



Comprehensive Permit Site Approval Application/Homeownership****

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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

www.mass.gov/hed/economic/eohed/dhcd/legal/regs/760-cmr-56.html and
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 to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one.

Our Commitment to You

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

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

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

If we have received the information that is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal; (ii) schedule and conduct a site visit; and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 60 days of our receipt of your application package.



**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) 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: 59 North Main Street Village

Municipality: Sherborn, Massachusetts

Address of Site: 59 North Main Street

Cross Street (if applicable): _____

Zip Code: 01770

Tax Parcel I.D. Number(s) (Map/Block/Lot): Map 10 / Lot 25

Name of Proposed Development Entity (typically a single purpose entity): 59 N. Main Street Village, Inc.

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): _____

Vin Gately - 59 N. Main Street Village, Inc.

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

Does the Applicant have an identity of interest with any other member of the development team or other party to the Proposed Project? Yes No If yes, please explain: Applicant is also the General Contractor - See Primary Contact Info below

Primary Contact Information (required)

Name of Individual: Vin Gately

Relationship to Applicant: President/Owner

Name of Company (if any): Healthcare Resource Group, Inc. D/B/A Heritage Properties (General Contractor)

Street Address: 490-B Boston Post Road, Suite 202

City/State/Zip: Sudbury, MA 01776

Telephone (office and cell) and Email: 978-443-4642 (Office) 508-314-6959 (Cell) Vin@TheHeritageCo.com

Secondary Contact Information (required)

Name of Individual: Kevin Crowley

Relationship to Applicant: Employee Project Manager

Name of Company (if any): Heritage Properties

Street Address: 490-B Boston Post Road, Suite 202

City/State/Zip: Sudbury, MA 01776

Telephone (office and cell) and Email: 978-443-4642 (Office) 508-395-3017 (Cell) Kevin@TheHeritageCo.com

Additional Contact Information (optional)

Name of Individual: _____
Relationship to Applicant: _____
Name of Company (if any): _____
Street Address: _____
City/State/Zip: _____
Telephone (office and cell) and Email: _____

Anticipated Permanent Financing: MassHousing NEF Bank

If NEF Bank, Name of Bank: Marlborough Savings Bank

Total Number of Units 12 # Affordable Units 3 # Market Rate Units 9
Age Restricted? Yes/No No If Yes, 55+ or 62+? No

Brief Project Description (150 words or less):

59 N. Main Street will be a community of 12 detached single family homes with between 2 and 3 bedrooms, 2.5 baths and 2 car garages. Home design is best described as contemporary colonial. 59 N. Main Street is located on Main Street about 0.25 miles from the town center where there are small stores, restaurants and a pharmacy. Home exteriors have been designed to blend nicely into this bucolic New England community. Interiors have been designed to have an open floor plan on the first floor with all of the features of modern day living. Due to the price points of market rate homes, it is expected that the target market will be on the younger side of the over 55 market. Homes will be built with a small elevator option that will serve the 1st floor, 2nd floors and basement. Buyers will have the option to finish the elevator when they first move in, or, later as they age in place. This elevator option allows for a much more expansive and open floor plan on the 1st floor with easy access to the 2nd floor where all bedrooms are located.

Required Attachments Relating to Section 1

1.1 Location Map

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

1.2 Tax Map

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

1.3 Directions

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

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) 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: 59 North Main Street Village

Buildable Area Calculations

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

Total Site Area	276,436 Sq. Ft. / 6.342 Acres
Wetland Area	85,113 Sq. Ft. / 1.954 Acres
Flood/Hazard Area	0
Endangered Species Habitat (animal and/or plant)	0
Conservation/Article 97 Land	0
Protected Agricultural Land	0
Other Non-Buildable (Describe)	0
Total Non-Buildable Area	85,113 Sq. Ft. / 1.954 Acres
Total Buildable Site Area	191,323 Sq. Ft. / 4.388 Acres

Current use of the site and prior use if known: Prior to the early 1900's this site was open wooded land with no structures. In the early 1900's, the land was cleared and a two story single family house and barn were constructed. The house and barn were occupied until approx. 1995. Since 1995 the house was not occupied and the house and barn became dilapidated. In May 2016, the house and barn were demolished.

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: Zoning District: RA (Residential/Single Family)

Previous Development Efforts

Please list (on the following page) any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant's role, if any, in the previous applications. Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

There have not been any previous applications pertaining to construction or development of this site. This site had a single family home located on it from the early 1900's until the Spring of 2016 when the house was demolished

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	No	
Water-public water	No	
Water-private well	No	
Natural Gas	Yes	
Electricity	Yes	
Roadway Access to Site	Yes	
Sidewalk Access to Site	Yes	
Other		

Describe surrounding land use(s): The immediate surrounding land is single family use. Although 59 N. Main Street is not in a Historic District, many of the homes located in the same general area are in a Historic District. The property is bordered on the West property line by Conrail railroad tracks that are still active for freight trains that pass less than 10 times per week. This site also abuts land owned by the Town of Sherborn that is conservation land with walking trails that would be available for 59 N. Main Street residents.

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	2.6 miles (Roche Bros)	No
Schools	Elementary - 0.4 mi., Middle & High School - 4.3 mi	No
Government Offices	2.2 mi	No
Multi-Family Housing	Woodhaven (elderly apts.) 2.9 mi.	No
Public Safety Facilities	Police - 0.9 mi., Fire Dept. - 0.4 mi.	No
Office/Industrial Uses	0.4 mi.	No
Conservation Land	Between 0.8 mi. and 4.5 mi.	No
Recreational Facilities	Between 0.9 mi. and 2.5 mi.	No
Houses of Worship	0.3 mi.	No
Other	Library - 0.75 mi.	No

List any public transportation near the site, including type of transportation and distance from the site:
The closest public transportation from the site is 2.5 miles away in downtown Natick. Here there is access to bus transportation to surrounding towns and the Natick Mall. Also there is a commuter rail station in Natick with service to Boston - South Station.

Site Characteristics and Development Constraints

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

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

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

Is there any evidence of underground storage tanks or releases of hazardous material, including hazardous waste, on the site or within close proximity to the site? Unknown

Are there any above-ground storage containers with flammable or explosive petroleum products or chemicals on or within 1/2 mile of the site? Unknown

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, state or federal Historic District? No

Is the site or any building(s) on the site listed, nominated or eligible for listing on the National Register of Historic Places? No

Has the site or any building(s) on the site been designated as a local, state or national landmark? No

Are there existing buildings and structures on site? No

Does the site include documented archeological resources? Unknown

Does the site include significant areas of ledge? No

Does the site include areas with slopes greater than 10%? No

If applying for MassHousing Financing, is any portion of the site considered "Prime" or "Unique" agricultural land under Executive Order 193? No

Required Attachments Relating to Section 2

2.1 Existing Conditions Plan

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

- a. Reduced scale locus map
- b. Surveyed property boundaries
- c. Topography (2' contours)
- d. Wetland boundaries (if applicable)
- e. Existing utilities (subsurface and above ground)
- f. Natural features including bodies of water, rock outcroppings
- g. Existing easements and/or rights of way on the property
- h. Existing buildings and structures, including walls, fences, wells
- i. Existing vegetated areas; specimen trees or those with caliper greater than 18" should be shown individually
- j. Existing site entries and egresses

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

2.2 Aerial Photographs

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

2.3 Site/Context Photographs

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

2.4 Documentation Regarding Site Characteristics/Constraints

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

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

2.5 By-Right Site Plan (if available)

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

**Application for Chapter 40B Project Eligibility/Site Approval
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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: 59 North Main Street Village

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

Total Number of Dwelling Units: 12

Total Number of Affordable Units: 3

Unit Mix: Affordable Units

Unit Type	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units				3	
Number of Bathrooms				2.5	
Square Feet/Unit				2,150	

Unit Mix: Market Rate

Unit Type	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units			8	1	
Number of Bathrooms			2.5	2.5	
Square Feet/Unit			2,347 - 2,677	3,178	

Percentage of Units with 3 or More Bedrooms*: 33%

* 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: 0 Market Rate: 9 Affordable: 3

Gross Density (units per acre): 1.89

Net Density (units per buildable acre): 2.73

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 Detached	New Construction	2.5	32 Ft,	29,700	12

Non-Residential Building Information

Building Type and Style	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type
None					

Will all features and amenities available to market unit residents also be available to affordable unit residents? If not, explain the differences. There will be some differences between interior finish items for affordable units compared to market rate units. I have not made any final decisions on differences but I expect that affordable units will not include as much hardwood flooring as market rate units. Also, I expect that there will be differences in the value of kitchen appliances and kitchen and bath cabinetry.

Parking

Total Parking Spaces Provided: 48
 Ratio of Parking Spaces to Housing Units: 4:1

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

Buildings: 8%
 Parking and Paved Areas: 8%
 Usable Open Space: 52%
 Unusable Open Space: 32%
 Lot Coverage: 100%

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

Required Attachments Relating to Section 3

3.1 Preliminary Site Layout Plan(s)

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

- Proposed site grading (2' contours)
- Existing lot lines
- Easements (existing and proposed)
- Access to a public way must be identified
- Required setbacks
- Proposed site circulation (entrances/egresses, roadways, driveways, parking areas, walk ways, paths, trails)
- Building and structure footprints (label)
- Utilities (existing and proposed)
- Open space areas
- Schematic landscaping and screening
- Wetland and other restricted area boundaries and buffer zones

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

3.2 Graphic Representations of Project/Preliminary Architectural Plans

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

3.3 Narrative Description of Design Approach

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

3.4 Tabular Zoning Analysis

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

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

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

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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: 59 North Main Street Village

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: HP Sherborn LLC - Vin Gately, Manager

Grantee/Buyer: 59 North Main Street Village, Inc.

