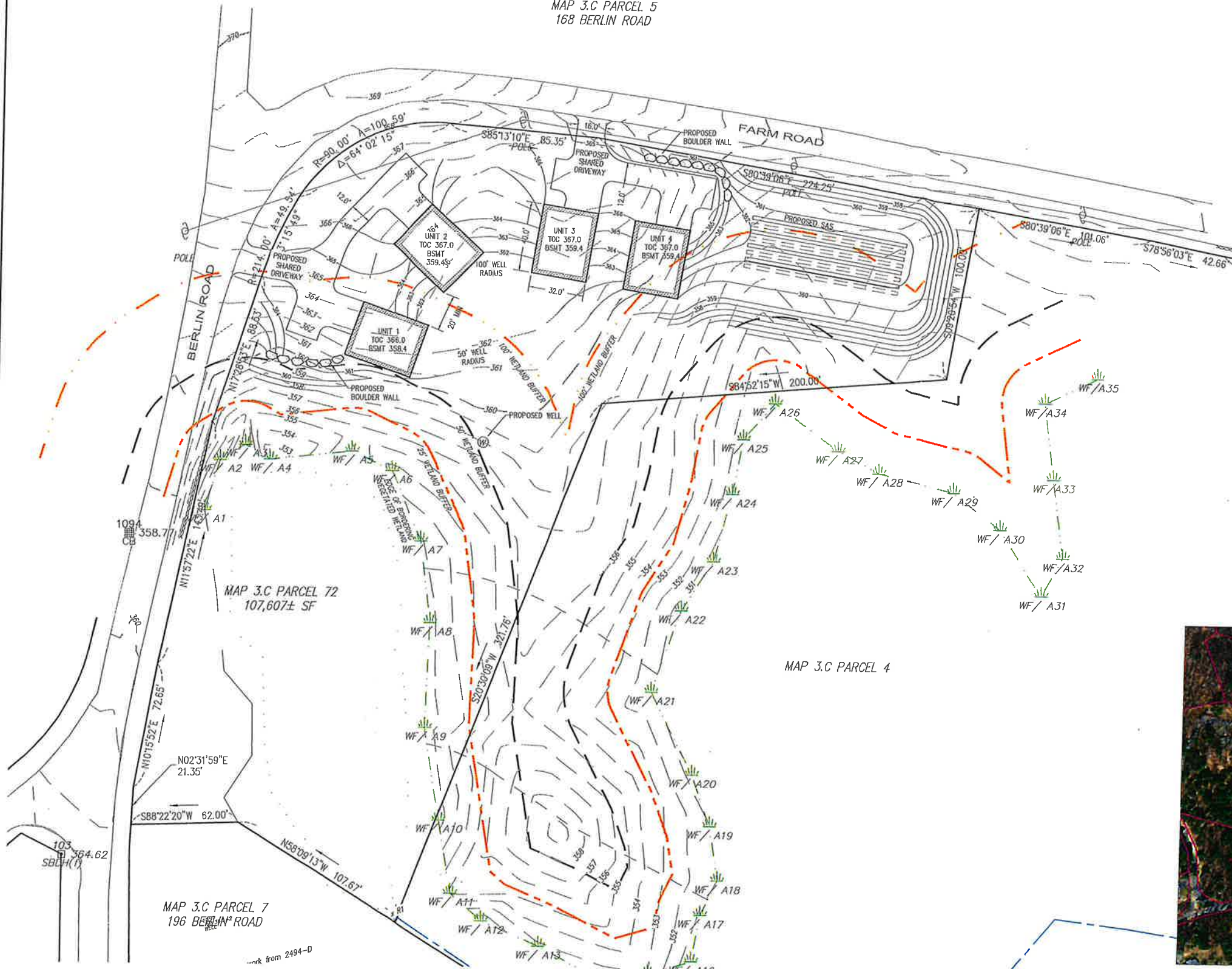


## Section 3.1

### Site Plan



MAP 3.C PARCEL 5  
168 BERLIN ROAD



GENERAL NOTES:

1. MAXIMUM NUMBER OF BEDROOMS TO BE LIMITED TO TEN (10) WITHOUT NITROGEN PRE-TREATMENT. MAXIMUM NUMBER OF BEDROOMS CAN BE INCREASED TO TWELVE (12) WITH NITROGEN PRE-TREATMENT.
2. SEPTIC SYSTEMS SHOWN ARE CONCEPTUAL, ADDITIONAL SOIL TESTING MAY BE REQUIRED.
3. SITE IS NOT SHOWN TO BE IN AN ESTIMATED OR PRIORITY HABITAT OF RARE SPECIES.
4. SITE IS SUBJECT TO AN ORDER OF RESOURCE AREA DELINEATION, EDGE OF WETLAND RESOURCE AREAS AND ASSOCIATED BUFFER ZONES ARE SHOWN BASED ON MASS DEP FILE#112-0679
5. PROJECT WILL REQUIRE A COMPREHENSIVE PERMIT FROM THE BOLTON ZONING BOARD OF APPEALS WITH NECESSARY WAIVERS FROM THE BOLTON ZONING BYLAW, SUBDIVISION RULES AND REGULATIONS, WETLANDS BYLAW AND BOARD OF HEALTH REGULATIONS.
6. STORMWATER MANAGEMENT SYSTEM, SEWAGE DISTRIBUTION SYSTEM AND WATER DISTRIBUTION SYSTEM ARE NOT SHOWN ON THIS PLAN.
7. THIS PLAN HAS BEEN PREPARED FOR TO SUPPLEMENT A REQUEST FOR PROJECT APPROVAL FROM MASS. HOUSING.

ZONING TABLE

ZONING DISTRICT: RESIDENTIAL

BOLTON ZONING BYLAW §250-13 DIMENSIONAL REGULATIONS:

	REQUIRED	PROVIDED
MIN LOT AREA	80,000 SF	107,607 SF
MIN LOT FRONTAGE*	200'	425' BERLIN ROAD 384' FARM ROAD
MIN FRONT YARD	50'	58' BERLIN ROAD 41' FARM ROAD
MIN OTHER YARDS	20'	57'
MIN SHAPE FACTOR	0.5	0.69

MAX. LOT COVERAGE  
OPEN SPACE

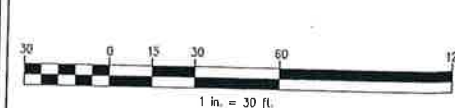
N/A  
N/A  
\* ZONING BYLAW §250-28 "OWNERS OF LOTS FRONTING ON TWO STREETS MAY SELECT WHICH SHALL BE CONSIDERED FRONTAGE. ON A CORNER LOT, FRONTAGE SHALL BE MEASURED TO THE POINT OF INTERSECTION OF THE EXTENSION OF THE SIDE LINES OF THE STREET."



PREPARED BY:  
**DUCHARME & DILLIS**  
Civil Design Group, Inc.  
CIVIL ENGINEERS • LAND SURVEYORS • WETLAND CONSULTANTS  
1092 MAIN STREET, P.O. BOX 428  
BOLTON, MASSACHUSETTS 01740  
PHONE: (978) 779-6091 FAX: (978) 779-0260  
www.DucharmeandDillis.com

OWNER:  
THE WOODS AT FARM ROAD, LLC  
56 CENTRAL AVENUE #1  
NEWTON, MA 02460  
APPLICANT:  
THE WOODS AT FARM ROAD, LLC  
56 CENTRAL AVENUE #1  
NEWTON, MA 02460

SCALE:



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DATE:  
6/12/19

PRELIMINARY SITE PLAN  
FARM ROAD  
BOLTON, MA

NO.	DATE	DESCRIPTION	BY
1.	6/21/19	ZONING TABLE	SD

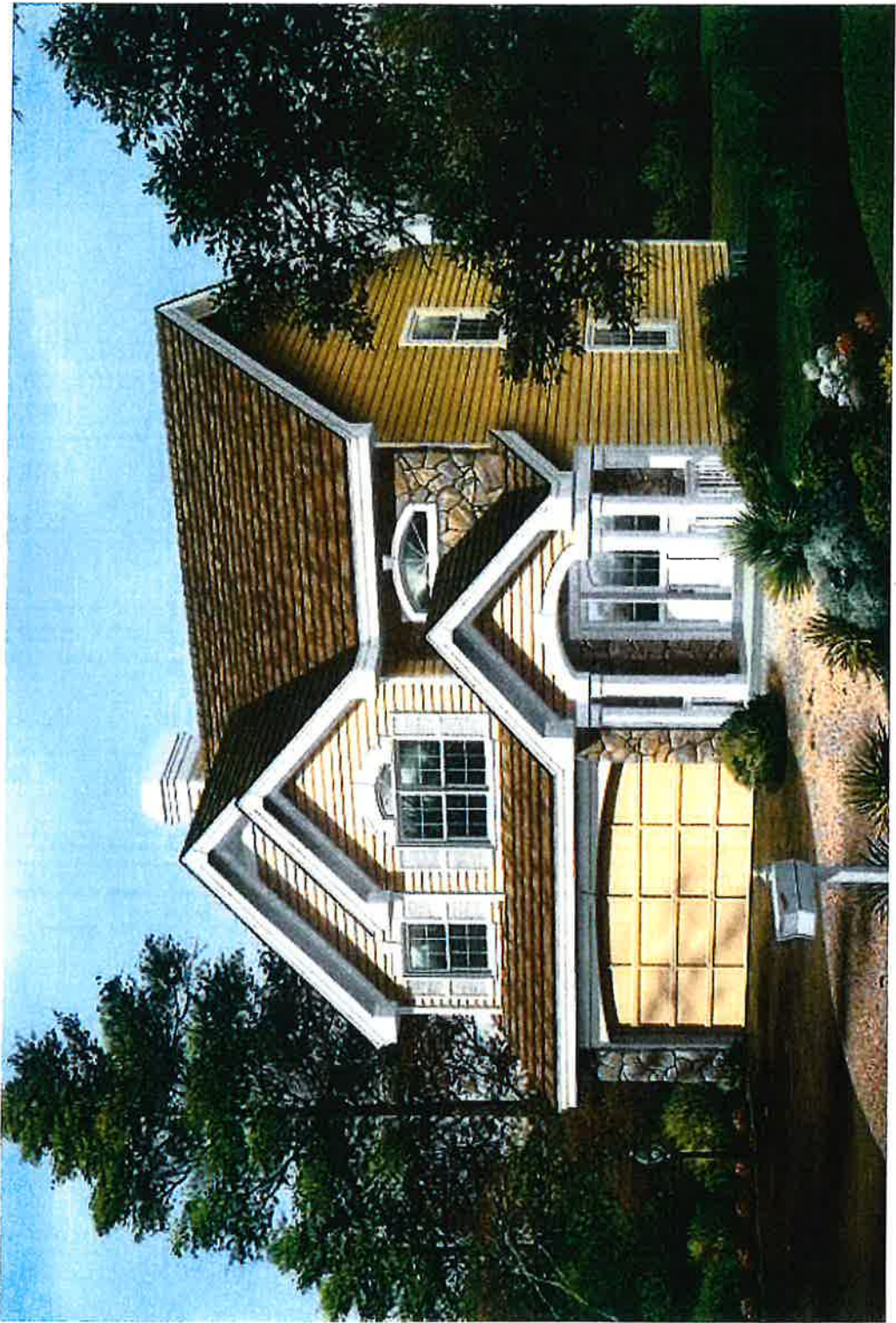
JOB NO. 6047  
DRAWING NO. 6047-MASS HOUSING  
SHEET NO. 1  
OF 1

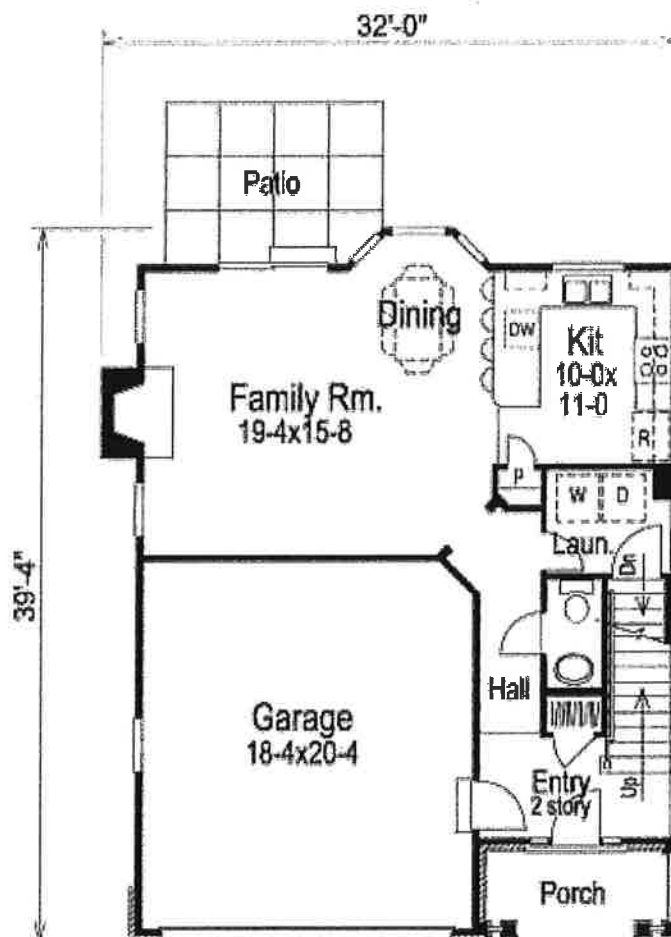


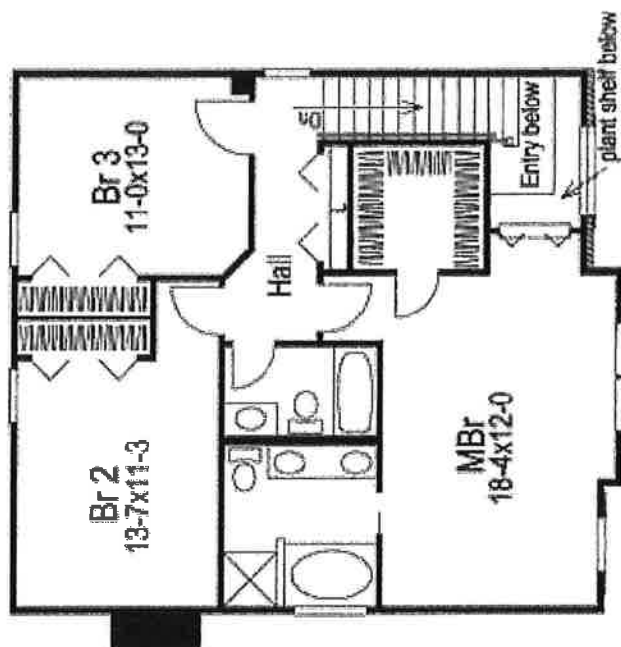
## Section 3.2

### Floor Plans/Architecturals











## Section 3.3

# Narrative Description Of Design Approach

## Narrative Description of Design Approach

This charming Cottage plan is ideal for a narrow lot with its 32' width and yet, there is an abundance of space featured in the interior floor plan. There are approximately 1,672 square feet of living space which incorporates three bedrooms and two plus baths into the plan. The home's drawings include a basement foundation which features an additional 688 square feet of space and adds value and versatility to the home. There is a two car garage, as well, which provides 373 square feet of vehicle and storage space. The exterior façade of the home is simply stunning with multiple gables, wide eaves and a stone accent wall feature. The front covered porch is highlighted with columned beams, open railing and a decorative arched opening that blend to create visual interest and curb appeal. A gorgeous front door opens onto the two story foyer which houses a coat closet and the second story staircase. The hallway extends into the open concept plan and features a powder room for guests. The main living areas are spacious and include the family room, measuring in excess of 19'x15', which includes a handsome fireplace flanked by picturesque window views and rear patio access. The dining space is nestled into a triple bay window that overlooks the rear patio and yard. The U-shaped kitchen is highlighted by an open breakfast bar, separate pantry and an abundance of additional counter and cabinet space. There is a laundry nook and lower level staircase to complete the main level of living.