Grantee/Buyer is (check one):

Applicant Development Entity Managing General Partner of Development Entity

General Partner of Development Entity Other (explain) _____

Are the Parties Related? Yes, both the Buyer and Seller have the exact same ownership

For Deeds or Ground Leases

Date(s) of Deed(s) or Ground Lease(s): N/A

Purchase Price: _____

For Purchase and Sale Agreements or Option Agreements

Date of Agreement: November 1, 2016

Expiration Date: April 30, 2017

If an extension has been granted, date of extension: Extension will be granted if needed

If an extension has been granted, new expiration date: _____

Purchase Price: 1,950,000 or "as is" appraised value, whichever is less

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

Yes No

If Yes, please describe current status of easement:

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

Under Purchase and Sale Agreement _____

Under Option Agreement _____

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

Grantor/Seller: HP Sherborn LLC - Vin Gately, Manager

Grantee/Buyer: 59 North Main Street Village, Inc.

Are the Parties Related? Yes, same ownership

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.

**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: 59 North Main Street Village

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

Sales/Revenue

Market	8,914,000
Affordable	571,200
Identity of Interest (Market)	0
Other Income	0
Total Sales/Revenue	9,485,200

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.	1,950,000

Costs

Item	Budgeted
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Acquisition Cost

Site Acquisition: pre-permit land value (to be determined by MassHousing Commissioned Appraisal) plus reasonable carrying costs	1,950,000
Subtotal – Acquisition Costs	1,950,000

Construction Costs – Residential Construction (Hard Costs)

Building Structure Costs	4,004,000
Hard Cost Contingency	100,100
Subtotal – Residential Construction (Hard Costs)	4,104,100

Costs

Item	Budgeted
Construction Costs – Site Work (Hard Costs)	
Earth Work	310,000
Utilities: On Site	290,000
Utilities: Off Site	0
Roads and Walks	95,000
Site Improvement	50,000
Lawns and Planting	160,000
Geotechnical Condition	0
Environmental Remediation	4,000
Demolition	30,000
Unusual Site Conditions/Other Site Work	30,000
Subtotal – Site Work (Hard Costs)	969,000
Construction Costs – General Conditions, Builders Overhead and Profit (Hard Costs)	
General Conditions	40,000
Builder's Overhead	495,000
Builder's Profit	495,000
Subtotal – General Conditions Builder's Overhead and Profit (Hard Costs)	1,030,000
General Development Costs (Soft Costs)	
Appraisal and Marketing Study <i>(not 40B "as is" appraisal)</i>	4,000
Lottery	20,000
Commissions/Advertising–Affordable	17,000
Commissions/Advertising–Market	350,000
Model Unit	17,500
Closing Costs <i>(unit sales)</i>	50,000
Real Estate Taxes <i>(during construction)</i>	20,000
Utility Usage <i>(during construction)</i>	10,000
Insurance <i>(during construction)</i>	35,000
Security <i>(during construction)</i>	2,000
Inspecting Engineer	10,000
Fees to Others	0
Construction Loan Interest	150,000
Fees to Construction Lender	20,000
Architectural	60,000
Engineering	50,000
Survey, Permits, etc.	76,000
Clerk of the Works	0
Construction Manager	60,000

Item	Budgeted
General Development Costs (Soft Costs) – Continued	
Bond Premiums (Payment/Performance/Lien Bond)	0
Legal	35,000
Title (including title insurance) and Recording	8,000
Accounting and Cost Certification (incl. 40B)	10,000
Relocation	0
40B Site Approval Processing Fee	2,500
40B Technical Assistance/Mediation Fund Fee	3,100
40B Land Appraisal Cost (as-is value)	2,500
40B Final Approval Processing Fee	2,500
40B Subsidizing Agency Cost Certification Examination Fee	5,000
40B Monitoring Agent Fees	18,000
40B Surety Fees	
Other Financing Fees	
Development Consultant	
Other Consultants (describe)	
Other Consultants (describe)	
Soft Cost Contingency	50,000
Other General Development (Soft) Costs	15,000
Subtotal – General Development Costs (Soft Costs)	1,103,100
Developer Overhead	
Developer Overhead	75,000
Subtotal – Developer Overhead	75,000
Summary of Subtotals	
Sales/Revenue	9,485,200
Site Acquisition	1,950,000
Residential Construction	4,104,100
Site Work	969,000
Builder's Overhead, Profit and General Conditions	1,030,000
General Development Costs	1,103,100
Developer Overhead	75,000
Summary	
Total Sales/Revenue	9,485,200
Total Development Costs (TDC)	9,231,200
Profit (Loss) from Sales/Revenue	254,000
Percentage of Profit (Loss) Over the Total Development Costs	2.75%

Required Attachments Relating to Section 5

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

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

- Identification of proposed borrower, and brief description of the bank's familiarity with the borrower;
- Brief description of the Proposed Project, including location, number of units, and type of building (townhouse, garden style, etc.);
- Confirmation that the bank is a current FHLBB member bank and that the bank will specifically use NEF funds for the proposed development.

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

5.2 Market Sale Comparables *(required)*

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

5.3 Market Study *(if available)*

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

**Application for Chapter 40B Project Eligibility/Site Approval
for MassHousing-Financed and New England Fund (“NEF”) 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: 59 North Main Street Village

Development Team

Developer/Applicant: Vin Gately

Development Consultant (if any): None

Attorney: Gerald Cournoyer, Esq.

Architect: Reeves Design Associates, Larry Reeves

Contractor: Heritage Properties

Lottery Agent: MCO Housing Services

Management Agent: Heritage Properties

Other (specify): _____

Other (specify): _____

Role of Applicant in Current Proposal

Development Task	Developer/Applicant	Development Consultant (identify)
Architecture and Engineering	Vin Gately - Heritage Properties	
Local Permitting	Vin Gately - Heritage Properties	
Financing Package	Vin Gately - Heritage Properties	
Construction Management	Vin Gately - Heritage Properties	
Other		

Applicant’s Ownership Entity Information

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

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

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

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

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

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

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

Applicant

Name of Applicant: 59 North Main Street, Inc.

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

State in which registered/formed: Massachusetts

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

Vin Gately - Heritage Properties

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

Vin Gately - Heritage Properties - 100% Owner

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

None

Proposed Development Entity

Name of Proposed Development Entity: 59 North Main Street, Inc.

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

State in which registered/formed: Massachusetts

List **all** Managing Entities of Proposed Development Entity (*you must list at least one*):
Vin Gately - Heritage Properties

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*):
Vin Gately

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

Applicant Entity 40B Experience

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

40B Project	Municipality	Number of Units/Type	Year Completed	Cost Cert Submitted?
Sunset Ridge	Bolton, MA	28/Townhouse	2016	In-Process

Certification

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

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

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

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

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

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

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

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

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

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

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

I further certify that we have met with a representative of the 40B Department at MassHousing and understand the requirements for a) completing this application and b) the procedures if and when Site Approval is granted, including the requirement for (i) the use of the standard MassHousing Regulatory Agreement, (ii) submission to MassHousing, 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 and (iii) the posting of surety for completion of the cost certification as a condition of Final Approval by MassHousing under Chapter 40B.

Signature: 

Name: Vincent Gately

Title: President, 59 North Main Street Village, Inc.

Date: November 2, 2016

Required Attachments Relating to Section 6

6.1 Development Team Qualifications

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

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

6.2 Applicant's Certification

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

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

Section 7: NOTIFICATIONS AND FEES

Name of Proposed Project: 59 North Main Street Village

Notice

Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing: June 2016 - Sherborn Board of Selectmen

Date copy of complete application sent to chief elected office of municipality: Not yet

Date notice of application sent to DHCD: N/A

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

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

Chapter 40B Technical Assistance/Mediation Fee 2,500

a. Base Fee: 2,500
(Limited Dividend Sponsor \$2500, Non-Profit or Public Agency Sponsor \$1,000)

b. Unit Fee *(all projects)* \$30 per Unit: 600

Total TA/Mediation Fee *(Base Fee plus Unit Fee)*: 3,100

Total Fees Due: 5,600

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 payable to MassHousing for Processing Fee (\$2500)
- 7.5 Check made payable to MassHousing for Technical Assistance/Mediation Fee
- 7.6 W-9 (Taxpayer Identification Number)

Application Checklist

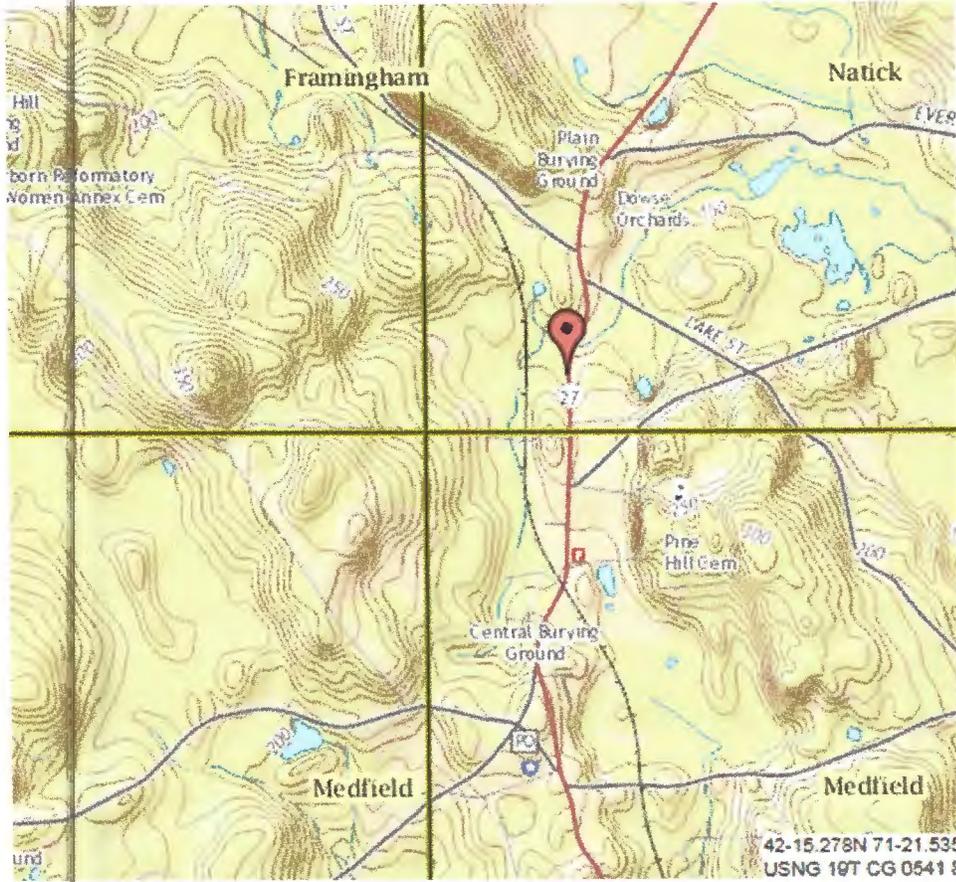
The documentation listed below must, where applicable, accompany each application. For detailed descriptions of these required documents, please see the relevant sections of the application form.

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

- * Completed application form, and certification under pains and penalties of perjury (*one (1) signed original accompanied by two (2) copies of the complete application package*)
- * Location Map
- Tax Map
- * Directions to the Proposed Site
- * Existing Conditions Plan
- Aerial Photographs
- Site/Context Photographs
- * Documentation Regarding Site Characteristics/Constraints
- * By Right Site Plan, if applicable
- * Preliminary Site Layout Plan(s)
- * Graphic Representations of Project/Preliminary Architectural Plans
- * Narrative Description of Design Approach
- * Tabular Zoning Analysis
- Sustainable Development Principles Evaluation Assessment Form
- * Evidence of Site Control (*documents and any plans referenced therein*)
- Land Disposition Agreement, if applicable
- * NEF Lender Letter of Interest
- Market Sales Comparables
- Market Study, if required by MassHousing
- * Development Team Qualifications
- Applicant's Certification (*any required additional sheets*)
- Narrative describing prior contact (*if any*) with municipal officials
- * Evidence that a copy of the application package has been received by the chief elected official in the municipality (*may follow after initial submission of application package, but site visit will not be scheduled nor request for municipal comments made until such evidence is received by MassHousing*)
- Copy of Notification Letter to DHCD
- * Fees (\$5,000 plus \$30 per unit of housing proposed) payable to MassHousing (*once an appraiser has been selected by MassHousing and an appraisal fee quoted, an additional non-refundable appraisal fee will be required*)

1.1 Location Map





1.2 Tax Map

About

Layers

Find

28

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HUNTING LANE

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51

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46

44

43

NORTH MAIN STREET

6

41

2

16

36

34

30

28

26

5

31

33



83

1.3 Directions

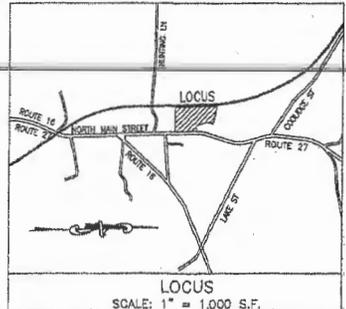
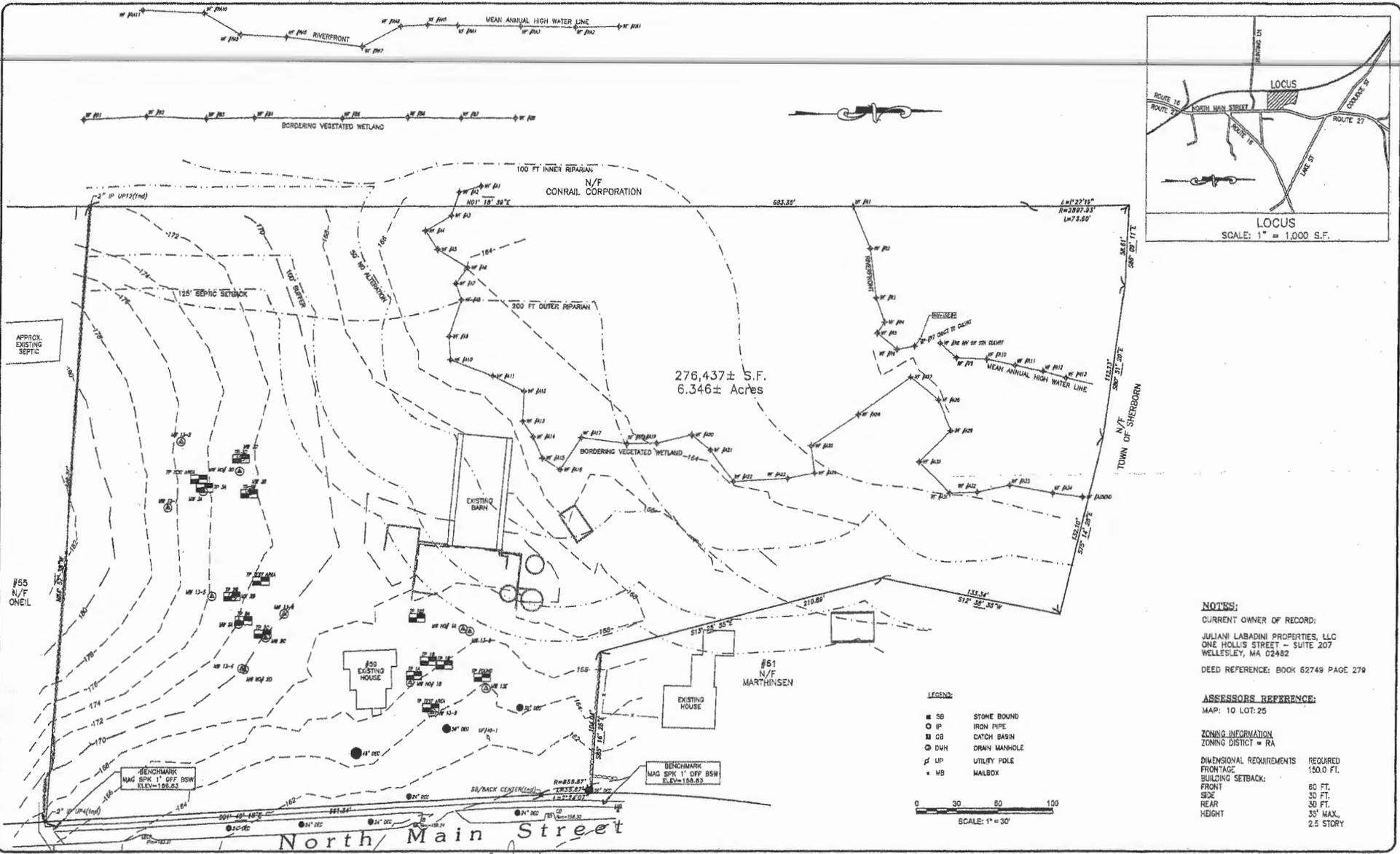
Directions to 59 N. Main St, Sherborn MA

From Boston:

Take 90W (Mass Pike) for about 14 miles. Merge onto MA-30 E/Cochituate Rd toward Natick. Merge onto 30 E/Cochituate Rd. Turn right on Speen St. Continue straight to stay on Speen St. Turn left onto Coolidge St. Turn right onto MA-27 S. Arrive at 59 N Main St.

Total distance from Boston: 22 miles

2.1 Existing Conditions Plans



NOTES:
 CURRENT OWNER OF RECORD:
 JULIANI LABADINI PROPERTIES, LLC
 ONE HOLLIS STREET - SUITE 207
 WELLESLEY, MA 02482
 DEED REFERENCE: BOOK 62749 PAGE 279

ASSESSORS REFERENCE:
 MAP: 10 LOT: 25

ZONING INFORMATION
 ZONING DISTRICT = RA
DIMENSIONAL REQUIREMENTS
 FRONTAGE 150.0 FT.
 BUILDING SETBACK:
 FRONT 80 FT.
 SIDE 30 FT.
 REAR 30 FT.
 HEIGHT 35' MAX., 2.5 STORY

ALL RIGHTS RESERVED
 ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION UNDER THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION UNDER THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.	PROJECT NO. 11/14 DATE 12/14 DRAWN BY [Signature] CHECKED BY [Signature]		Engineering Design Consultants, Inc. 32 Turnpike Road Southborough, Massachusetts (508) 490-0224	#59 NORTH MAIN STREET A RESIDENTIAL DEVELOPMENT IN SHERBORN, MASSACHUSETTS	EXISTING CONDITIONS #59 NORTH MAIN STREET SHERBORN, MASSACHUSETTS JULIANI LABADINI PROPERTIES, LLC ONE HOLLIS STREET, SUITE 207 WELLESLEY, MA 02482	SHEET NO. 1 OF 1 DATE: DECEMBER 3, 2014 SCALE: 1" = 30'
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2.2 Aerial Photographs



2.3 Site/Context Photographs



Directly across street from 59 N. Main



Curb cut entrance to 59 N. Main and view facing South

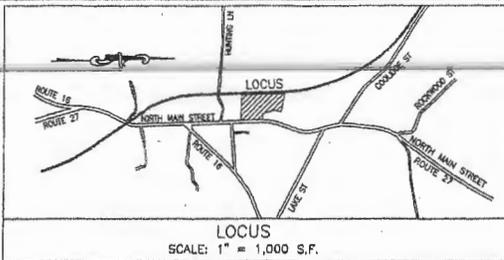


North facing view from 59 N. Main

2.4 Documentation Regarding Site Characteristics/Constraints

The only constraint on this 6.342 acre lot is that there are wetlands in the northwest section of this parcel. These wetlands have been delineated and are clearly outlined on the full plan size attachments included in this application and the plans are labeled as "Section 2.1 – Existing Conditions" and "Section 3.1 – Site Development Plan."