The second story landing features an overlook onto the foyer and the plant shelf below. Bedrooms two and three are large with window views and generous closet space. There is a shared hall bath with a vanity space, toilet area, a tub/shower combination and there is an oversized hall linen closet as well. The master suite is highlighted by an oversized bedroom space with a "bump-out", gorgeous window views and a large master walk-in closet. The master bath is elegantly designed with dual vanities, a separate shower, a toilet area and a garden tub with window views. Expansion possibilities, an attractive exterior and a functional floor plan contribute to the home's value and versatility.



## Section 3.4

### Tabular Zoning Analysis



## ZONING TABLE

ZONING DISTRICT: RESIDENTIAL

BOLTON ZONING BYLAW §250-13 DIMENSIONAL REGULATIONS:

	REQUIRED	PROVIDED
MIN LOT AREA	80,000 SF	107,607 SF
MIN LOT FRONTAGE*	200'	425' BERLIN ROAD 384' FARM ROAD
MIN FRONT YARD	50'	58' BERLIN ROAD 41' FARM ROAD
MIN OTHER YARDS	20'	57'
MIN SHAPE FACTOR	0.5	0.69

MAX. LOT COVERAGE N/A  
OPEN SPACE N/A

\* ZONING BYLAW §250-28 "OWNERS OF LOTS FRONTING ON TWO STREETS MAY SELECT WHICH SHALL BE CONSIDERED FRONTAGE. ON A CORNER LOT, FRONTAGE SHALL BE MEASURED TO THE POINT OF INTERSECTION OF THE EXTENSION OF THE SIDE LINES OF THE STREET."

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## Section 3.5

### Sustainable Development Principles Form

## SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

Project Name: The Woods at Farm Road  
Project Number: \_\_\_\_\_  
Program Name: \_\_\_\_\_  
Date: \_\_\_\_\_

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Prior to completing this form, please refer to the Commonwealth's Sustainable Development Principles (adopted May 2007) available at: [Sustainable Development Principles](#)

### DEVELOPER SELF-ASSESSMENT

(for consistency with the Sustainable Development Principles)

#### Redevelop First

Check "X" below if applicable

If Rehabilitation:

- Rehabilitation/Redevelopment/Improvements to Structure ☐
- Rehabilitation/Redevelopment/Improvements to Infrastructure ☒
- Will Use existing electricity to site. Will also improve existing drainage.

If New Construction:

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

#### Explanation (Required)

Site was formally used for agricultural uses and processing timber. Structures on the site were accessory to those uses. Site is ideally located within 1.3 miles to the Bolton "center" which includes a library and government offices. The site is also located near local schools and retail such as the Nashoba Winery.

### Optional - Demonstration of Municipal Support:

Check "X" below if applicable

- Letter of Support from the Chief Elected Official of the municipality\* ☐
- Housing development involves municipal funding ☐
- Housing development involves land owned or donated by the municipality ☐

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

Explanation (Required)

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**Method 2:** Development meets a minimum of **five (5)** of the Commonwealth's *Sustainable Development Principles*, as shown in the next section below.

If the development involves strong **municipal support** (evidence of such support must be submitted as an attachment), the development need only meet **four (4)** of the *Sustainable Development Principles*. However, one (1) of the Principles met must be **Protect Land and Ecosystems**.

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

#### (1) Concentrate Development and Mix Uses

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

Check "X" below if applicable

- Higher density than surrounding area ☐
- Mixes uses or adds new uses to an existing neighborhood ☐
- Includes multi-family housing ☐
- Utilizes existing water/sewer infrastructure ☐
- Compact and/or clustered so as to preserve undeveloped land ☐
- Reuse existing sites, structures, or infrastructure ☐
- Pedestrian friendly ☐
- Other (discuss below) ☐

Explanation (Required)

## (2) Advance Equity & Make Efficient Decisions

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.

Promote development in accordance with smart growth and environmental stewardship.

*Check "X" below if applicable*

- Concerted public participation effort (beyond the minimally required public hearings) ☐
- Streamlined permitting process, such as 40B or 40R ☐
- Universal Design and/or visitability ☐
- Creates affordable housing in middle to upper income area and/or meets regional need ☐
- Creates affordable housing in high poverty area ☐
- Promotes diversity and social equity and improves the neighborhood ☐
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community ☐
- Other (discuss below) ☐

**Explanation (Required)**

## (3) Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

*Check "X" below if applicable*

- Creation or preservation of open space or passive recreational facilities ☐
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands ☐
- Environmental remediation or clean up ☐
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.) ☐
- Eliminates or reduces neighborhood blight ☐
- Addresses public health and safety risk ☐
- Cultural or Historic landscape/existing neighborhood enhancement ☐
- Other (discuss below) ☐

Explanation (Required)

#### (4) Use Natural Resources Wisely

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

Check "X" below *if applicable*

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

Explanation (Required)

#### (5) Expand Housing Opportunities

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

Check "X" below *if applicable*

- Includes rental units, including for low/mod households ☐
- Includes homeownership units, including for low/mod households ☐
- Includes housing options for special needs and disabled population ☐
- Expands the term of affordability ☐
- Homes are near jobs, transit and other services ☐
- Other (discuss below) ☐

Explanation (Required)



## **(6) Provide Transportation Choice**

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

*Check "X" below if applicable*

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

**Explanation (Required)**

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

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

*Check "X" below if applicable*

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

**Explanation (Required)**

**(8) Promote Clean Energy**

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

*Check "X" below if applicable*

- Energy Star or equivalent\* ☐
- Uses renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in waste reduction and conservation of resources ☐
- Other (discuss below) ☐

\*All units are required by MassHousing to be Energy Star Efficient. Please include in your explanation a description of how the development will meet Energy Star criteria.

**Explanation (Required)**

**(9) Plan Regionally**

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

*Check "X" below if applicable*

- Consistent with a municipally supported regional plan ☐
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing ☐
- Measurable public benefit beyond the applicant community ☐
- Other (discuss below) ☐

**Explanation (Required)**



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

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

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

Name of Proposed Project: The Woods at Farm Road

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

Owned (or ground leased) by Development Entity or Applicant ☒

Under Purchase and Sale Agreement \_\_\_\_\_

Under Option Agreement \_\_\_\_\_

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

Grantor/Seller: Robert D. Coolidge

Grantee/Buyer: The Woods at Farm Road, LLC.

Grantee/Buyer is (check one):

Applicant ☒ Development Entity \_\_\_\_\_ Managing General Partner of Development Entity \_\_\_\_\_

General Partner of Development Entity \_\_\_\_\_ Other (explain) \_\_\_\_\_

Are the Parties Related? \_\_\_\_\_

**For Deeds or Ground Leases**

Date(s) of Deed(s) or Ground Lease(s): February 6, 2019

Purchase Price: \$185000.00

**For Purchase and Sale Agreements or Option Agreements** N/A

Date of Agreement: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

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

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

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

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

Yes \_\_\_\_\_ No \_\_\_\_\_

If Yes, please describe current status of easement: N/A

Owned (or ground leased) by Development Entity or Applicant \_\_\_\_\_

Under Purchase and Sale Agreement \_\_\_\_\_

Under Option Agreement \_\_\_\_\_

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

Grantor/Seller: N/A

Grantee/Buyer: \_\_\_\_\_

Are the Parties Related? \_\_\_\_\_

**For Easements**

Date(s) of Easement(s): N/A

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

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

Date of Agreement: N/A

Expiration Date: \_\_\_\_\_

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

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

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

**Required Attachments Relating to Section 4**

**4.1 Evidence of Site Control (required)**

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





## Section 4.1

### Evidence of Site Control

# Worcester South District Registry of Deeds Electronically Recorded Document

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

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## Recording Information

Document Number : 12937  
Document Type : DEED  
Recorded Date : February 11, 2019  
Recorded Time : 02:47:00 PM

Recorded Book and Page : 60035 / 275  
Number of Pages(including cover sheet) : 3  
Receipt Number : 1128216  
Recording Fee (including excise) : \$968.60

\*\*\*\*\*

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 02/11/2019 02:47 PM  
Ctrl# 192745 06351 Doc# 00012937  
Fee: \$843.60 Cons: \$185,000.00

\*\*\*\*\*

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

### QUITCLAIM DEED

Robert D. Coolidge, a married man, of Bolton, Worcester County, Massachusetts,

for consideration paid and in full consideration of One Hundred Eighty-Five Thousand and No/100 Dollars (\$185,000.00)

grants to The Woods at Farm Road, LLC

of 11 Tanglewood Drive, Nashua, NH 03062

with QUITCLAIM COVENANTS

The land with the buildings thereon in Bolton, Middlesex County, Massachusetts, being shown as Lot 1 on Plan entitled "Plan of Land Meadow Farm Estates Berlin and Farm Roads in Bolton, Mass. Dated: July 26, 2001, Prepared by: Consolidated Design Group, Inc., Civil Engineers and Land Surveyors" recorded with Worcester District Registry of Deeds in Plan Book 772, Plan 46, being more particularly bounded and described as follows:

NORTHWESTERLY,  
NORTHERLY and  
NORTHEASTERLY

on a curving line by Berlin Road and Farm Road, 21.35 feet, 72.65 feet, 143.49 feet, 88.53 feet, 49.54 feet, 100.59 feet, 85.35 feet, and 224.25 feet;

SOUTHEASTERLY  
SOUTHERLY, and  
SOUTHEASTERLY

again by Parcel B1 as shown on said Plan, 100 feet, 200 feet and 321.76 feet; and

SOUTHWESTERLY  
and SOUTHERLY

by land now or formerly of Jeffrey J. Riddle, 107.67 feet and 62 feet.

Containing 2.470 acres, according to said Plan.

The grantor hereby certifies that the subject property is not the primary residence of any grantor or the spouse of any grantor and affirms under the pains and penalties of perjury that no other person or persons are entitled to any homestead rights in the subject property as defined in M.G.L. c.

For title see Deed of Marion H. Deavitt a/k/a to David L. Coolidge dated September 19, 1958, recorded with said Registry of Deeds in Book 3977, Page 187. See Estate of David Coolidge, Worcester Probate Court No. 95P1-0040-EP1.

Executed as a sealed instrument this 6th day of February, 2019

Robert D. Coolidge  
Robert D. Coolidge

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

February 6, 2019

Before me, the undersigned notary public, personally appeared Robert D. Coolidge, proved to me through satisfactory evidence of identification which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Christopher P. Yates  
Christopher Paul Yates, Notary Public  
My Commission Expires: 8/20/2021



ATTEST: WORC Kathryn A. Toomey, Register



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

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

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

Name of Proposed Project: The Woods at Farm Road.