2.5 By-Right Site Plan



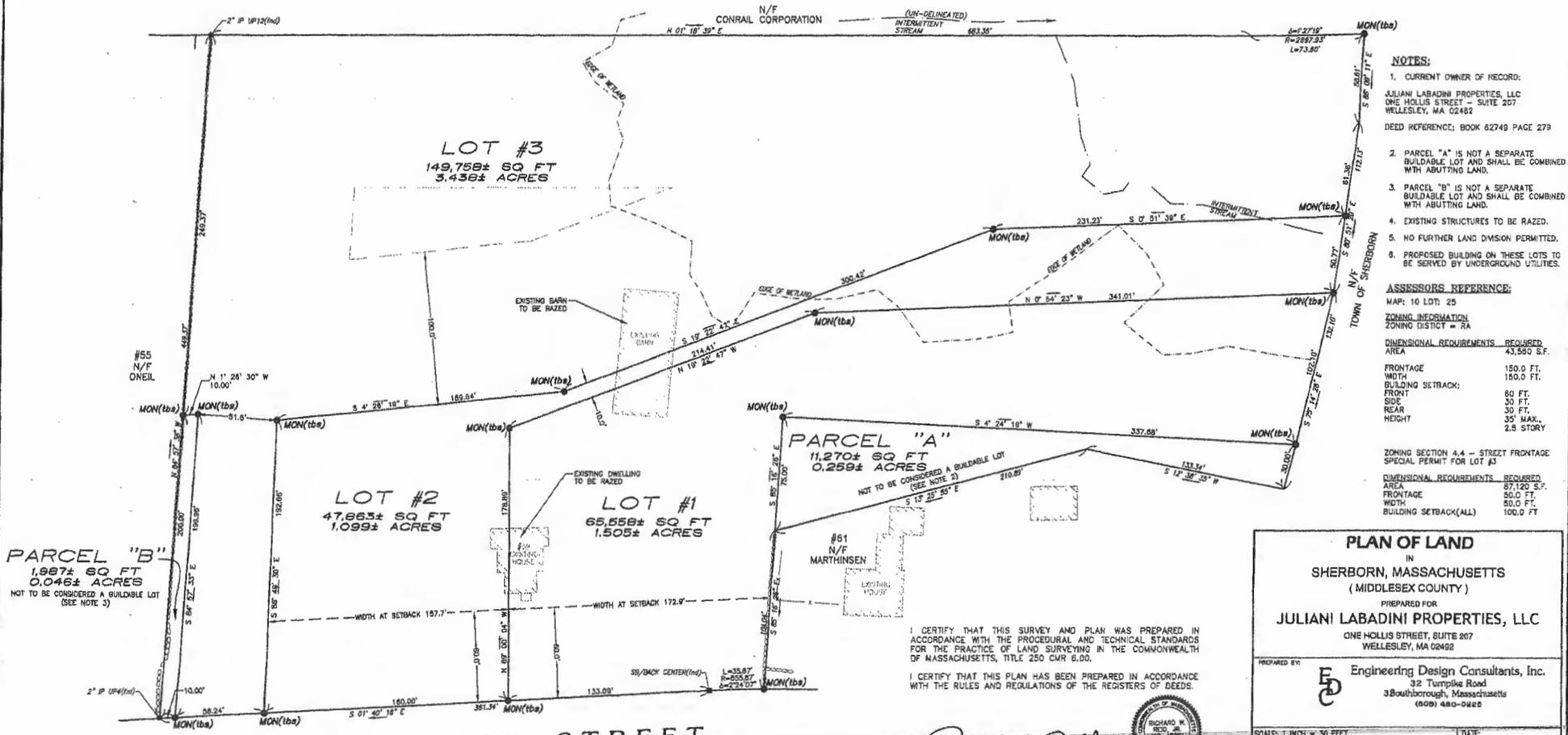
- LEGEND:**
- IP (nd)
 - SB (nd)
 - BK. PG.
 - N/F
 - MON (lba)
- IRON PIPE (FOUND)
STONE BOUND (FOUND)
DEED BOOK/PAGE
NOW OR FORMERLY
MONUMENT (TO BE SET)

APPROVAL UNDER SECTION 4.4 OF THE ZONING BYLAW
SHERBORN PLANNING BOARD

[Handwritten signatures]

DATE OF APPROVAL: 4/28/15
DATE OF ENDORSEMENT: 4/28/15

FOR REGISTRY USE



- NOTES:**
- CURRENT OWNER OF RECORD:
JULIANI LABADINI PROPERTIES, LLC
ONE HOLLIS STREET - SUITE 207
WELLESLEY, MA 02482
DEED REFERENCE: BOOK 82748 PAGE 279
 - PARCEL "A" IS NOT A SEPARATE BUILDABLE LOT AND SHALL BE COMBINED WITH ADJUTING LAND.
 - PARCEL "B" IS NOT A SEPARATE BUILDABLE LOT AND SHALL BE COMBINED WITH ADJUTING LAND.
 - EXISTING STRUCTURES TO BE RAZED.
 - NO FURTHER LAND DIVISION PERMITTED.
 - PROPOSED BUILDING ON THESE LOTS TO BE SERVED BY UNDERGROUND UTILITIES.

ASSESSORS REFERENCE:

MAP: 10 LOT: 25
ZONING INFORMATION
ZONING DISTRICT = RA

DIMENSIONAL REQUIREMENTS	REQUIRED
AREA	43,590 S.F.
FRONTAGE	150.0 FT.
WIDTH	150.0 FT.
BUILDING SETBACK:	
FRONT	60 FT.
SIDE	30 FT.
REAR	30 FT.
HEIGHT	35' MAX., 2.5 STORY

ZONING SECTION 4.4 - STREET FRONTAGE SPECIAL PERMIT FOR LOT #3

DIMENSIONAL REQUIREMENTS	REQUIRED
AREA	87,100 S.F.
FRONTAGE	50.0 FT.
WIDTH	50.0 FT.
BUILDING SETBACK(ALL)	100.0 FT.

PLAN OF LAND
IN
SHERBORN, MASSACHUSETTS
(MIDDLESEX COUNTY)

PREPARED FOR
JULIANI LABADINI PROPERTIES, LLC
ONE HOLLIS STREET, SUITE 207
WELLESLEY, MA 02482

PREPARED BY: **Engineering Design Consultants, Inc.**
32 Turpin Road
380thorough, Massachusetts
(603) 480-0422

SCALE: 1 INCH = 30 FEET
DATE: **APRIL 7, 2015**

RWR/RZD	PSB/RWR	WML	RWR	ONE FILE	DATE
FIELD	CALC	DRAWN	CHECK	PROJECT NO. 3438	

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS, TITLE 280 CMR 8.00.

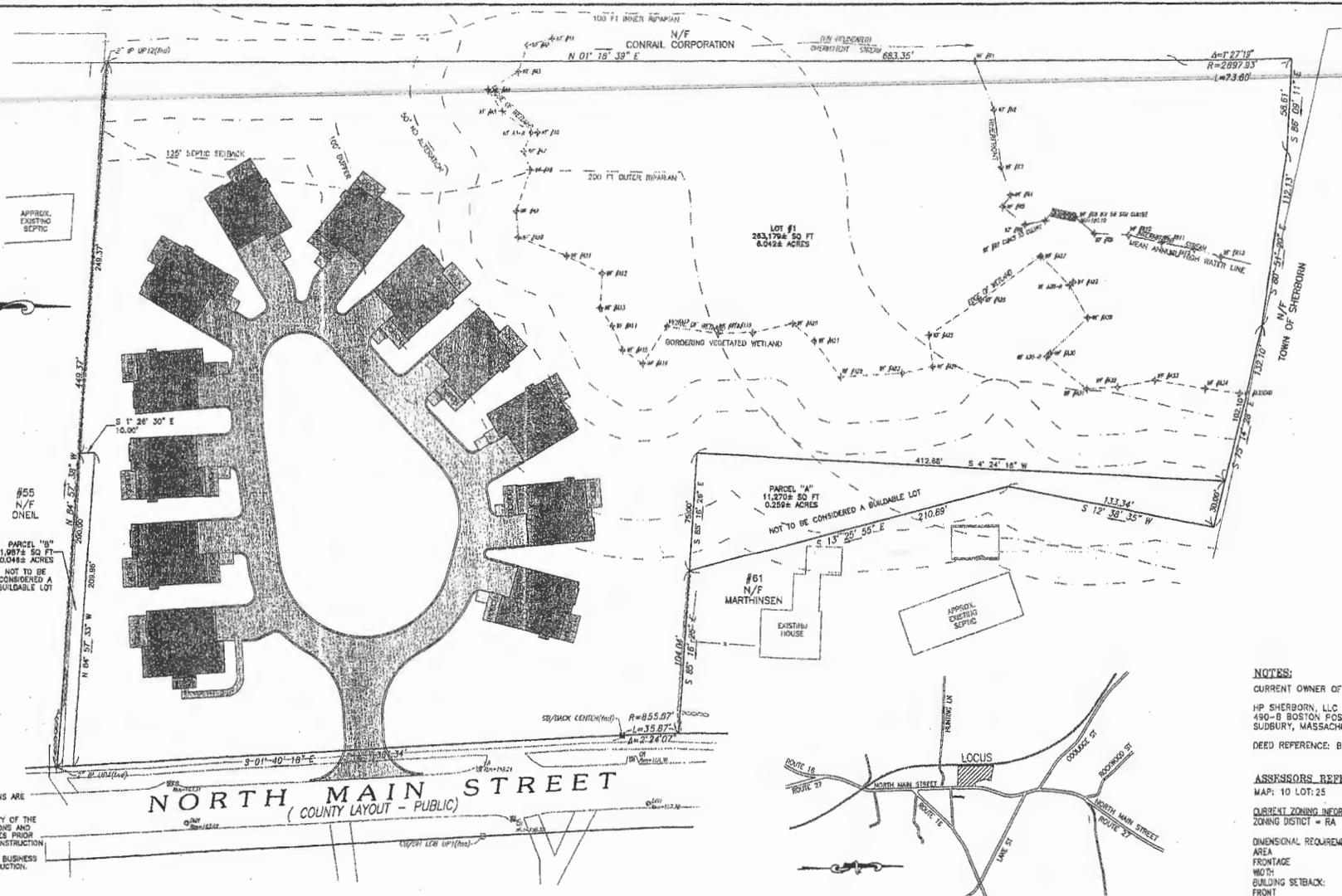
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Richard W. Reid
PROFESSIONAL LAND SURVEYOR DATE 4-7-15