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

#### Sales / Revenue

Market	<u>1,700,000.00</u>
Affordable	<u>185,000.00</u>
Related Party	<u>0.00</u>
Other Income	<u>0.00</u>
<b>Total Sales/Revenue</b>	<u>1,885,000.00</u>

### Pre-Permit Land Value, Reasonable Carrying Costs

Item	Budgeted
Site Acquisition: pre-permit land value (to be determined by MassHousing commissioned appraisal) plus reasonable carrying costs.	\$185,000.00 Purchase Price + 7,000.00 Carrying Costs

### Costs

Item	Budgeted
<b>Acquisition Cost</b>	
Site Acquisition: pre-permit land value (to be determined by MassHousing Commissioned Appraisal) plus reasonable carrying costs	<u>192,000.00</u>
<b>Subtotal</b> Acquisition Costs	<u>192,000.00</u>
<b>Construction Costs-Residential Construction (Hard Costs)</b>	
Building Structure Costs	<u>850,000.00</u>
Hard Cost Contingency	<u>42,500.00</u>
<b>Subtotal – Residential Construction (Hard Costs)</b>	<u>892,500.00</u>



## Costs

### Item

### Budgeted

#### Construction Costs–Site Work (Hard Costs)

Earth Work	45,000.00
Utilities: On Site	70,000.00
Utilities: Off-Site	2,000.00
Roads and Walks	4,000.00
Site Improvement	0.00
Lawns and Planting	16,000.00
Geotechnical Condition	0.00
Environmental Remediation	0.00
Demolition	5,000.00
Unusual Site Conditions/Other Site Work	
<b>Subtotal</b> –Site Work (Hard Costs)	142,000.00

#### Construction Costs–General Conditions, Builders Overhead and Profit (Hard Costs)

General Conditions	10,000.00
Builder's Overhead	10,000.00
Builder's Profit	0.00
<b>Subtotal</b> – General Conditions Builder's Overhead and Profit (Hard Costs)	20,000.00

#### General Development Costs (Soft Costs)

Appraisal and Marketing Study (not 40B "as is" appraisal)	1,000.00
Lottery	2,500.00
Commissions/Advertising–Affordable	12,900.00
Commissions/Advertising–Market	75,000.00
Model Unit	0.00
Closing Costs (unit sales)	12,000.00
Real Estate Taxes (during construction)	4,000.00
Utility Usage (during construction)	5,000.00
Insurance (during construction)	3,500.00
Security (during construction)	0.00
Inspecting Engineer	5,000.00
Fees to Others	10,000.00
Construction Loan Interest	70,000.00
Fees to Construction Lender	15,000.00
Architectural	5,000.00
Engineering	45,000.00
Survey, Permits, Etc.	5,000.00
Clerk of the Works	0.00
Construction Manager	60,000.00

**Item****Budgeted****General Development Costs (Soft Costs) – Continued**

Bond Premiums (Payment/Performance/Lien Bond)	0.00
Legal	50,000.00
Title (including title insurance) and Recording	0.00
Accounting and Cost Certification (incl. 40B)	10,000.00
Relocation	0.00
40B Site Approval Processing Fee	2,500.00
40B Technical Assistance/Mediation Fund Fee	2,700.00
40B Land Appraisal Cost (as-is value)	5,000.00
40B Final Approval Processing Fee	5,000.00
40B Subsidizing Agency Cost Certification Examination Fee	2,500.00
40B Monitoring Agent Fees	3,000.00
40B Surety Fees	0.00
Other Financing Fees	0.00
Development Consultant	0.00
Other Consultants (describe)	0.00
Other Consultants (describe)	0.00
Soft Cost Contingency	0.00
Other General Development (Soft) Costs	20,000.00
<b>Subtotal – General Development Costs (Soft Costs)</b>	<b>431,600.00</b>

**Developer Overhead**

Developer Overhead	10,000.00
<b>Subtotal – Developer Overhead</b>	<b>10,000.00</b>

**Summary of Subtotals**

Sales/Revenue	1,885,000.00
Site Acquisition	192,000.00
Residential Construction	892,500.00
Site Work	142,000.00
Builder's Overhead, Profit and General Conditions	20,000.00
General Development Costs	431,600.00
Developer Overhead	10,000.00

**Summary**

Total Sales/Revenue	1,885,000.00
Total Development Costs (TDC)	1,688,100.00
Profit (Loss) from Sales/Revenue	196,900.00
Percentage of Profit (Loss) Over the Total Development Costs	11.66%

**Initial Unit/Sales Price****MARKET RATE**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Affordable Units					
Number of Units				3	
Number of Sq. Ft				1,671	
Sales Price				\$499,000	
Condo / HOA Fee				\$200.00	

**AFFORDABLE**

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Affordable Units					
Number of Units				1	
Number of Sq. Ft				1,671	
Sales Price				\$185,000	
Condo / HOA Fee				\$200.00	

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

## **Required Attachments Relating to Section 5**

### **5.1 New England Fund Lender Letter of Interest**

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

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

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

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

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

### **5.3 Market Study (if requested) N/A**

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

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## Section 5.1

NEF Letter of Interest





July 2, 2019

Mass Housing  
One Beacon St.  
Boston, MA 02108

RE: Farm Road Estates, Bolton, MA

Dear Mass Housing Representative:

On behalf of The Lowell Five, I am pleased to inform you that the bank is very interested in providing financing on the proposed 40B project to be located at the above referenced property. We have a long-standing relationship with Mr. Pace and look forward to participating in the development of this project.

Please note that this letter is for discussion purposes only and does not constitute an approval, commitment or offer to lend. Final approval of the loan is subject to receipt of a completed loan application, credit underwriting, property due-diligence and committee approval.

If I may be of further assistance, please do not hesitate to call me at (978) 441-6499.

Sincerely,

A handwritten signature in blue ink, appearing to read "Thomas N. Boucher", is written over a white space.

Thomas N. Boucher  
Senior Vice President



## Section 5.2

### Market Sales Comparison



**MLS # 72275705 - Sold**  
**Single Family - Detached**

**91 Century Mill Rd**  
**Bolton, MA 01740**  
**Worcester County**

Style: **Colonial**  
 Color:  
 Grade School:  
 Middle School:  
 High School:  
 Handicap Access/Features:  
 Directions: **Rt 495 to exit 27 to Rt 117**

List Price: **\$499,900**  
 Sale Price: **\$499,900**

Total Rooms: **7**  
 Bedrooms: **3**  
 Bathrooms: **2f 1h**  
 Master Bath: **Yes**  
 Fireplaces: **1**

**Remarks**

**Welcome Home! This is a great opportunity to own beautiful NEW Construction that features an open concept, exudes quality with casual elegance. This home is situated in a private, serene setting. As you enter into the open floor plan you'll find gleaming hardwood floors, a beautiful bright Kitchen with granite counters, stainless steel appliances. Kitchen is open to a lovely Living Room with a gas fireplace, enjoy while entertaining guests or cozy up on a Winter's night. The second floor offers three bedrooms, you will love the spacious walk in closet in the Master Bedroom and custom tiled shower in the private Master Bath. Great opportunity, don't miss out. Interior photo's are of similar property.**

**Property Information**

Approx. Living Area: <b>1,728 Sq. Ft.</b>	Approx. Acres: <b>4.5 (196,020 Sq. Ft.)</b>	Garage Spaces: <b>1 Attached</b>
Living Area Includes:	Heat Zones: <b>1 Forced Air, Propane</b>	Parking Spaces: <b>4 Paved Driveway</b>
Living Area Source: <b>Other</b>	Cool Zones: <b>1 Central Air</b>	Approx. Street Frontage:
Living Area Disclosures:		
Disclosures:		

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	-	-
Dining Room:	1	-	-
Kitchen:	1	-	-
Master Bedroom:	2	-	-
Bedroom 2:	2	-	-
Bedroom 3:	2	-	-
Bath 1:	1	-	-
Bath 2:	2	-	-
Bath 3:	2	-	-

**Features**

Appliances: **Range, Dishwasher, Microwave**  
 Area Amenities: **Shopping, Walk/Jog Trails, Highway Access**  
 Basement: **Yes Full**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **200 Amps**  
 Energy Features: **Insulated Windows**  
 Exterior: **Vinyl**  
 Exterior Features: **Deck**  
 Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
 Foundation Size: **24 x 36**  
 Foundation Description: **Poured Concrete**  
 Hot Water: **Propane Gas**  
 Insulation: **Full**  
 Interior Features: **Cable Available**  
 Lot Description: **Paved Drive**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**  
 Utility Connections: **for Gas Range, Washer Hookup**  
 Water Utilities: **Private Water**  
 Waterfront: **No**  
 Water View: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Exclusions:  
 Home Own Assn: **No**  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Features:  
 Year Built: **2017** Source: **Builder**  
 Year Built Description: **Actual, Under Construction**  
 Year Round:  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Tax Information**

Pin #:  
 Assessed: **\$0**  
 Tax: **\$0** Tax Year: **00**  
 Book: **0** Page: **0**  
 Cert:  
 Zoning Code: **Res 1**  
 Map: Block: Lot:

**Office/Agent Information**

Listing Office: **RE/MAX On The River, Inc.** (978) 499-8808  
 Listing Agent: **Janis Annese** (617) 590-1039

**Compensation**

Sub-Agent: **Not Offered**

Team Member(s):  
Sale Office: **Mathieu Newton Sotheby's International Realty** (508) 366-9608  
Sale Agent: **Joe Teceno** (508) 733-0377  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Call List Agent**  
Showing: Facilitator: **Call List Agent**  
Special Showing Instructions: **Call Janis for a showing Appointment 617-590-1039**

Buyer Agent: **2.0**  
Facilitator: **1.0**  
Compensation Based On: **Net Sale Price**

#### **Market Information**

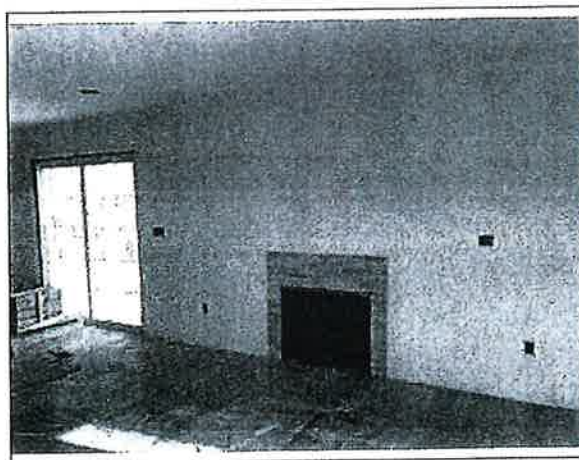
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Listing Date: <b>1/30/2018</b>	Listing Market Time: MLS# has been on for <b>34</b> day(s)
Days on Market: Property has been on the market for a total of <b>34</b> day(s)	Office Market Time: Office has listed this property for <b>34</b> day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: <b>\$499,900</b>	Seller Concessions at Closing:
Off Market Date: <b>3/4/2018</b>	Financing: <b>Conv. Fixed</b>
Sale Date: <b>4/13/2018</b>	
Sale Price: <b>\$499,900</b>	
Offer Date: <b>2/19/2018</b>	Days to Offer: <b>20</b>

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MLS # 72275705 - Sold  
91 Century Mill Rd, Bolton, MA 01740

Single Family - Detached  
Sale Price: \$499,900



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## Assessment and Sales Report

### Location & Ownership Information

Address:	75 Century Mill Rd, Bolton, MA 01740-1401		
Map Ref.:	M:003D B:0000 L:0008	Zoning:	
Owner 1:	Courteney Gallagher		
Owner 2:	James Gallagher		
Owner Address:	75 Century Mill Rd,Bolton, MA 01740-1401		

### Property Information

Use:	1-Family Residence	Style:	Colonial
Levels:	2	Lot Size:	7 Acres (304920 sqft.)
Year Built:	2017	Total Area:	0 sqft.
Total Rooms:	8	Total Living Area:	1912 sqft.
Bedrooms:	3	First Floor Area:	956 sqft.
Full Baths:	2	Addl Floor Area:	0 sqft.
Half Baths:	1	Attic Area:	0 sqft.
Roof Type:	Gable	Finished Basement:	0 sqft.
Heat Type:	Forced Air	Basement:	0 sqft.
Fuel Type:	Natural Gas	Basement Type:	Full
Exterior:	Aluminum Vinyl	Attached Garage:	0
Foundation:		Other Garage:	0
Air Conditioned:	Yes	Fireplaces:	1
Condition:	Average		

### Assessment Information

Last Sale Date:	3/1/2018	Last Sale Price:	\$525,000
Last Sale Book:	58495	Last Sale Page:	23
Map Ref.:	M:003D B:0000 L:0008	Tax Rate (Res):	20.47
Land Value:	\$190,200	Tax Rate (Comm):	20.47
Building Value:	\$258,600	Tax Rate (Ind):	20.47
Misc Improvements:	\$0	Fiscal Year:	2019
Total Value:	\$448,800	Estimated Tax:	\$9,186.94

### Sales History

#### Recent Sale #1

Sale Price:	\$525,000	Sale Date:	3/1/2018
Buyer Name:	Courteney Gallagher	Seller Name:	1000 Llc
Lender Name:	Franklin Amer Mtg	Mortgage Amount:	\$499,775
Sale Book:	58495	Sale Page:	23

#### Recent Sale #2

Sale Price:	\$300,000	Sale Date:	8/24/2017
Buyer Name:	1000 Llc	Seller Name:	Paul H Slade
Lender Name:	Pentucket Bank	Mortgage Amount:	\$429,000
Sale Book:	57632	Sale Page:	108

#### Recent Sale #3

Sale Price:	\$10,000	Sale Date:	1/13/1995
Buyer Name:	Paul H Slade	Seller Name:	Whitcomb Ruth Est
Lender Name:		Mortgage Amount:	\$0
Sale Book:	16823	Sale Page:	400

## Mortgage History

### Recent Mortgage #1

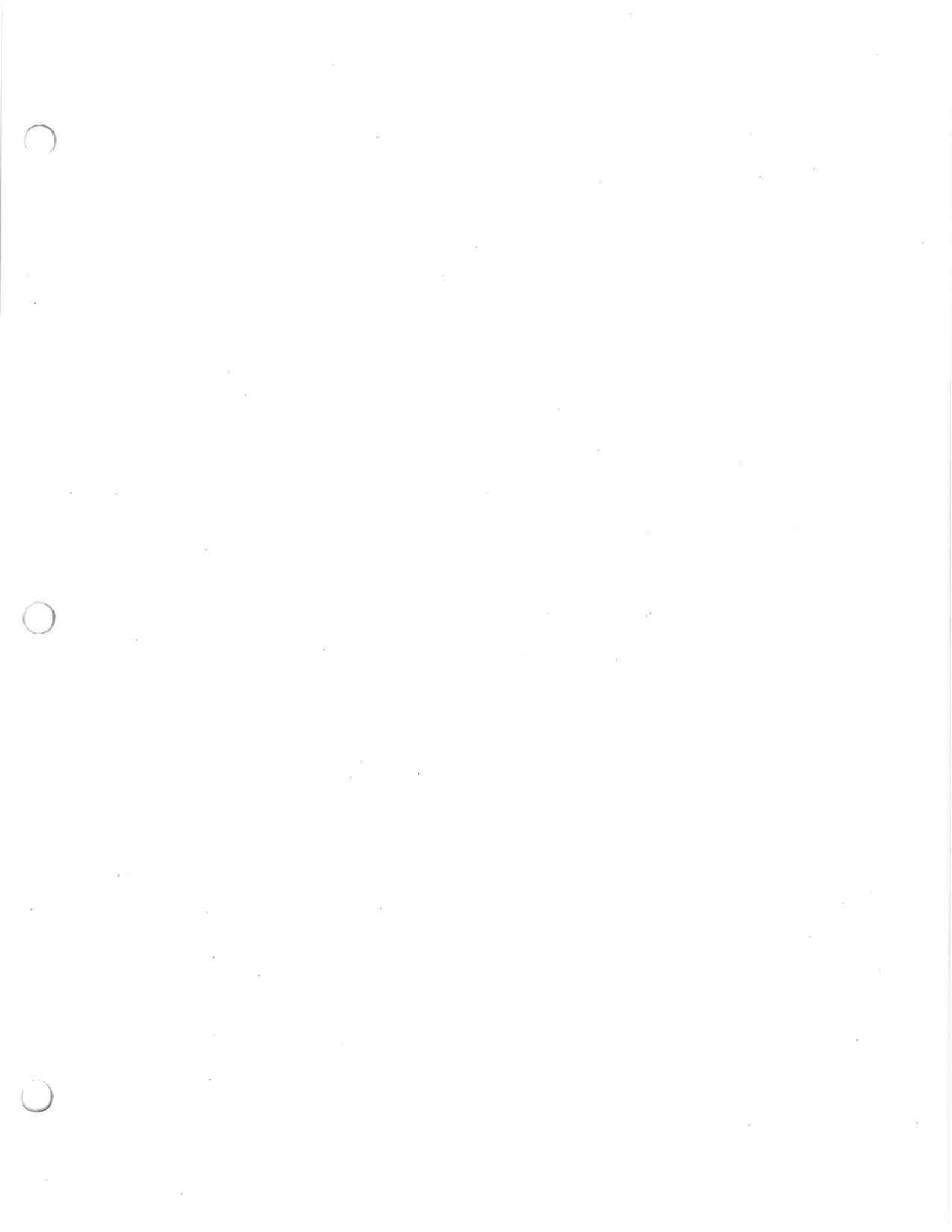
<b>Buyer Name:</b>	1000 Llc	<b>Lender Name:</b>	Pentucket Bank
<b>Mortgage Amount:</b>	\$214,000	<b>Mortgage Date:</b>	8/24/2017
<b>Mortgage Book:</b>	57632	<b>Mortgage Page:</b>	111

The Information in the Public Record is set forth verbatim as received by MLS PIN from third parties, without verification or change.  
MLS PIN is not responsible for the accuracy or completeness of this information.