NORTH MAIN STREET
(COUNTY LAYOUT - PUBLIC)

3.1 Preliminary Site Layout Plans



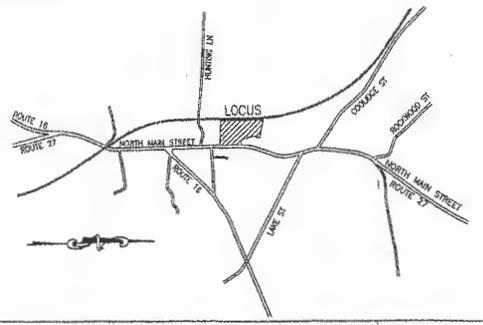
NOTES:
 CURRENT OWNER OF RECORD:
 HP SHERBORN, LLC
 490-B BOSTON POST ROAD, SUITE 202
 SUDBURY, MASSACHUSETTS 01776
 DEED REFERENCE: BOOK 65811 PAGE 274

ASSESSORS REFERENCE:
 MAP: 10 LOT: 25

CURRENT ZONING INFORMATION:
 ZONING DISTRICT = RA

DIMENSIONAL REQUIREMENTS REQUIRED:

AREA	REQUIRED
FRONTAGE	43,580 S.F.
WIDTH	150.0 FT.
BUILDING SETBACK:	
FRONT	60 FT.
SIDE	30 FT.
REAR	30 FT.
HEIGHT	35' MAX., 2.5 STORY



NOTE:
 UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED.
 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
 DIGSAFE IS TO BE NOTIFIED 72 BUSINESS HOURS IN ADVANCE OF CONSTRUCTION.
 CALL DIGSAFE AT 811



LOCUS
 SCALE: 1" = 1,000 S.F.

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ENGINEERING DESIGN CONSULTANTS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION VIOLATIONS, AT WHATEVER TIME OR PROVISION, UNLESS BY THE CONTRACTOR FOR THE USE OF PUBLIC OR CONTRACTOR CONDUCTED OR FOR THE FAILURE OF THE CONTRACTOR TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SHERBORN.		Engineering Design Consultants, Inc. 32 Turnpike Road Southborough, Massachusetts (800) 460-0225	SHERBORN VILLAGE RESIDENTIAL DEVELOPMENT IN SHERBORN, MASSACHUSETTS	SITE DEVELOPMENT PLAN #59 NORTH MAIN STREET SHERBORN, MASSACHUSETTS JULIANI LABADINI PROPERTIES, LLC ONE HOLLIS STREET, SUITE 207 WELLESLEY, MA 02482	ALL INFORMATION DISPLAYED ON THIS PLAN IS THE PROPERTY OF ENGINEERING DESIGN CONSULTANTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENGINEERING DESIGN CONSULTANTS, INC.
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3.2 Graphic Representations of Project/Preliminary Architectural plans

Schedule of Unit Types & Sq. Ft.

11-1-16

59 N. Main Street

Unit #	Unit Type	Affordable Unit (X)	SF	# Bedrooms
1	D		3,178	3
2	A	X	2,150	3
3	A		2,506	2
4	A	X	2,150	3
5	B		2,677	2
6	C		2,347	2
7	B		2,677	2
8	A		2,506	2
9	A		2,506	2
10	C		2,347	2
11	A		2,506	2
12	A	X	2,150	3

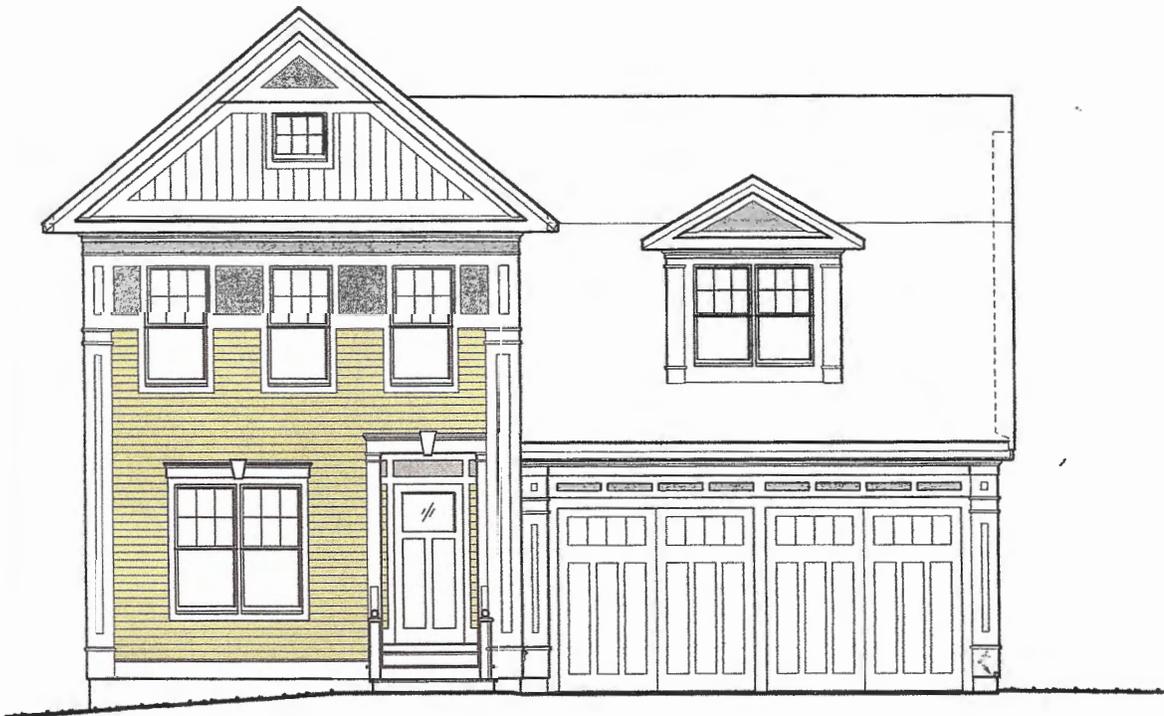
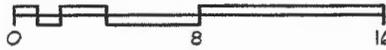
TOTAL

12	3	29,700	28
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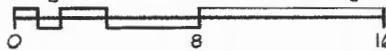
A-2a - Front elevation (B-2a)

Reeves Design Associates January 27, 2016



A-2b - Front elevation (B-2b)

Reeves Design Associates January 27, 2016





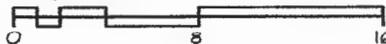
A-2c - Front elevation (B-2c)