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

### Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

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

Name of Proposed Project: The Woods at Farm Road

#### Development Team

Developer/Applicant: The Woods at Farm Road, LLC

Development Consultant (if any): N/A

Attorney: Douglas C. Deschenes, Deschenes & Farrell, P.C.

Architect: America's Best House & Plans

Contractor: Applicant

Lottery Agent: Chelmsford Housing Authority

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

Other (specify): \_\_\_\_\_

Other (specify): \_\_\_\_\_

#### Role of Applicant in Current Proposal

Development Task	Developer/Applicant	Development Consultant (identify)
Architecture and Engineering		Ducharme & Dillis
Local Permitting		Deschenes & Farrell, P.C.
Financing Package		Lowell Five
Construction Management	X	
Other		

#### Applicant's Ownership Entity Information

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

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

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

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

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

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

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

### 1. Applicant

Name of Applicant: The Woods at Farm Road, LLC

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

State in which registered/formed: \_\_\_\_\_

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

See attached Section 6.4

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

See attached Section 6.4

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

See attached Section 6.4

**Proposed Development Entity**

Name of Proposed Development Entity: The Woods at Farm Road, LLC

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

State in which registered/formed: Massachusetts

List all Managing Entities of Proposed Development Entity (*you must list at least one*):  
See Attached Section 6.4

List all Principals and Controlling Entities of Proposed Development Entity and (*unless the Managing Entity is an individual*)  
its Managing Entities (*use additional pages as necessary*):  
See Attached Section 6.4

List all Affiliates of Proposed Development Entity and its Managing Entities (*use additional pages as necessary*):  
See Attached Section 6.4

### **Certification and Acknowledgment (David Spertner)**

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

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

Is there pending litigation with respect to any of the Applicant Entities? Yes \_\_\_ No ☒

Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities? Yes \_\_\_ No ☒

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

Have any of the Applicant Entities ever been the subject of a felony indictment or conviction? Yes \_\_\_ No ☒

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

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

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

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

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

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

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

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

Signature: DS

Name: David Spertner

Title: Manager

Date: 7-11-19



### Certification and Acknowledgment (Robert Pace)

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

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

Is there pending litigation with respect to any of the Applicant Entities? Yes \_\_\_ No ☒

Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities? Yes \_\_\_ No ☒

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

Have any of the Applicant Entities ever been the subject of a felony indictment or conviction? Yes \_\_\_ No ☒

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

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

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

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

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

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

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

\* 1. In Re: Robert Philip Pace Sr. (2014) - Robert Pace was a debtor in Bankruptcy in 2014. Said Bankruptcy has been discharged.

2. In Re: Standel v. Badger Mountain of Milford, LLC (2013) - Managing Partner, Robert Pace, was Manager of Badger Mountain of Milford, LLC regarding a contract dispute for a subdivision. The Court found no improper conduct on behalf of the Defendant.

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

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## **Required Attachments Relating to Section 6**

### **6.1 Development Team Qualifications**

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

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

### **6.2 Applicant Entity 40B Experience    N/A (See Attached Construction Resume in 6.1)**

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

### **6.3 Applicant's Certification**

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

### **6.4 List of Applicant Entities**



## Section 6.1

### Development Team Qualifications

DESCHENES & FARRELL, P.C.

Attorneys at Law

515 Groton Road, Suite 204

Westford, MA 01886

(978) 496-1177

*Douglas C. Deschenes* has been actively involved with the legal aspects of the development, financing, and construction of real estate and affordable housing for the last fifteen years, during that time, Mr. Deschenes has been promoting smart growth and affordable housing for developers, as well as non-profit and government agencies through the use of local zoning, M.G.L. Chapter 40B and other creative methods.

Education:           Juris Doctor, Northeastern University School of Law, 1993  
                          Master of Business Administration, New Hampshire College, 1988  
                          Bachelor of Science, Biology, University of Maine at Orono, 1983

Affiliation:           Former member and Chairman of Westford Conservation Commission  
                          Former member Master Plan Implementation Committee  
                          Former member Westford Affordable Housing Committee  
                          Co-Founder Westford Land Preservation Foundation (non-profit land preservation group)  
                          Former member Westford Water Commission

Employment:         Admitted to the Massachusetts Bar Association in 1993  
                          Joined Hall & Finnegan, P.C. in September of 1997, practicing in the areas of land use, environmental law, real estate development and conveyancing, business law, wills and trusts  
                          Named partner of Hall, Finnegan, Ahern & Deschenes, P.C. in January of 2000  
                          Managing partner of Deschenes & Farrell, P.C.

*Melissa E. Robbins* has been actively involved with the legal aspects of the development, financing, and construction of real estate and affordable housing for the last nine years. During that time, Ms. Robbins has been promoting smart growth and affordable housing for developers, as well as non-profit and government agencies through the use of local zoning, M.G.L. Chapter 40B and other creative methods.

Education:           Juris Doctor, New England School of Law, 2004  
                          Bachelor Degree, Clark University, 2001

Affiliation:           Member Massachusetts Real Estate Bar Association  
                          Member New England Builders Association

Employment:         Admitted to the Massachusetts Bar Association in 2004  
                          Joined Deschenes & Farrell, P.C. in August 2004, practicing in the areas of land use, environmental law, real estate development and conveyancing, and business law. Named partner of Deschenes & Farrell, P.C. in (month) of (year)

As partners at Deschenes & Farrell, P.C., Mr. Deschenes and Ms. Robbins oversee a team of lawyers and administrators in land use development, representing developers, as well as affordable housing advocates, in towns including Clinton, Concord, Dracut, Dunstable, Groton, Hopedale, Lancaster, Littleton, Pepperell, Townsend, Tyngsboro and Westford.

## PROJECTS

### Townhouse Style Condominiums:

#### *Tadmuck II*

Developers/Permitting Attorneys for a 41 unit condominium located at 124 Main Street in Westford. The total number of bedrooms in the Development is limited to seventy-four. The sale of up to seven (7) of the Affordable Units shall be given to persons or families who are either live or work in Westford. A minimum of 25% of the units will be made affordable to families whose income is at or below 80% of the median household income for the State, as determined by DHCD.

#### *Southgate*

Developers/Permitting Attorneys for a condominium complex located at S. Chelmsford Road in Westford. It is to construct forty-two two-bedroom townhouse style homeownership units in fourteen buildings.

### Single Family Homes:

#### *Cottages in the Woods*

Developers/Permitting Attorneys for a 20 unit development located off Boston Road in Westford. It will include ten three bedroom homes and ten two bedroom homes. A minimum of 25% of the units will be made affordable to families whose income is at or below 80% of the median household income for the State, as determined by DHCD.

### Townhouse Style & Single Family:

#### *Graniteville Woods*

Developers/Permitting Attorneys for a 168 unit development located at N. Main Street and Cowdry Hill in Westford. It is to develop two bedroom townhouse style units in 42 buildings containing between three and six units, as well as to rehabilitate an existing duplex home located at 77-79 North Main Street which contains two three bedroom units. It is proposed that fifty-two of the units will be sold in accordance with the affordable pricing guidelines.

# Stockwood Realty

RENTALS | SALES | DEVELOPMENT

David Spertner  
56 Central Ave | Newton, MA 02460  
617-549-1200 cell  
[dsptner@gmail.com](mailto:dsptner@gmail.com)



David was first licensed in real estate in 1988 after taking a real estate law class as an elective during his undergraduate studies at Bentley University. He completed his degree in business management and graduated Bentley in 1990. He then began his real estate career working for a boutique real estate office in Brookline, MA where he gained valuable experience in leasing, sales and property management. As a career learner, he eventually got his brokerage license as well as his MA construction supervisors license. This allowed him to grow and diversify in the real estate field. He began to invest in, renovate and develop real property as early as 1992 and continues that today. Representative transactions include renovations of single family homes, condo-conversions of small multi-family houses as well as ongoing investment and brokerage. He has also owned, renovated and sold multiple properties in MA and CT., including individual condos and larger 15 and 48 unit multi-family properties. David has worked individually as well as several successful joint ventures with other builders and investors.

Outside of real estate and family time, David continues his volunteer journey in Nicaragua, constantly tries to learn Spanish and Portuguese as well as trying to learn about other cultures.

---

[www.StockwoodRealty.com](http://www.StockwoodRealty.com)

10 Andrew Square  
S. Boston, MA 02127

☎ 617-564-1762

56 Central Ave #1  
Newton, MA 02460



June 6, 2019

To whom it may concern,

Please find below the following is a synopsis projects that I, Robert Pace, am either developing, building or project managing currently.

Keyes Farm, Bolton, Ma:

Project Manager

Built 1500' road

18 lot single family subdivision currently being built.

Linden Woods, Exeter NH

Owner / Project Manager

Built 700' road

Currently building 8 duplexes, 16 condos.

Whiting Estates, Douglas, Ma

Owner / Project Manager

Commencing building 12 single family houses.

The Woods at Farm Road, Bolton, Ma

Owner / Builder / Developer

Currently developing and building a 40B housing development.

4 single family homes (one affordable)

Riviera Condominiums, Hampton Beach, NH

Owner / Builder / Developer

Currently developing and building 23 beach front condo units

Brookwood Estates, Amherst, NH

Owner / Project Manager

10 single family homes

Closing July 30, 2019

Prior Development Experience of Robert Pace:

1990-1993, Bear Hill Estates, Brookline, NH.  
Constructed 1 mile of road and utilities.  
Built and sold 35 single family houses.  
AG reg #LS-29-1242A

1991-1994, Mallard Point, Merrimack, NH  
Constructed 2 miles of road and utilities.  
Built and sold 84 single family houses.  
AG reg #LS-29-1196A

1993-1995,, Eugene Drive, Winchester, Ma.  
Built and sold 17 single family houses.

1994-1996, Weston Estates, Merrimack, NH.  
Permitted and constructed 1 mile of road.  
Built and sold 28 single family houses.  
AG reg #LS-29-1320B

1994-1997, Laurelcree Estates, Brookline, NH  
Built and sold 42 single family houses.  
AG reg #LS-29-132A

1995-1999, Thurstone Landing, Hudson, NH  
Constructed 2 miles of roadway and utilities.  
Built and sold 98 single family houses.

1995-2000, Willows at Winchester, Winchester, Ma.  
Permitted and constructed roads and utilities.  
Built and sold 72 Town houses class 1 construction.

1995-1997, Naticook Road, Merrimack, NH.  
Built and sold 15 single family houses.

1996-1998, Ministerial Hill, Londonderry, NH.  
Built and sold 23 single family houses.  
AG reg #LS-29-1410B

1995-1997, Stable Road, Milford, NH.  
Built and sold 27 single family housed

1998-2000, Whittier Place, Merrimack, NH  
Constructed ½ mile of road and utilities.  
Built and sold 52 single family houses.

1998-2001, Birch Hill Estates, Merrimack, NH  
Built and sold 60 single family houses.

1999-2000, Chatsworth Estates, Merrimack, NH.  
Construct ½ mile of roadway and utilities.  
Built and sold 18 single family houses.

1999-2001, Cabot Preserve, Bedford, NH.  
Built and sold 18 single family houses.

1999-2001, Souhegan Woods, Amherst & Merrimack, NH.  
Built and sold 52 single family houses.  
AG reg #LS-29-1320A

1999-2002, Drew Woods Estates, Derry, NH.  
Built and sold 33 single family houses.

2000-2001, Mountain Laurel Estates, Pelham, NH.  
Built and sold 22 single family houses.

2000-2003, Summer Hill Estates, Dracut, Ma.  
Built and sold 60 single family houses.

2001-2004, Badger Hill Estates, Milford, NH  
Built and sold 67 single family houses.  
AG reg #LS-29-1415C

2000-2004, Bartlett Common, Amherst, NH.  
Built and sold 41 detached condos.

2000-2003, Meadowoods Estates, Merrimack, NH.  
Construct 2 miles of road and utilities.  
Built and sold 83 single family houses.

2001-2003, Cardinal Ridge, Concord, NH  
Constructed 2 miles of roadway and utilities.  
Built and sold 48 detached condos.

2003-2005, Majestic Heights Estates, Nashua, NH  
Built and sold 70 single family houses.  
AG reg #LS-29-1711A

2004, Gates Estates, Hudson, NH  
Built road and 4 single family houses.

2005-2008, Sandwood Crossing, Concord, NH  
Built 1.75 miles of Road and rebuilt city intersection.  
Built and sold 60 houses of 102 single family house lots.  
AG reg #LS-29-735A

2003-2007, Bedford Woods Estates, Bedford, NH  
Build 4200 feet of road and utilities.  
Built and sold 18 single family houses

2004-2007, Rolling Acres Estates, Litchfield, NH  
Built 18 of 18 single family houses.  
AG reg #200646619

2005-Present, Patch Hill Estates, Milford, NH  
Built and sold 31 single family houses and are presently  
Building the remaining 16.  
AG reg #20045822, 200541679, 20055822

2005-Present, Chickering Meadows Estates.  
Built all roadways and completed site work.  
Built and sold, 5 Single family houses and 52 of the 72  
Fourplex condominiums buildings.  
AG reg #200427286

2002-Present, University Heights, Hooksetts, NH  
Master planned and permitted 400 building units.  
Construction on 3.75 miles of infrastructure has commenced.  
Phase One roadways, 1,000,000 gallon and state owned connector  
road are complete. Building and sales began on single family  
homes in mid 2007.

2007-Present, Parmenter Place, Londonderry, NH  
Developed, design, build and lease a 6,000 square foot office.

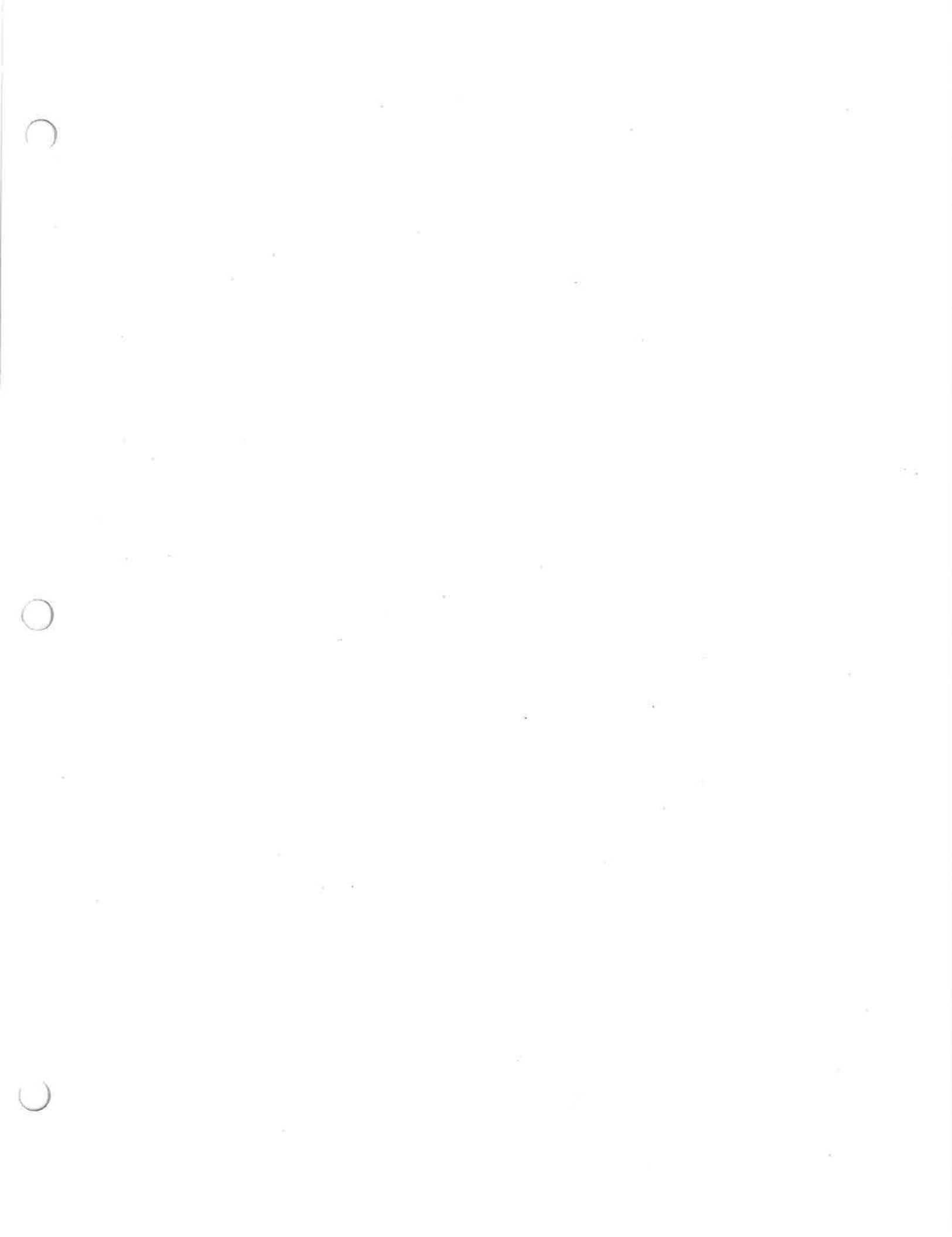


## Section 6.2

### Applicant Entity 40B Experience

N/A

(See Construction Resume in 6.1)



Section 6.3

Applicant's Certification

David Spertner



### Certification and Acknowledgment

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

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

Is there pending litigation with respect to any of the Applicant Entities? Yes \_\_\_ No ☒

Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities? Yes \_\_\_ No ☒

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

Have any of the Applicant Entities ever been the subject of a felony indictment or conviction? Yes \_\_\_ No ☒

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

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

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

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

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

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

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

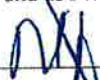
I hereby acknowledge that it will be required to provide financial surety, by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the Cost Examination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

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

  
DAVID Spertner  
Manager  
7-11-19

Section 6.3

Applicant's Certification

Robert Pace

### Certification and Acknowledgment

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

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

Is there pending litigation with respect to any of the Applicant Entities? Yes \_\_\_ No ☒

Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities? Yes \_\_\_ No ☒

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

Have any of the Applicant Entities ever been the subject of a felony indictment or conviction? Yes \_\_\_ No ☒

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

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

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

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

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

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

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

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

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



## Section 6.4

### List of Applicant Entities

DESCHENES & FARRELL, P.C.

Attorneys at Law  
515 Groton Road, Suite 204  
Westford, MA 01886  
Telephone: (978) 496-1177  
Facsimile: (978) 577-6462

*Douglas C. Deschenes*  
*Kathryn Lorah Farrell*  
*Melissa E. Robbins\**

*\*Admitted in MA and NH*

July 24, 2019

Michael Busby  
Comprehensive Permit Program  
Massachusetts Housing Finance Agency  
1 Beacon Street, 28th Floor  
Boston, MA 02108

Dear Michael:

This office represents The Woods at Farm Road, LLC (the "Applicant Entity") regarding its application for a Comprehensive Permit Site Approval Application pursuant to M.G.L. c. 40B. MassHousing has requested, as part of its application process, that the Applicant Entity provide a list of all "Affiliates of Applicant and its Managing Entities." MassHousing has suggested to us that this list should include any and all entities in which David Spertner and Robert Pace, Managers of the Applicant Entity, is involved in as a shareholder, officer, director, manager and/or member.

As a preliminary matter, we do not agree that the application request should be interpreted so broadly. Each entity included within Exhibit A attached hereto is a separate and distinct entity that is neither controlled by the Applicant Entity, nor is the Applicant Entity controlled by any of the listed entities. Furthermore, none of the entities listed are a "subsidiary, parent or sibling corporation" of the Applicant Entity. See Black's Law Dictionary 67 (9<sup>th</sup> ed. 2009). It is well established in Massachusetts that

**A corporation** is an ideal body, subsisting only in contemplation of law, which may be composed of members constantly changing, which **is deemed, for useful purposes, to have an existence independently of that of the members of which it is composed**, to be capable of perpetual succession, and of acquiring, holding and conveying property. (Emphasis added).

*Pratt v. Bacon*, 27 Mass. 123 (1830). This notion has been expanded over the years such that "the corporation is treated as a person separate and apart from its stockholders, officers and directors and second, the acts of the corporation are not attributed to the officers, directors employees and/or stockholders." 13 Mass. Practice, *Business Corporations* § 28:1 (2014). Furthermore, Massachusetts General Laws c. 156D Section 6.22(b) states that "[u]nless



otherwise provided in the articles of organization, a shareholder of a corporation shall not be personally liable for the acts or debts of the corporation except that he may become personally liable by reason of his own acts or conduct." Because each corporate entity is intended to be treated as a separate person, distinct from its shareholders, officers, directors and employees and further because shareholders, officers, directors and employees cannot, except in special circumstances, be held liable for acts or debts of a corporation, the fact that David Spertner and Robert Pace are shareholders, officers, directors, members and/or managers of numerous corporate entities does not mean that these entities are in anyway relevant to the Applicant's application for a Comprehensive Permit at Berlin Road and Farm Road, Bolton, MA. Similarly, the actions of the listed entities may not be attributed to the Applicant Entity simply because they may share a similar officer/manager. Accordingly, while we provide the attached list per the request of MassHousing, we would at the same time suggest that the list provided should not have any relevance to the Applicant Entity's application pending before MassHousing. Thank you in advance for your time and consideration.

Sincerely,  
Deschenes & Farrell, PC



Douglas C. Deschenes

DCD/tmg

Attachment

Tricia/Affordable Housing/Spertner, David



## Corporations Division

### Business Entity Summary

ID Number: 001360652

[Request certificate](#)[New search](#)

Summary for: THE WOODS AT FARM ROAD LLC

**The exact name of the Domestic Limited Liability Company (LLC):** THE WOODS AT FARM ROAD LLC**Entity type:** Domestic Limited Liability Company (LLC)**Identification Number:** 001360652**Date of Organization in Massachusetts:**  
12-26-2018**Last date certain:****The location or address where the records are maintained** (A PO box is not a valid location or address):

Address: 56 CENTRAL AVE #1

City or town, State, Zip code, NEWTON, MA 02460 USA  
Country:**The name and address of the Resident Agent:**

Name: DAVID SPERTNER

Address: 56 CENTRAL AVE #1

City or town, State, Zip code, NEWTON, MA 02460 USA  
Country:**The name and business address of each Manager:**

Title	Individual name	Address
MANAGER	DAVID SPERTNER	56 CENTRAL AVE #1 NEWTON, MA 02460 USA

**In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:**

Title	Individual name	Address
SOC SIGNATORY	ROBERT PACE	130 PARKER STREET LAWRENCE, MA 01843 USA

**The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:**

Title	Individual name	Address
-------	-----------------	---------

REAL PROPERTY	DAVID SPERTNER	56 CENTRAL AVE #1 NEWTON, MA 02460 USA
---------------	----------------	--

**Consent****Confidential  
Data****Merger  
Allowed****Manufacturing****View filings for this business entity:****ALL FILINGS**

Annual Report

Annual Report - Professional

Articles of Entity Conversion

Certificate of Amendment

Certificate of Cancellation

[View filings](#)**Comments or notes associated with this business entity:**[New search](#)

## David Spertner Entities



## Corporations Division

### Business Entity results

Number of records: 25

[Print results](#)

<u>Name</u>	<u>Position</u>	<u>Individual's Address</u>	<u>Entity Name</u>	<u>ID No.</u>	<u>Old ID No.</u>
SPERTNER , DAVID	MANAGER		<b>14 BLACKSMITH DRIVE LLC</b>	001229381	
SPERTNER , DAVID	REAL PROPERTY		<b>14 BLACKSMITH DRIVE LLC</b>	001229381	
SPERTNER , DAVID	MANAGER		<b>2ND AND 1 VENTURES LLC</b>	001285476	
SPERTNER , DAVID	REAL PROPERTY		<b>2ND AND 1 VENTURES LLC</b>	001285476	
SPERTNER , DAVID	MANAGER		<b>3 WOODSTOCK AVENUE, LLC</b>	000818195	
SPERTNER , DAVID	REAL PROPERTY		<b>3 WOODSTOCK AVENUE, LLC</b>	000818195	
SPERTNER , DAVID	MANAGER		<b>689-697 BELMONT STREET LLC</b>	203697202	
SPERTNER , DAVID	REAL PROPERTY		<b>689-697 BELMONT STREET LLC</b>	203697202	
SPERTNER , DAVID	SOC SIGNATORY		<b>COLUMBINE ROAD REALTY LLC</b>	001191873	
SPERTNER , DAVID	REAL PROPERTY		<b>COLUMBINE ROAD REALTY LLC</b>	001191873	
SPERTNER , DAVID	REAL PROPERTY		<b>LINCOLN MASTER BUILD 1 LLC</b>	001282362	
SPERTNER , DAVID	MANAGER		<b>LINCOLN MASTER BUILD 1 LLC</b>	001282362	
SPERTNER , DAVID	MANAGER		<b>NQOW LLC</b>	001344895	
SPERTNER , DAVID	SOC SIGNATORY		<b>NQOW LLC</b>	001344895	
SPERTNER , DAVID	REAL PROPERTY		<b>NQOW LLC</b>	001344895	
SPERTNER , DAVID	REAL PROPERTY		<b>ORCHARD STREET REALTY LLC</b>	001136925	

SPERTNER , DAVID	MANAGER	<b>STOCKWOOD REALTY LLC</b>	001279788
SPERTNER , DAVID	SOC SIGNATORY	<b>STOCKWOOD REALTY LLC</b>	001279788
SPERTNER , DAVID	REAL PROPERTY	<b>STOCKWOOD REALTY LLC</b>	001279788
SPERTNER , DAVID	MANAGER	<b>THE RESIDENCES AT CHOATE TRAIL, LLC</b>	001306887
SPERTNER , DAVID	REAL PROPERTY	<b>THE RESIDENCES AT CHOATE TRAIL, LLC</b>	001306887
SPERTNER , DAVID	MANAGER	<b>THE WOODS AT FARM ROAD LLC</b>	001360652
SPERTNER , DAVID	REAL PROPERTY	<b>THE WOODS AT FARM ROAD LLC</b>	001360652
SPERTNER , DAVID	MANAGER	<b>VANTAGE PROPERTIES LLC</b>	001240715
SPERTNER , DAVID	REAL PROPERTY	<b>VANTAGE PROPERTIES LLC</b>	001240715

[New Search](#)

## Robert Pace Entities



**William Francis Galvin**  
Secretary of the Commonwealth of Massachusetts



## Corporations Division

### Business Entity results

\* Indicates Business/Entity no longer exists or not entity of Robert Pace.