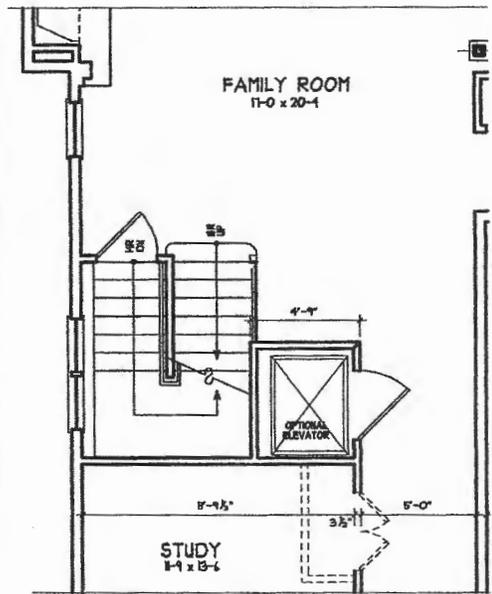
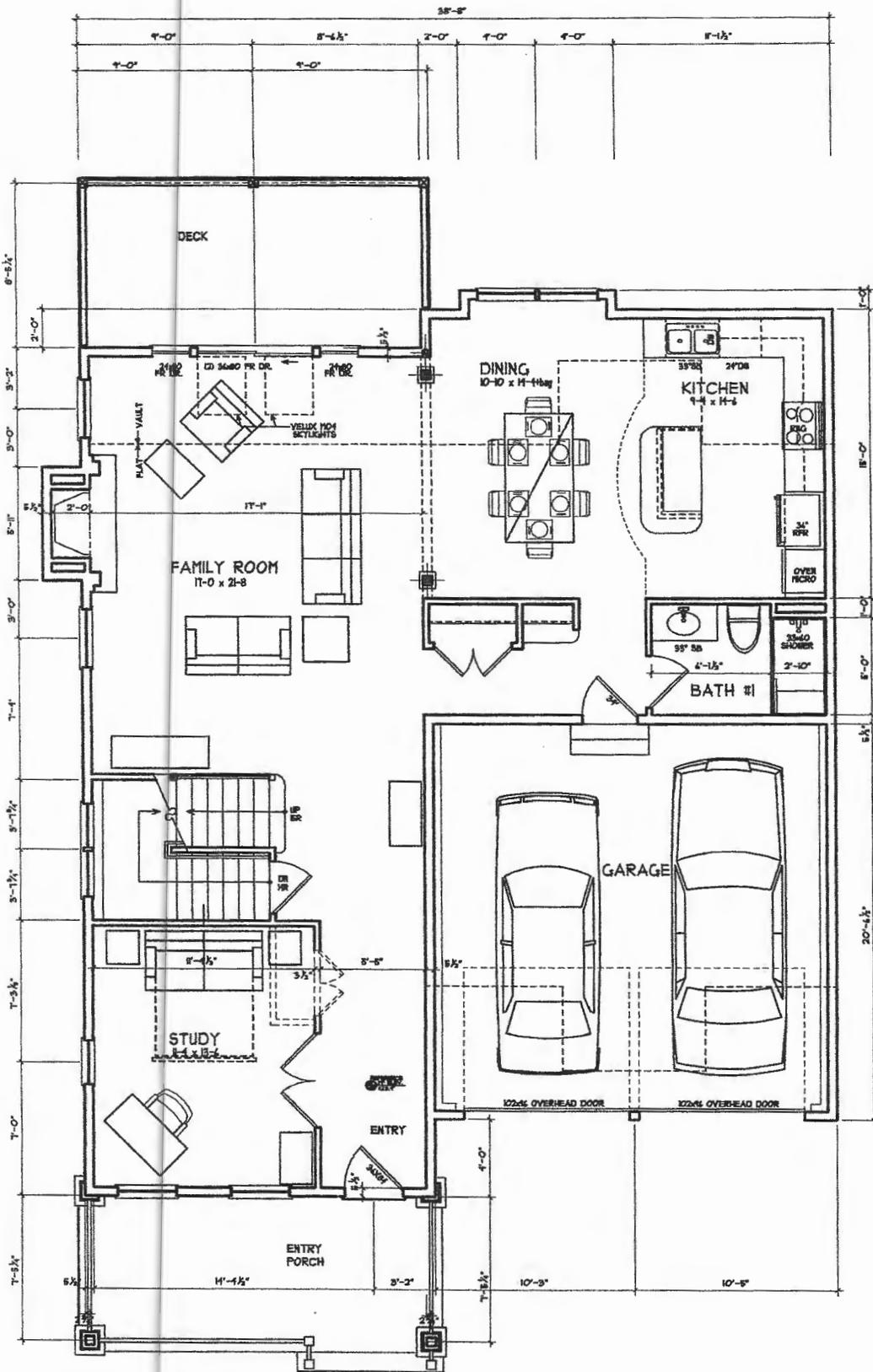
Reeves Design Associates January 27, 2016



A-2d - Front elevation (B-2d)

Reeves Design Associates January 27, 2016





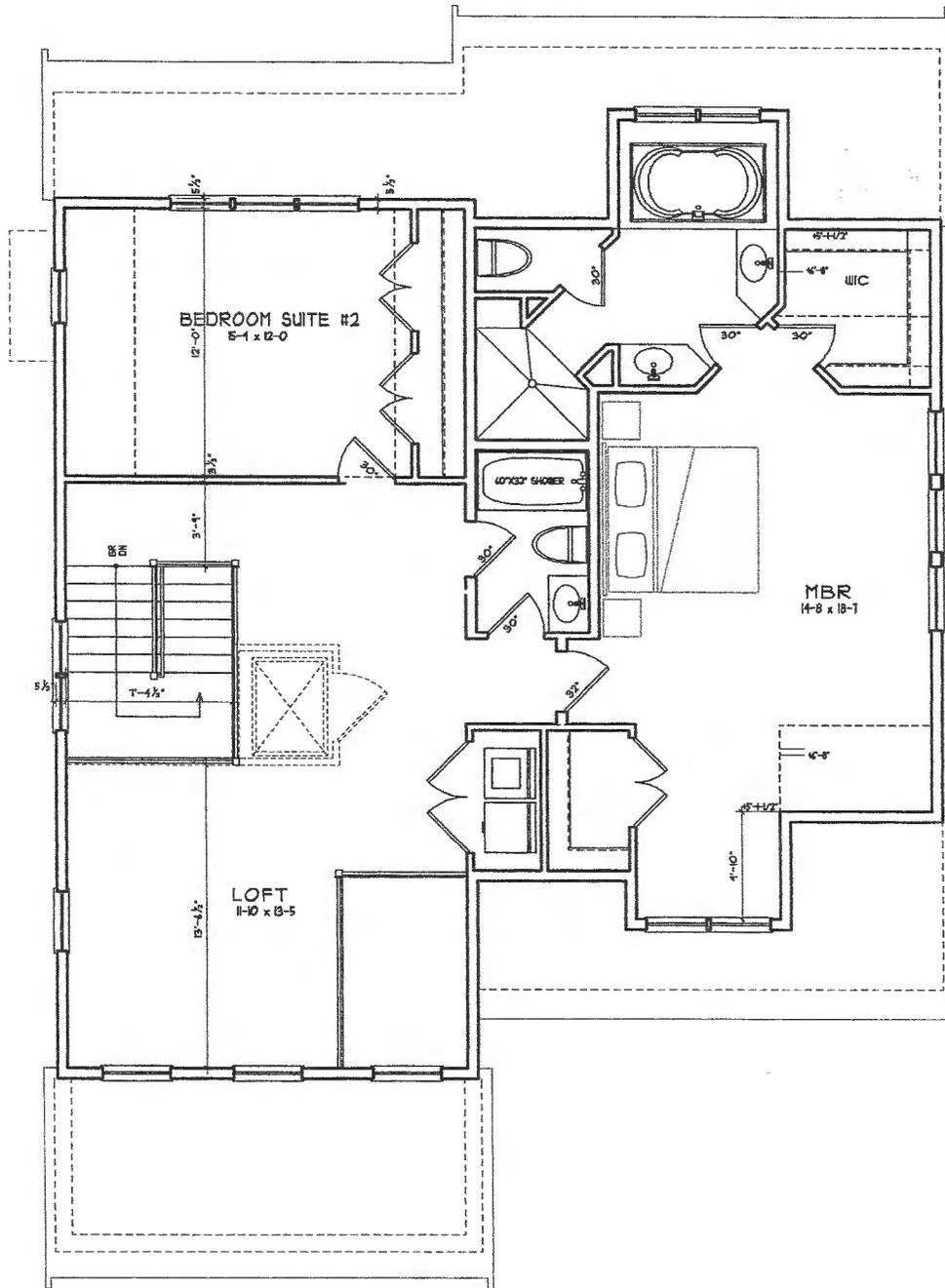
ALT. STAIR w/ELEVATOR

A-1

Main Floor Area = 1,244.5 ft²
 Upper Floor Area = 1,261.5 ft²

FIRST FLOOR PLAN

Reeves Design Associates Dec 9, 2015



A-1

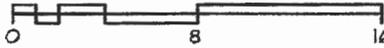
UPPER FLOOR PLAN

Reeves Design Associates Jan 21, 2014



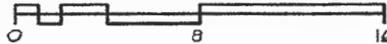
B-1a - Front elevation

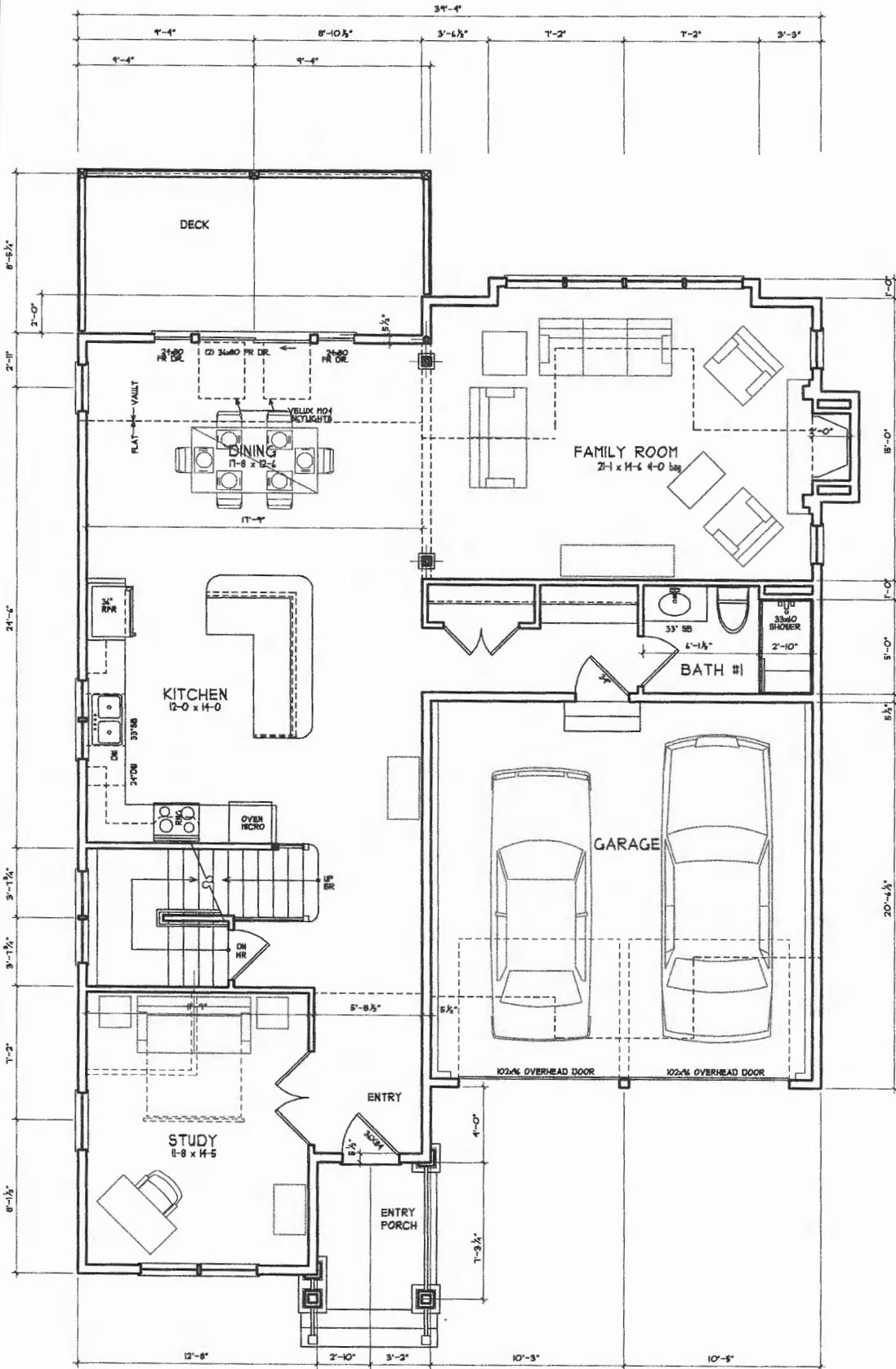
Reeves Design Associates January 27, 2016