Number of records: 25

[Print results](#)

Name	Position	Individual's Address	Entity Name	ID No.	Old ID No.
PACE, ROBERT	TREASURER	53 STATE ST., BOSTON, MA 02109 USA 53 STATE ST., BOSTON, MA 02109 USA	<del>THE BOSTON PRIVATE INDUSTRY COUNCIL, INC.</del>	042676661	000078658
PACE, ROBERT	MANAGER		LINCOLN MASTER BUILD 1 LLC	001282362	
PACE, ROBERT	MANAGER		NQOW LLC	001344895	
PACE, ROBERT	SOC SIGNATORY		THE RESIDENCES AT CHOATE TRAIL, LLC	001306887	
PACE, ROBERT	SOC SIGNATORY		THE WOODS AT FARM ROAD LLC	001360652	
PACE, ROBERT	MANAGER		TRIPLE B LLC	001190496	
PACE, ROBERT	REAL PROPERTY		TRIPLE B LLC	001190496	
PACE, ROBERT A	TREASURER	625 MADISON AVENUE NEW YORK, NY 10022 USA	<del>LIBERTY GP III INC.</del>	000937206	
PACE, ROBERT A	DIRECTOR	625 MADISON AVENUE NEW YORK, NY 10022 USA	<del>LIBERTY GP III INC.</del>	000937206	
PACE, ROBERT A	DIRECTOR	625 MADISON AVENUE NEW YORK, NY 10022 USA	<del>RELATED CREDIT PROPERTIES III INC.</del>	000937275	
PACE, ROBERT A	TREASURER	625 MADISON AVENUE NEW YORK, NY 10022 USA	<del>RELATED CREDIT PROPERTIES III INC.</del>	000937275	



PACE, ROBERT E.	PRESIDENT	19 NOTTINGHAM DR., JEFFERSON, MA USA 19 NOTTINGHAM DR., JEFFERSON, MA USA	<del>LAN-TEL, INC.</del>	042834331 000111412	*
PACE, ROBERT J	DIRECTOR	2884 SAND HILL ROAD MENLO PARK, CA 94025 USA	<del>ROBERT HALF INTERNATIONAL INC.</del>	941648752 000358284	*
PACE, ROBERT P.	TREASURER	20 TRAFALGAR SQ., NASHUA, NH 03063 USA 20 TRAFALGAR SQ., NASHUA, NH 03063 USA	<b>MORNINGSIDE DEVELOPMENT, INC.</b>	020483365 000581811	
PACE, ROBERT P.	PRESIDENT	20 TRAFALGAR SQ., NASHUA, NH 03063 USA 20 TRAFALGAR SQ., NASHUA, NH 03063 USA	<b>MORNINGSIDE DEVELOPMENT, INC.</b>	020483365 000581811	
PACE, ROBERT P.	TREASURER	20 TRAFALGAR SQ., STE 109, NASHUA, N.H, 03063 20 TRAFALGAR SQ., STE 109, NASHUA, N.H, 03063	<b>PRIVATE LENDING AND PURCHASING, INC.</b>	020455710 000558282	
PACE, ROBERT P.	PRESIDENT	20 TRAFALGAR SQ., STE 109, NASHUA, N.H, 03063 20 TRAFALGAR SQ., STE 109, NASHUA, N.H, 03063	<b>PRIVATE LENDING AND PURCHASING, INC.</b>	020455710 000558282	
PACE, ROBERT P.	PRESIDENT	66 GILCREAST RD., LONDONDERRY, NH 03053 USA 66 GILCREAST RD., LONDONDERRY, NH 03053 USA	<b>WINCHESTER- CONANT PROPERTIES, INC.</b>	020473647 000000000	
PACE, ROBERT P.	TREASURER	66 GILCREAST RD.,		020473647 000000000	

\* Indicates Business/Entity no longer exists  
or not entity of Robert Pace.

		LONDONDERRY, NH 03053 USA 66 GILCREAST RD., LONDONDERRY, NH 03053 USA	<b>WINCHESTER- CONANT PROPERTIES, INC.</b>	
PACE , ROBERT P.	SOC SIGNATORY		<b>STARTER SALES ASSOCIATES, L.L.C.</b>	020486576
PACE , ROBERT P.	REAL PROPERTY		<b>ONE LINE REALTY DEVELOPMENT, LLC</b>	020463088
PACE , ROBERT P.	REAL PROPERTY		<b>STARTER BUILDING &amp; DEVELOPMENT, LLC</b>	020470625
PACE , ROBERT P.	MANAGER		<b>STARTER BUILDING &amp; DEVELOPMENT, LLC</b>	020470625
PACE , ROBERT P.	REAL PROPERTY		<b>STARTER SALES ASSOCIATES, L.L.C.</b>	020486576
PACECA, ROBERT A.	PRESIDENT	156 CLIFFTON AVE., BROCKTON, MA USA 156 CLIFFTON AVE., BROCKTON, MA USA	<b>DOVER BEER &amp; WINE CO, INC.</b>	042511833

\*

[New Search](#)

\* Indicates Business/Entity no longer exists or not entity of Robert Pace,.

\* Indicates crossed off entities are not entities of Robert Pace.

## Search Business Names


[Back to Home \(/online/BusinessInquire\)](#)

## Search Result

Business Name	Business ID	Homestate Name	Previous Name	Business Type	Principal Office Address	Registered Agent Name	Status
3A DEVELOPMENT COMPANY, LLC (/online/BusinessInquire/BusinessInformation? 361616 businessID=100767)				Domestic Limited Liability Company	66 GILCREAST ROAD, LONDONDERRY, NH, 03053, USA	Pace, Robert P	Admin Dissolution
* <del>Desired Temperature, Inc</del> (/online/BusinessInquire/BusinessInformation? 734804 businessID=561331)		Desired Temperature, Inc		Foreign Profit Corporation	1855 Bridge Street, Dracut, MA, 01826, USA	Pace, Robert	Good Standing
PATCH HILL BUILDERS, LLC (/online/BusinessInquire/BusinessInformation? 472081 businessID=139741)				Domestic Limited Liability Company	66 GILCREAST RD, LONDONDERRY, NH, 03053, USA	Pace, Robert P	Admin Dissolution
PRIVATE LENDING AND PURCHASING, INC. (/online/BusinessInquire/BusinessInformation? 175042 businessID=53769)				Domestic Profit Corporation	PO BOX 6175, NASHUA, NH, 03063, USA	Pace, Robert P	Admin Dissolution
* <del>Regional Portfolio, LLC</del> (/online/BusinessInquire/BusinessInformation? 746388 businessID=572896)				Domestic Limited Liability Company	9 Scenic Lane, Hudson, NH, 03051, USA	Pace, Robert	Administratively Dissolved
* <del>ROBERT P PACE HOMES LLC</del> (/online/BusinessInquire/BusinessInformation? 480989 businessID=145650)				Domestic Limited Liability Company	7 GATES LN, HUDSON, NH, 03051, USA	Pace, Robert P, Jr	Admin Dissolution
* <del>RP'S LANDSCAPING &amp; SNOWPLOWING INC.</del> (/online/BusinessInquire/BusinessInformation? 330474 businessID=81296)				Domestic Profit Corporation	7 GATES LANE, HUDSON, NH, 03031, USA	Pace, Robert P, Jr	Admin Dissolution
Torino Development, LLC (/online/BusinessInquire/BusinessInformation? 552347 businessID=372884)				Domestic Limited Liability Company	66 Gilcreast Rd, Londonderry, NH, 03053, USA	Pace, Robert P	Admin Dissolution
TURNKEY BUILDERS, LLC (/online/BusinessInquire/BusinessInformation? 741613 businessID=568108)				Domestic Limited Liability Company	7 Gates St, Hudson, NH, 03051, USA	Pace, Robert, Sr.	Not In Good Standing

Page 1 of 1, records 1 to 9 of 9

[Back](#)

\* Indicates crossed off entities are not entities of Robert Pace.

Business Name	Business ID	Homestate Name	Previous Name	Business Type	Principal Office Address	Registered Agent Name	Status
B&N Designs, LLC (/online/BusinessInquire/BusinessInformation? 536911 businessID=346376)				Domestic Limited Liability Company	PO Box 1030, Londonderry, NH, 03053, USA	Pace, Nicole	Admin Dissolution
* <del>Fastrack U, Incorporated</del> (/online/BusinessInquire/BusinessInformation? 567045 businessID=376436)				Domestic Profit Corporation	380 Lafayette Road U11- 304, Seabrook, NH, 03874, USA	Pace, Nicole	Admin Dissolution
Grapevine Builders, LLC (/online/BusinessInquire/BusinessInformation? 484433 businessID=146762)			GRAPEVINE INVESTMENTS, LLC	Domestic Limited Liability Company	PO Box 1030, Londonderry, NH, 03053, USA	Pace, Nicole	Admin Dissolution
JBCG Properties, LLC (/online/BusinessInquire/BusinessInformation? 645751 businessID=469311)				Domestic Limited Liability Company	PO Box 1030, Londonderry, NH, 03053, USA	Pace, Nicole	Admin Dissolution
Marathon Carpentry, LLC (/online/BusinessInquire/BusinessInformation? 630489 businessID=452837)				Domestic Limited Liability Company	7 Westview Drive, Litchfield, NH, 03052, USA	Pace, Nicole	Dissolved
* <del>Monogram Building &amp; Development, LLC</del> (/online/BusinessInquire/BusinessInformation? 649602 businessID=479578)				Domestic Limited Liability Company	PO Box 1030, Londonderry, NH, 03053, USA	Pace, Nicole	Admin Dissolution
* <del>Monogram Investments, LLC</del> (/online/BusinessInquire/BusinessInformation? 685326 businessID=502477)				Domestic Limited Liability Company	PO Box 1030, Londonderry, NH, 03053, USA	Pace, Nicole	Admin Dissolution
* <del>Monogram Real Estate, LLC</del> (/online/BusinessInquire/BusinessInformation? 579369 businessID=388882)				Domestic Limited Liability Company	2 Westview Drive, Litchfield, NH, 03052, USA	Pace, Nicole	Not In Good Standing
* <del>Nic Realty of Massachusetts</del> (/online/BusinessInquire/BusinessInformation? 643317 businessID=477807)		Nic Realty, LLC		Foreign Limited Liability Company	7 Westview Drive, Litchfield, NH, 03052, USA	Pace, Nicole	Admin. Suspension
* <del>S &amp; P Asset Management Services, LLC</del> (/online/BusinessInquire/BusinessInformation? 610192 businessID=425008)				Domestic Limited Liability Company	66 Gilcrest Road, Londonderry, NH, 03053, USA	Pace, Nicole	Admin Dissolution

Business Name	Business ID	Homestate Name	Previous Name	Business Type	Principal Office Address	Registered Agent Name	Status
3A DEVELOPMENT COMPANY, LLC (/online/BusinessInquire/BusinessInformation? 361616 businessID=100767)				Domestic Limited Liability Company	66 GILCREAST ROAD, LONDONDERRY, NH, 03053, USA	Pace, Robert P	Admin Dissolution
* 69 WOODBRIDGE, LLC (/online/BusinessInquire/BusinessInformation? 488253 businessID=144101)				Domestic Limited Liability Company	14 Niblick Lane, Greenland, NH, 03840, USA	Page, Grant E	Administratively Dissolved
* ADVANCED WILDLIFE CONTROL, LLC (/online/BusinessInquire/BusinessInformation? 396054 businessID=15228)				Domestic Limited Liability Company	41 PRIEST RD, NOTTINGHAM, NH, 03290, USA	Page, Marilyn C	Dissolved
* American Cowboy Supply, LLC (/online/BusinessInquire/BusinessInformation? 585378 businessID=399857)				Domestic Limited Liability Company	6 N. Main St., Concord, NH, 03301, USA	Page, Patrick	Admin Dissolution
* ALL THINGS BRIGHT AND BEAUTIFUL, INC. (/online/BusinessInquire/BusinessInformation? 35500 businessID=189595)				Domestic Profit Corporation	138 RT 101-A PO BOX 897, AMHERST, NH, 03031, USA	Page, W. Everett	Admin Dissolution
* ALEXANDER J. WAYNE & ASSOCIATES, INC. (/online/BusinessInquire/BusinessInformation? 452357 businessID=9265)		ALEXANDER J. WAYNE & ASSOCIATES, INC.		Foreign Profit Corporation	2551 N. CLARK ST. # 601, CHICAGO, IL, 60614, USA	Pageau, Joan M.	Admin. Suspension
* 7ContinentsCollaboration, LLC (/online/BusinessInquire/BusinessInformation? 663897 businessID=496294)				Domestic Limited Liability Company	PO Box 990052, Boston, MA, 02108, USA	Paige, Brooke A	Dissolved
* 2HANDZ, LLC (/online/BusinessInquire/BusinessInformation? 759112 businessID=584157)				Domestic Limited Liability Company	497 Hooksett Road Unit 414, Manchester, NH, 03104, USA	Pais Michael	Good Standing
* Affiliated Resource Solutions, Inc. (/online/BusinessInquire/BusinessInformation? 711918 businessID=533563)				Domestic Profit Corporation	15 Nottingham Street, Hudson, NH, 03051, USA	Pascoe, Jamie E	Good Standing
* AMERICAN CONTRACT SERVICES, INC. (/online/BusinessInquire/BusinessInformation? 272677 businessID=62353)		AMERICAN CONTRACT SERVICES, INC.		Foreign Profit Corporation	2000 COMMONWEALTH AVE, NEWTON, MA, 02466, USA	PC CONNECTION, INC.	Admin. Suspension
* 185 Elmwood Avenue Incorporated (/online/BusinessInquire/BusinessInformation? 642442 businessID=465569)				Domestic Profit Corporation	185A Elmwood Ave, Manchester, NH, 03103, USA	Peace, Mellissa S	Admin Dissolution
* 1ST ASSET SERVICES, INC. (/online/BusinessInquire/BusinessInformation? 357340 businessID=335438)				Domestic Profit Corporation	827 CENTRAL AVE #223, DOVER, NH, 03820, USA	Pease, Douglas	Dissolved
* Anthony Roberts Salon LLC (/online/BusinessInquire/BusinessInformation? 584337 businessID=395774)				Domestic Limited Liability Company	633 Maple St, Contoocook, NH, 03229, USA	Pecce, Laurie	Admin Dissolution
* AFTER THE BELL CONSULTING, LLC (/online/BusinessInquire/BusinessInformation? 739849 businessID=566339)				Domestic Limited Liability Company	59 Merrill St, Plymouth, NH, 03264, USA	Peck, Theresa	Administratively Dissolved

Business Name	Business ID	Homestate Name	Previous Name	Business Type	Principal Office Address	Registered Agent Name	Status
E & T GARAGE, INC. * (/online/BusinessInquire/BusinessInformation? businessID=221866)	82011			Domestic Profit Corporation	NONE	Pace, Anthony S., Jr.	Dissolved
EETI * (/online/BusinessInquire/BusinessInformation? businessID=481446)	664137	Economic Enviro Techs, Inc.		Foreign Profit Corporation	38 Intervale Rd, Fitchburg, MA, 01420, USA	Pace, Jeff	Good Standing
Desired Temperature, Inc. * (/online/BusinessInquire/BusinessInformation? businessID=561331)	734804	Desired Temperature, Inc		Foreign Profit Corporation	1855 Bridge Street, Dracut, MA, 01826, USA	Pace, Robert	Good Standing
DAVID PACK TRUCKING LLC * (/online/BusinessInquire/BusinessInformation? businessID=143328)	465374			Domestic Limited Liability Company	60 Chase Road, Londonderry, NH, 03053, USA	Pack, David	Admin Dissolution
Egap Internet Marketing, LLC * (/online/BusinessInquire/BusinessInformation? businessID=538201)	703283			Domestic Limited Liability Company	151 Faith Ln, Manchester, NH, 03103, USA	Page, Joanne	Good Standing
DIRECTIONAL DRILLING OF NEW ENGLAND LLC * (/online/BusinessInquire/BusinessInformation? businessID=131422)	389948			Domestic Limited Liability Company	RTE 4 P.O. BOX 405, NORTHWOOD, NH, 03261, USA	Page, Michael F, Jr	Dissolved
David Paige Construction, LLC * (/online/BusinessInquire/BusinessInformation? businessID=532504)	705050	David Paige Construction, LLC		Foreign Limited Liability Company	4 Lonvale Lane #88, Amesbury, MA, 01913, USA	Paige, Peter A.	Administratively Suspended
Eastern Medical Devices LLC * (/online/BusinessInquire/BusinessInformation? businessID=487638)	661961			Domestic Limited Liability Company	25 Deertrees Ln, Newfields, NH, 03856, USA	Pasay, Stanley K	Good Standing
ECONOMIC SYSTEMS EDUCATIONAL THEORIES, INC. * (/online/BusinessInquire/BusinessInformation? businessID=220342)	78286			Domestic Profit Corporation	53 DERRYFIELD CT PO BOX 3745, MANCHESTER, NH, 03105, USA	Peake, Milda M	Dissolved
Dynamic Learning Solutions, LLC * (/online/BusinessInquire/BusinessInformation? businessID=385584)	575484			Domestic Limited Liability Company	61 Locust Street, Suite 331, Dover, NH, 03820, USA	Pease, Cathy T	Good Standing
DSPRC, LLC * (/online/BusinessInquire/BusinessInformation? businessID=556719)	731219			Domestic Limited Liability Company	12 Kipling St, Nashua, NH, 03062, USA	Pease, Daniel S	Good Standing
DIRECT IMPORTERS, LTD. * (/online/BusinessInquire/BusinessInformation? businessID=331821)	296094			Domestic Profit Corporation	7 COLBY CT UNIT 4-111, BEDFORD, NH, 03110, USA	Pease, Richard	Dissolved



\* Indicates crossed off entities are not entities of Robert Pace.

Business Name	Business ID	Homestate Name	Previous Name	Business Type	Principal Office Address	Registered Agent Name	Status
PATCH HILL BUILDERS, LLC (/online/BusinessInquire/BusinessInformation? 472081 businessID=139741)				Domestic Limited Liability Company	66 GILCREAST RD, LONDONDERRY, NH, 03053, USA	Pace, Robert P	Admin Dissolution
* Pathfinder Counseling Center, PLLC (/online/BusinessInquire/BusinessInformation? 668055 businessID=490955)				Domestic Professional Limited Liability Company	160 Dover Rd Ste 5, Chichester, NH, 03258, USA	Page, Kayla	Admin Dissolution
* PHOENIX RESTAURANT MANAGEMENT COMPANY LLC (/online/BusinessInquire/BusinessInformation? 140453 businessID=35689)	140453		PHOENIX RESTAURANT MANAGEMENT CORPORATION	Domestic Limited Liability Company	75 Arms Street, Manchester, NH, 03101, USA	Paige, Jeffrey	Good Standing
* PANORAMA RED CEDAR HOMES, INC. (/online/BusinessInquire/BusinessInformation? 18030 businessID=163359)				Domestic Profit Corporation	RFD 1 BOX 147, JEFFERSON, NH, 03583, USA	Pake, Barbara	Dissolved
* Pasay Properties LLC (/online/BusinessInquire/BusinessInformation? 653913 businessID=482685)				Domestic Limited Liability Company	25 Deertrees Ln, Newfields, NH, 03856, USA	Pasay, Stanley K	Good Standing
* PASAY PROPERTIES, LLC (/online/BusinessInquire/BusinessInformation? 419611 businessID=135175)				Domestic Limited Liability Company	25 Deertrees Ln, Newfields, NH, 03856, USA	Pasay, Stanley K	Admin Dissolution
* Pasay's Properties LLC (/online/BusinessInquire/BusinessInformation? 602815 businessID=430590)				Domestic Limited Liability Company	Attn: Stan Pasay 25 Deertrees Lane, Newfields, NH, 03856, USA	Pasay, Stanley K	Admin Dissolution
* Pax Instruments LLC (/online/BusinessInquire/BusinessInformation? 714592 businessID=533575)				Domestic Limited Liability Company	1200 Elm Street 716, Manchester, NH, 03101, USA	Pax, Charles E	Administratively Dissolved
* Peake Communication Corp. (/online/BusinessInquire/BusinessInformation? 610159 businessID=419205)				Domestic Profit Corporation	5 Grove Ct, Exeter, NH, 03833, USA	Peake, Christopher RR	Dissolved
* Peake Communication LLC (/online/BusinessInquire/BusinessInformation? 615080 businessID=425135)				Domestic Limited Liability Company	5 Grove Ct, Exeter, NH, 03833, USA	Peake, Christopher RR	Admin Dissolution
* PD Associates, LLC Real Estate Consultants (/online/BusinessInquire/BusinessInformation? 200048 businessID=60015)				Domestic Limited Liability Company	68 River Bend Way, Manchester, NH, 03103, USA	Pease, Denise M	Good Standing
* PEASE/VAILAS REALTY HOLDINGS, LLC (/online/BusinessInquire/BusinessInformation? 439695 businessID=134103)				Domestic Limited Liability Company	5 DARTMOUTH DR STE 301, AUBURN, NH, 03032, USA	Pease, Elmer A, II	Dissolved
* PEANET INTERNET NETWORKS, INC. (/online/BusinessInquire/BusinessInformation? 492501 businessID=160955)				Domestic Profit Corporation	1 COBBLER LN, AMHERST, NH, 03031, USA	Pease, Matthew J	Admin Dissolution

Business Name	Business ID	Homestate Name	Previous Name	Business Type	Principal Office Address	Registered Agent Name	Status
* Regional Portfolio, LLC (/online/BusinessInquire/BusinessInformation? 746388 businessID=572896)				Domestic Limited Liability Company	9 Scenic Lane, Hudson, NH, 03051, USA	Pace, Robert	Administratively Dissolved
PRIVATE LENDING AND PURCHASING, INC. (/online/BusinessInquire/BusinessInformation? 175042 businessID=53769)				Domestic Profit Corporation	6175, NASHUA, NH, 03063, USA	Pace, Robert P	Admin Dissolution
* RCP Electric, LLC (/online/BusinessInquire/BusinessInformation? 620740 businessID=432738)				Domestic Limited Liability Company	10 Phinney Lane, Exeter, NH, 03833, USA	Pacy, Robert Crimens, III	Good Standing
* PRESTIGE REALTORS INC. (/online/BusinessInquire/BusinessInformation? 209861 businessID=315219)		PRESTIGE REALTORS INC.		Foreign Profit Corporation	1 BRIDGEVIEW CIR, TYNGSBORO, MA, 01879, USA	Page, Dennis M.	Admin. Suspension
* Pulmonary Solutions, Inc. (/online/BusinessInquire/BusinessInformation? 535939 businessID=360018)		PULMONARY SOLUTIONS, INC.		Foreign Profit Corporation	4 ALUMNI DRIVE, EXETER, NH, 03833, USA	PAGE, DWAYNE	Admin. Suspension
* Platinum Principle Training & Development, LLC (/online/BusinessInquire/BusinessInformation? 587787 businessID=410512)				Domestic Limited Liability Company	55 So. Commercial St, Manchester, NH, 03101, USA	Page, Heidi	Dissolved
* R.H.P. Investments, LLC (/online/BusinessInquire/BusinessInformation? 606696 businessID=417129)				Domestic Limited Liability Company	685 Fifth Avenue, 5th Floor, New York, NY, 10019, USA	Pease, Elmer A, II	Not In Good Standing
* Reach for the Stars Child Development Center, LLC (/online/BusinessInquire/BusinessInformation? 616328 businessID=427262)				Domestic Limited Liability Company	30 South Elm ST, Manchester, NH, 03103, USA	Pease, Lisa	Good Standing
* Print NH LLC (/online/BusinessInquire/BusinessInformation? 627020 businessID=439237)				Domestic Limited Liability Company	95 Eddy Road Suite 101, Manchester, NH, 03102, USA	Pease, Richard W	Good Standing
* PRE, INC. (/online/BusinessInquire/BusinessInformation? 96049 businessID=254057)				Domestic Profit Corporation	NONE	Peck, Omar C., Jr.	Dissolved



Business Name	Business ID	Homestate Name	Previous Name	Business Type	Principal Office Address	Registered Agent Name	Status
S & P Asset Management Services, LLC * (/online/BusinessInquire/BusinessInformation? 610192 businessID=425008)				Domestic Limited Liability Company	66 Gilcreast Road, Londonderry, NH, 03053, USA	Pace, Nicole	Admin Dissolution
ROBERT P PACE HOMES LLC * (/online/BusinessInquire/BusinessInformation? 480989 businessID=145650)				Domestic Limited Liability Company	7 GATES LN, HUDSON, NH, 03051, USA	Pace, Robert P, Jr	Admin Dissolution
RP'S LANDSCAPING & SNOWPLOWING INC. * (/online/BusinessInquire/BusinessInformation? 330474 businessID=81296)				Domestic Profit Corporation	7 GATES LANE, HUDSON, NH, 03031, USA	Pace, Robert P, Jr	Admin Dissolution
REVOLUTION MOTORCYCLE COMPANY LLC * (/online/BusinessInquire/BusinessInformation? 480212 businessID=141011)				Domestic Limited Liability Company	36B Pelham Road, Salem, NH, 03079, USA	Paci, Domenic S	Admin Dissolution
Royal Green Tree Service, Inc. * (/online/BusinessInquire/BusinessInformation? 700253 businessID=528669)				Domestic Profit Corporation	275 South Rd, Kensington, NH, 03833, USA	Pacy, Bruce	Good Standing
RESCUE WELDING, INCORPORATED * (/online/BusinessInquire/BusinessInformation? 293056 businessID=77908)				Domestic Profit Corporation	20 Rescue Lane, Somersworth, NH, 03878, USA	Page, Carl	Admin Dissolution
Ross Page Foundations LLC * (/online/BusinessInquire/BusinessInformation? 649065 businessID=476398)		Ross Page Foundations LLC		Foreign Limited Liability Company	348 Thaddeus Stevens Road, Peacham, VT, 05862, USA	Page, Curt S	Good Standing
RK Paige Enterprises, LLC * (/online/BusinessInquire/BusinessInformation? 649127 businessID=482624)				Domestic Limited Liability Company	6 Rollins St, Concord, NH, 03301, USA	Paige, Ronald K	Admin Dissolution
Revolution Productions LLC * (/online/BusinessInquire/BusinessInformation? 561684 businessID=371135)				Domestic Limited Liability Company	200 Middle Rte, Belmont, NH, 03220, USA	Pease, Benjamin Curtis	Admin Dissolution
RIVERSIDE TRUST LLC * (/online/BusinessInquire/BusinessInformation? 248408 businessID=68623)				Domestic Limited Liability Company	68 River Bend Way, Manchester, NH, 03103, USA	Pease, Elmer A, II	Dissolved
RUNNING BROOK COMMERCIAL PARK, LLC * (/online/BusinessInquire/BusinessInformation? 535644 businessID=367484)				Domestic Limited Liability Company	685 Third Avenue, 5th Floor, 685 Third Avenue, 5th Floor, New York, NY, 10017, USA	Pease, Elmer A, II	Not In Good Standing
Sanders Peck Associates LLC * (/online/BusinessInquire/BusinessInformation? 592244 businessID=401398)				Domestic Limited Liability Company	PO Box 82, Peterborough, NH, 03458, USA	Peck, Kimberly	Dissolved