B-1b - Front elevation

Reeves Design Associates January 27, 2016





B-1

Main Floor Area = 1,356.0 ft²
 Upper Floor Area = 1,320.5 ft²

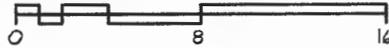
FIRST FLOOR PLAN

Reeves Design Associates Jan 27, 2014



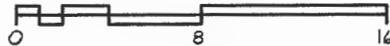
C-1a - Front elevation

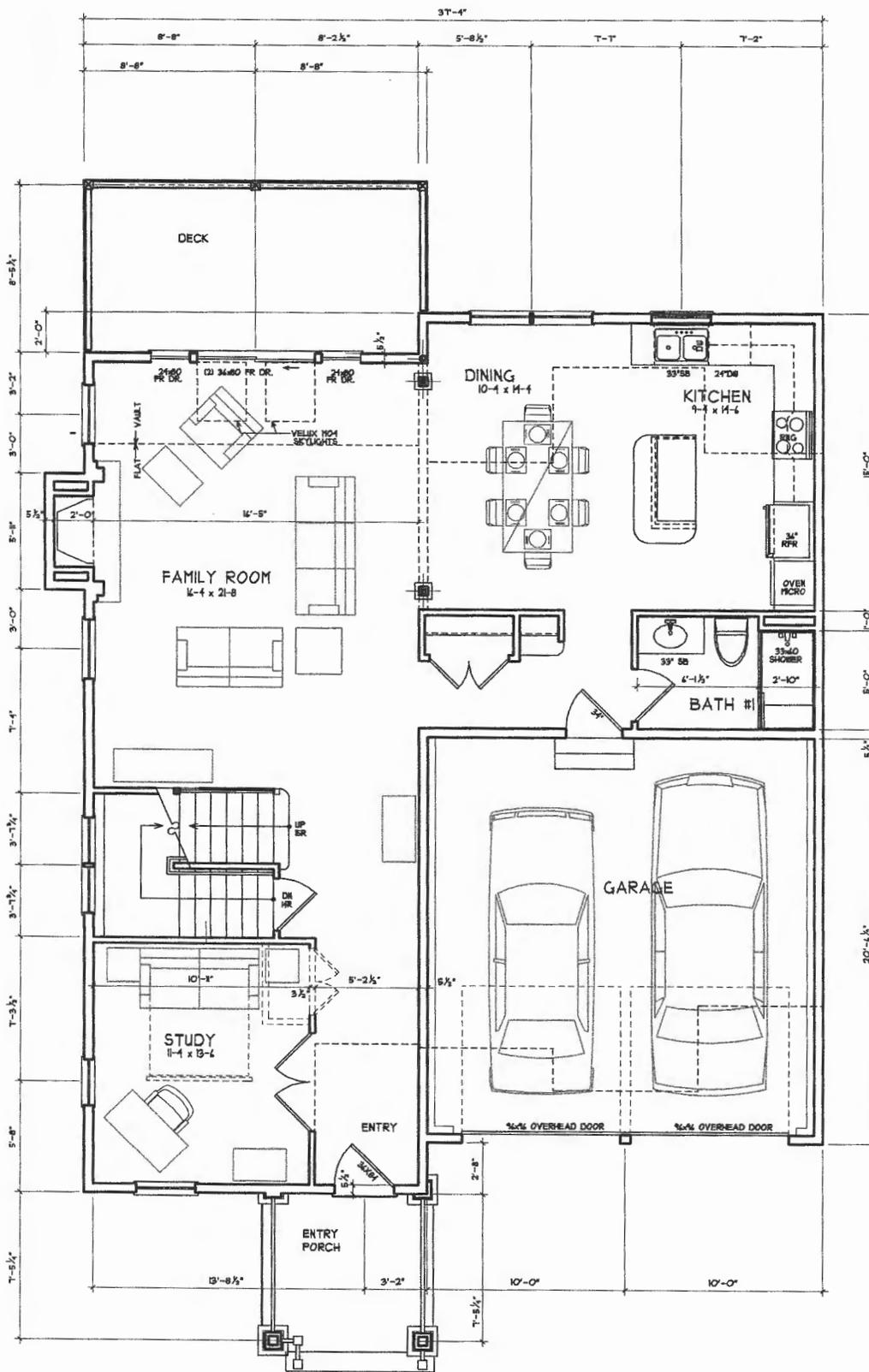
Reeves Design Associates January 27, 2016