Business Name	Business ID	Homestate Name	Previous Name	Business Type	Principal Office Address	Registered Agent Name	Status
Torino Development, LLC (/online/BusinessInquire/BusinessInformation? 552347 businessID=372884)				Domestic Limited Liability Company	66 Gilcreast Rd, Londonderry, NH, 03053, USA	Pace, Robert P	Admin Dissolution
* THE CEI GROUP, INC. (/online/BusinessInquire/BusinessInformation? 747460 businessID=573948)		THE CEI GROUP, INC.		Foreign Profit Corporation	301 North Ave., Wakefield, MA, 01880, USA	Paci, Christine	Not In Good Standing
* Triple Three Productions, Inc. (/online/BusinessInquire/BusinessInformation? 607138 businessID=438392)				Domestic Profit Corporation	26 Miltimore Rd, Derry, NH, 03038, USA	Page, Brandon G	Admin Dissolution
* THE RESTAURANT OF JOY, INC. (/online/BusinessInquire/BusinessInformation? 80693 businessID=230576)				Domestic Profit Corporation	PO BOX 748, SOMERSWORTH, NH, 03878, USA	Page, Joy C.	Dissolved
SUMMIT SOFTWARE CONTRACTING, INC. (/online/BusinessInquire/BusinessInformation? 276132 businessID=17716)				Domestic Profit Corporation	4 HUNTERS RD, BEDFORD, NH, 03110, USA	Page, Michael C	Dissolved
* Tache Auctions and Sales Inc. (/online/BusinessInquire/BusinessInformation? 666602 businessID=491624)		Tache Auctions and Sales Inc.		Foreign Profit Corporation	208 Derby Street, Salem, MA, 01970, USA	Page, Michael E	Good Standing
* TinCan Web Works LLC (/online/BusinessInquire/BusinessInformation? 600983 businessID=411007)				Domestic Limited Liability Company	97 Highland St, Plymouth, NH, 03264, USA	Page, Stephen J	Admin Dissolution
* Supernutrition Life-Extension Research, Inc. (/online/BusinessInquire/BusinessInformation? 584014 businessID=397248)		Supernutrition Life-Extension Research, Inc.		Foreign Profit Corporation	1925 Brush St., Oakland, CA, 94612, USA	Pasqua, Michael	Withdrawn
* SWEET PEACH'S CANDY & CONFECTIONS INC (/online/BusinessInquire/BusinessInformation? 764787 businessID=589832)				Domestic Profit Corporation	31 Brownstone Ln, Rochester, NH, 03867, USA	Peach Melissa	Good Standing
* The Vineyard at Hillside, LLC (/online/BusinessInquire/BusinessInformation? 586017 businessID=405709)				Domestic Limited Liability Company	C/o PD Associates, LLC 5 Dartmouth Drive Suite 301, Auburn, NH, 03032, USA	Pease, Elmer A, II	Admin Dissolution
* The Office Substitute LLC (/online/BusinessInquire/BusinessInformation? 586765 businessID=417819)				Domestic Limited Liability Company	PO Box 1152, Derry, NH, 03038, USA	Pease, Jewell Francis	Administratively Dissolved
* Tucker Mountain Farm, LLC. (/online/BusinessInquire/BusinessInformation? 743478 businessID=570032)				Domestic Limited Liability Company	303 Tucker Mountain Road, Andover, NH, 03216, USA	Pease, Kimberley A	Not In Good Standing
* Those Elm Street Developers, LLC (/online/BusinessInquire/BusinessInformation? 718625 businessID=544176)				Domestic Limited Liability Company	95 Eddy Rd., Suite 101, Manchester, NH, 03101, USA	Pease, Richard W	Good Standing
* TOTAL LIFE COMMUNITIES, INC. (/online/BusinessInquire/BusinessInformation? 20614 businessID=179366)				Domestic Profit Corporation	LAKE SHORE DR., FRANKLIN, NH, 03235, USA	Pesso, Albert	Dissolved

Business Name	Business ID	Homestate Name	Previous Name	Business Type	Principal Office Address	Registered Agent Name	Status
TURNKEY BUILDERS, LLC (/online/BusinessInquire/BusinessInformation? 741613 businessID=568108)				Domestic Limited Liability Company	7 Gates St, Hudson, NH, 03051, USA	Pace, Robert, Sr.	Not In Good Standing
* YOONIX, INC. (/online/BusinessInquire/BusinessInformation? 96254 businessID=227601)				Domestic Profit Corporation	NONE	Paek, Yoon	Dissolved
* White Mountain Brewing Co, LLC (/online/BusinessInquire/BusinessInformation? 712662 businessID=531282)				Domestic Limited Liability Company	50 Winter Street, Ashland, NH, 03217, USA	Page, David	Good Standing
* VALLEY SHINE CLEANING SERVICE, LLP (/online/BusinessInquire/BusinessInformation? 453676 businessID=126873)				Domestic Limited Liability Partnership	43 School Street, Hudson, NH, 03051, USA	Page, Dennis	Admin Diss LLP- CC-NP
* YOU NAME IT HANDYMAN SERVICES, LLC (/online/BusinessInquire/BusinessInformation? 453792 businessID=2573)				Domestic Limited Liability Company	276 MAIN ST, CLAREMONT, NH, 03743, USA	Page, Forest J	Good Standing
* WETLANDERS INC. (/online/BusinessInquire/BusinessInformation? 149606 businessID=271940)				Domestic Profit Corporation	% GEOFFREY H WALKER BIG AL'S AUTO PARTS RT 1, SEABROOK, NH, 03874, USA	Page, Mort	Dissolved
* VITETTA GROUP (/online/BusinessInquire/BusinessInformation? 71424 businessID=214880)		VITETTA GROUP		Foreign Partnership	1818 MARKET ST, PHILADELPHIA, PA, 19103, USA	Page, Morton F., PE	Withdrawn
* Valid Mfg Inc. (/online/BusinessInquire/BusinessInformation? 588680 businessID=400750)				Domestic Profit Corporation	13 HAMPSHIRE DR. UNIT 3, HUDSON, NH, 03051, USA	Pageau, Kenneth J	Good Standing
* VAAL & CO, LLC (/online/BusinessInquire/BusinessInformation? 808637 businessID=635677)				Domestic Limited Liability Company	1991 Bodwell Rd unit 21, Manchester, NH, 03109, USA	Paige Vaal	Good Standing
* WELLINGTON ONLINE SYSTEMS, LLC (/online/BusinessInquire/BusinessInformation? 353895 businessID=84663)				Domestic Limited Liability Company	5 DARTMOUTH DR STE 301, AUBURN, NH, 03032, USA	Pease, Elmer A, II	Admin Dissolution



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

**Section 7: NOTIFICATIONS AND FEES**

Name of Proposed Project: The Woods at Farm Road

**Notice**

Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing:

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

7/26/19

Date notice of application sent to DHCD:

7/26/19

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

MassHousing Application Processing Fee (\$2500) Payable to MassHousing:

2500.00

Chapter 40B Technical Assistance/Mediation Fee Payable to Massachusetts Housing Partnership:

a. Base Fee:

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

2500.00

b. Unit Fee:

*(Limited Dividend Sponsor \$50 per unit, Non-Profit or Public Agency Sponsor \$30 per unit)*

200.00

**Land Appraisal Cost**

*You will be required to pay for an "as-is" market value appraisal of the Site to be commissioned by MassHousing.*

*MassHousing will contact you once a quote has been received for the cost of the appraisal.*

### **Required Attachments Relating to Section 7**

- 7.1** Narrative describing any prior correspondence and/or meetings with municipal officials
- 7.2** Evidence (such as a certified mail receipt) that a copy of the complete application package was sent to the Chief Elected Official of Municipality (may be submitted after the application is submitted to MassHousing)
- 7.3** Copy of notice of application sent to DHCD
- 7.4** Check made out to MassHousing for Processing Fee (\$2500)
- 7.5** Check made payable to Massachusetts Housing Partnership for Technical Assistance/Mediation Fee
- 7.6** W-9 (Taxpayer Identification Number)



## Section 7.1

### Narrative of Prior Conversations With Town Officials



### **Prior Contact with Municipal Officials**

“After requesting a meeting with the Town administrator and Town Planner, on May 21, 2019, Attorney Douglas Deschenes of Deschenes & Farrell, P.C. and Seth Donohoe of Ducharme and Dillis, the engineer working for the Applicant, met with Erica Uriate, Bolton Town Planner and Zoning Board Administrator, as well as department heads for the Town of Bolton including the Fire and Police Departments, the Department of Public Works, the Board of Health, the Conservation Commission and other town officials. A number of comments and suggestions were provided, many of which were incorporated into the design submitted as part of this application.”



## Section 7.2

### Evidence of Notification to Town

DESCHENES & FARRELL, P.C.

Attorneys at Law  
515 Groton Road, Suite 204  
Westford, MA 01886  
Telephone: (978) 496-1177  
Facsimile: (978) 577-6462

*Douglas C. Deschenes*  
*Kathryn Lorah Farrell*  
*Melissa E. Robbins\**

*\*Admitted in MA and NH*

July 24, 2019

Bolton Board of Selectmen  
Bolton Town Hall  
663 Main Street  
Bolton, MA 01740

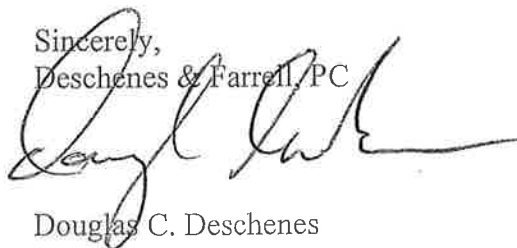
RE: The Woods at Farm Road, LLC -- 40B Housing Project  
Berlin Road and Farm Road, Bolton, MA

Dear Members of the Board:

Deschenes & Farrell, PC is representing The Woods at Farm Road, LLC for the purpose of developing a 4 unit development at Berlin Road and Farm Road, Bolton. In accordance with Section 31.01(2)c of the Rules of the Housing Appeals Committee (760 CMR 31.01), this letter serves to formally notify the Town of Bolton that a request for a site approval letter has been made by The Woods at Farm Road, LLC under MassHousing's New England Fund Program for this development. I have enclosed for your review a copy of the same Site Eligibility Application that was submitted to MassHousing.

We look forward to discussing this project with the Town in greater detail and formally presenting this application to the Zoning Board of Appeals in the near future. We appreciate any additional comments contributed by municipal officials as we move forward in this process.

Sincerely,  
Deschenes & Farrell, PC



Douglas C. Deschenes

DCD/tmg



## Section 7.3

### Evidence of Notification to DHCD

DESCHENES & FARRELL, P.C.

Attorneys at Law  
515 Groton Road, Suite 204  
Westford, MA 01886  
Telephone: (978) 496-1177  
Facsimile: (978) 577-6462

*Douglas C. Deschenes*  
*Kathryn Lorah Farrell*  
*Melissa E. Robbins\**

*\*Admitted in MA and NH*

July 24, 2019

Director  
Department of Housing & Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114

RE: **David Spertner – 40B Housing Project**  
**The Woods at Farm Road**  
**Berlin Road and Farm Road, Bolton, MA**

Dear Sir or Madam,

We represent David Spertner and are providing you notice pursuant to 760 CMR 31.01(2)(c) that an application has been made with a subsidizing agency for approval of the above referenced project. More specifically, Mr. Spertner has filed an application with MassHousing for funding of the project under the MassHousing Housing Starts Program.

Please contact me with any comments or questions you may have. Thank you for your time and consideration in this matter.

Sincerely,  
Deschenes & Farrell, PC

  
Douglas C. Deschenes

DCD/tmg





## Section 8.0

### Checklist

## Application Checklist

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

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

- 1.0 ☒ \* Completed application form, and certification under pains and penalties of perjury (one (1) signed original) accompanied by one (1) electronic copy of the completed application package
- 1.1 ☒ \* Location Map
- 1.2 ☒ Tax Map
- 1.3 ☒ \* Directions to the proposed Site
- 2.1 ☒ \* Existing Conditions Plan
- 2.2 ☒ Aerial Photographs
- 2.3 ☒ Site/Context Photographs
- 2.4 ☒ \* Documentation Regarding Site Characteristics/Constraints  
☐ \* By Right Site Plan, if applicable N/A
- 3.1 ☒ \* Preliminary Site Layout Plan(s)
- 3.2 ☒ \* Graphic Representations of Project/Preliminary Architectural Plans
- 3.3 ☒ \* Narrative Description of Design Approach
- 3.4 ☒ \* Tabular Zoning Analysis
- 3.5 ☒ Sustainable Development Principles Evaluation Assessment Form
- 4.1 ☒ \* Evidence of site control (*documents and any plans referenced therein*)  
☐ Land Disposition Agreement, if applicable
- 5.1 ☒ \* NEF Lender Letter of Interest
- 5.2 ☒ Market Sales Comparables
- 5.3 ☐ Market Study, if required by MassHousing
- 6.1 ☒ \* Development Team Qualifications
- 6.2 ☒ Applicant's Certification (*any required additional sheets*)
- 7.1 ☒ Narrative describing prior contact (*if any*) with municipal officials
- 7.2 ☒ \* Evidence that a copy of the application package has been received by the Chief Elected Official in the municipality (*may follow after initial submission of application package, but site visit will not be scheduled nor request for municipal comments made until such evidence is received by MassHousing*)
- 7.3 ☒ Copy of notification letter to DHCD
- 7.4 ☐ \*\$2,500 Fee payable to MassHousing (*once an appraiser has been selected by MassHousing and an appraisal fee quoted, an additional non-refundable appraisal fee will be required*)
- 7.5 ☐ \*Technical Assistance/Mediation Fee payable to Massachusetts Housing Partnership.
- 7.6 ☐ W-9
- 6.3 ☒ Applicant's Certification
- 6.4 ☒ List of Applicant Entities

## Application Checklist

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

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

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- 1.1 ☒ \* Location Map
- 1.2 ☒ Tax Map
- 1.3 ☒ \* Directions to the proposed Site
- 2.1 ☒ \* Existing Conditions Plan
- 2.2 ☒ Aerial Photographs
- 2.3 ☒ Site/Context Photographs
- 2.4 ☒ \* Documentation Regarding Site Characteristics/Constraints
  - ☐ \* By Right Site Plan, if applicable N/A
- 3.1 ☒ \* Preliminary Site Layout Plan(s)
- 3.2 ☒ \* Graphic Representations of Project/Preliminary Architectural Plans
- 3.3 ☒ \* Narrative Description of Design Approach
- 3.4 ☒ \* Tabular Zoning Analysis
- 3.5 ☒ Sustainable Development Principles Evaluation Assessment Form
- 4.1 ☒ \* Evidence of site control (*documents and any plans referenced therein*)
  - ☐ Land Disposition Agreement, if applicable
- 5.1 ☒ \* NEF Lender Letter of Interest
- 5.2 ☒ Market Sales Comparables
- 5.3 ☐ Market Study, if required by MassHousing
- 6.1 ☒ \* Development Team Qualifications
- 6.2 ☒ Applicant's Certification (*any required additional sheets*)
- 7.1 ☒ Narrative describing prior contact (*if any*) with municipal officials
- 7.2 ☒ \* Evidence that a copy of the application package has been received by the Chief Elected Official in the municipality (*may follow after initial submission of application package, but site visit will not be scheduled nor request for municipal comments made until such evidence is received by MassHousing*)
- 7.3 ☒ Copy of notification letter to DHCD
- 7.4 ☐ \*\$2,500 Fee payable to MassHousing (*once an appraiser has been selected by MassHousing and an appraisal fee quoted, an additional non-refundable appraisal fee will be required*)
- 7.5 ☐ \*Technical Assistance/Mediation Fee payable to Massachusetts Housing Partnership.
- 7.6 ☐ W-9
- 6.3 ☒ Applicant's Certification 27
- 6.4 ☒ List of Applicant Entities