C-1b - Front elevation

Reeves Design Associates January 27, 2016



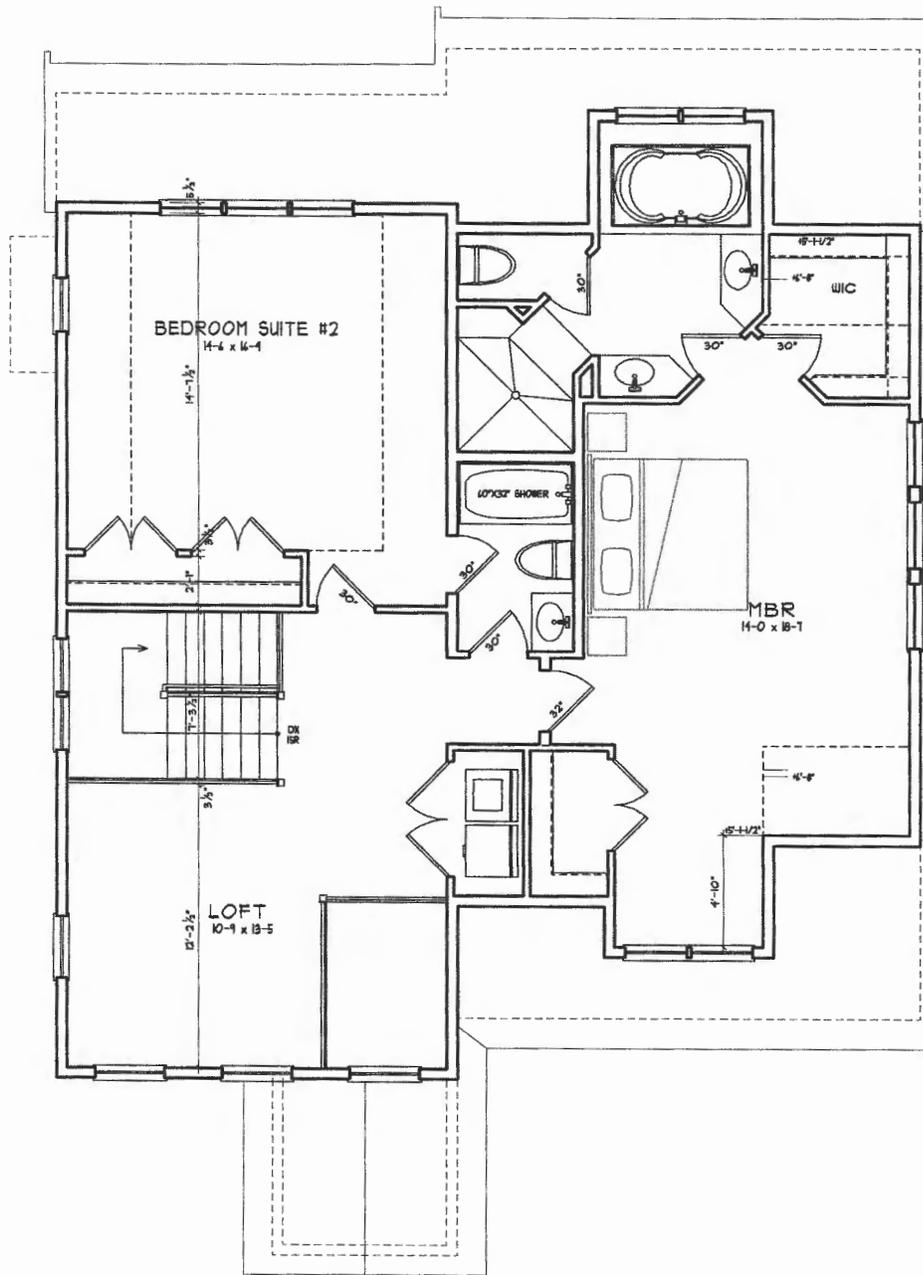


C-1

Main Floor Area = 1,169.5 ft²
 Upper Floor Area = 1,177.0 ft²

FIRST FLOOR PLAN

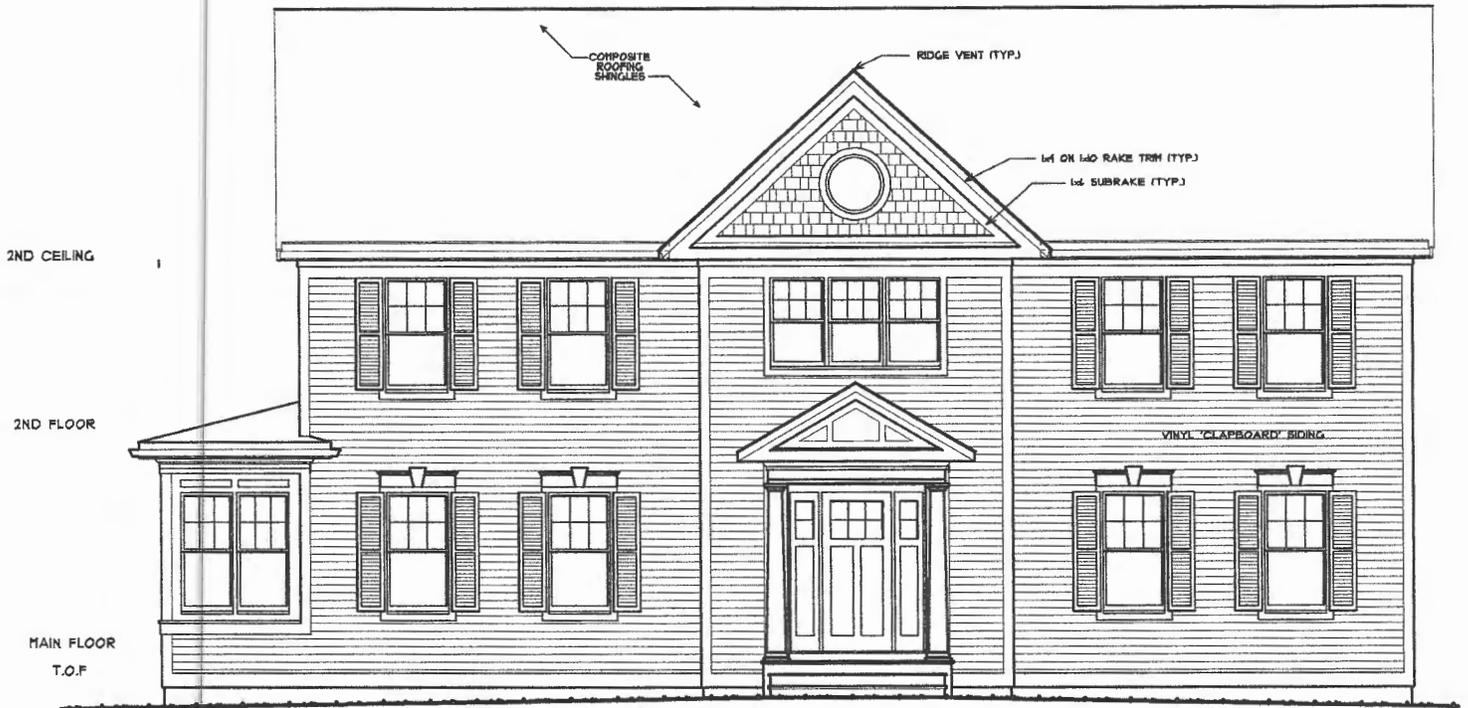
Reeves Design Associates Jan 21, 2014



C-1

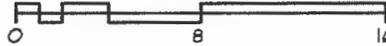
UPPER FLOOR PLAN

Reeves Design Associates Jan 21, 2014



D-1b - Front elevation

Reeves Design Associates December 14, 2015

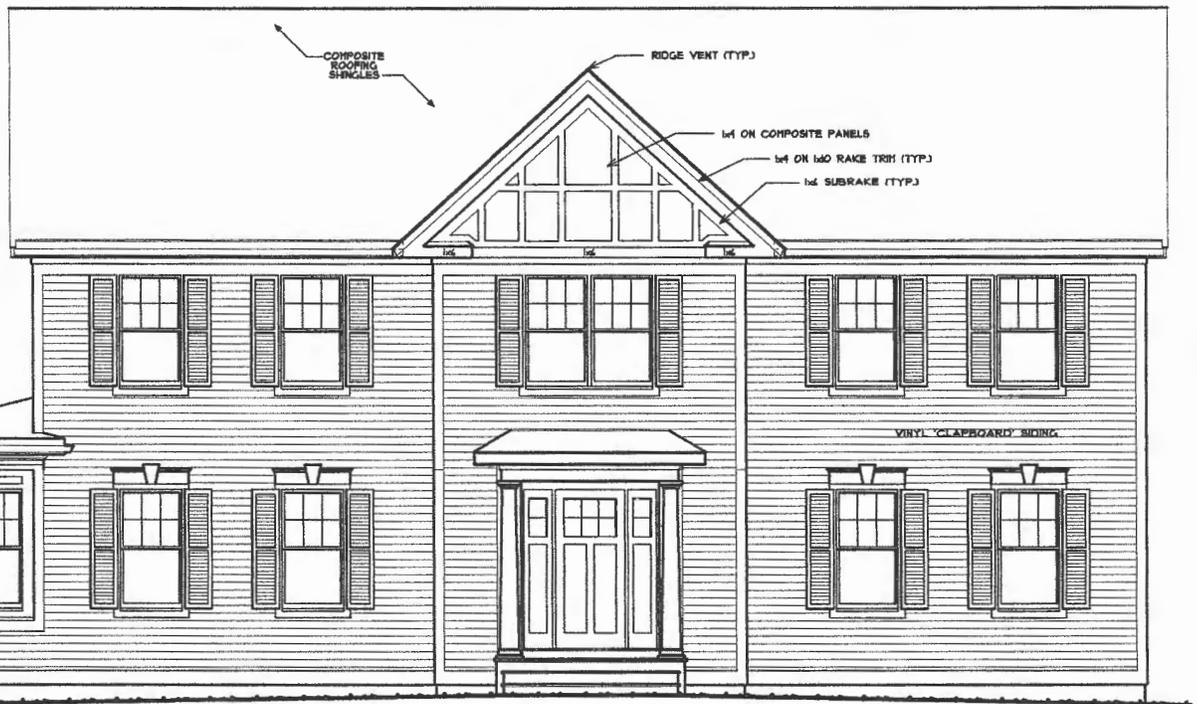


TOP OF SLAB

2ND CEILING

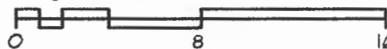
2ND FLOOR

MAIN FLOOR
T.O.F

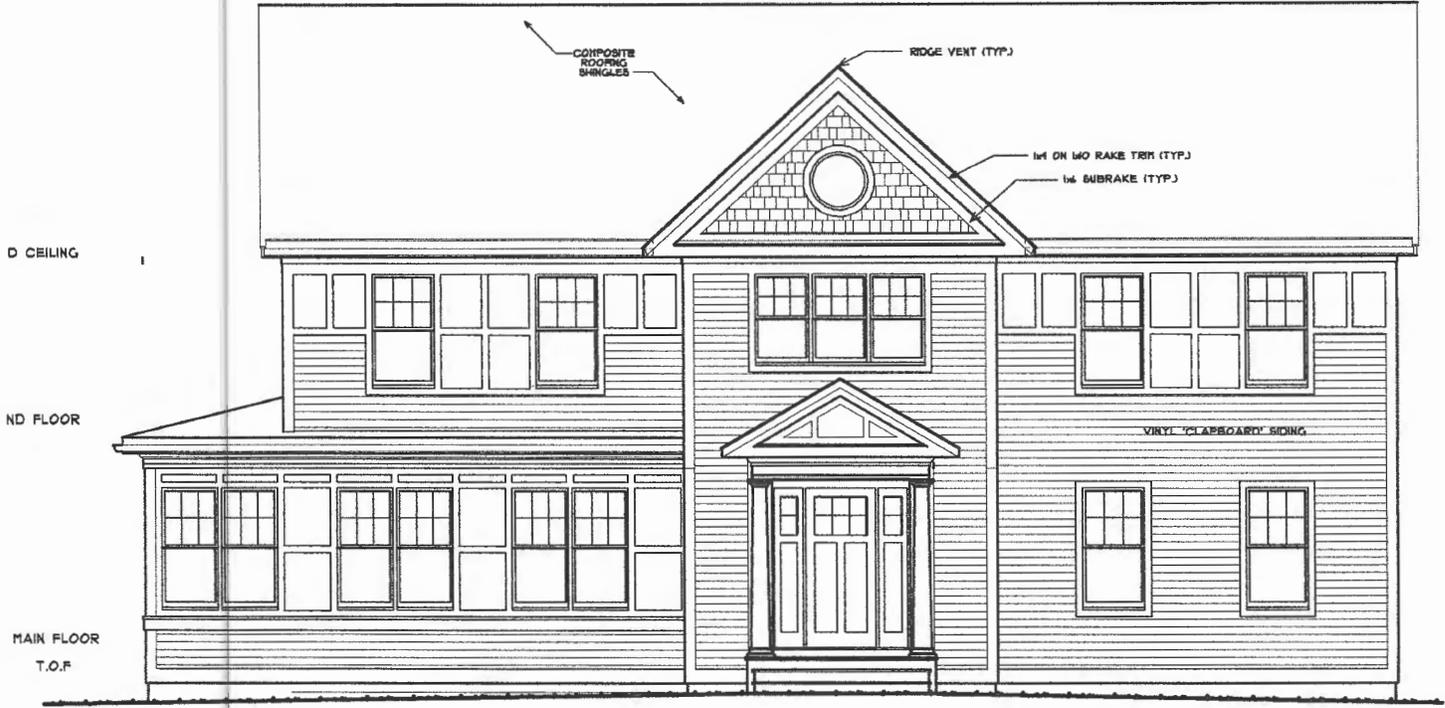
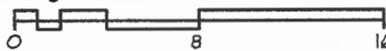


D-1a - Front elevation

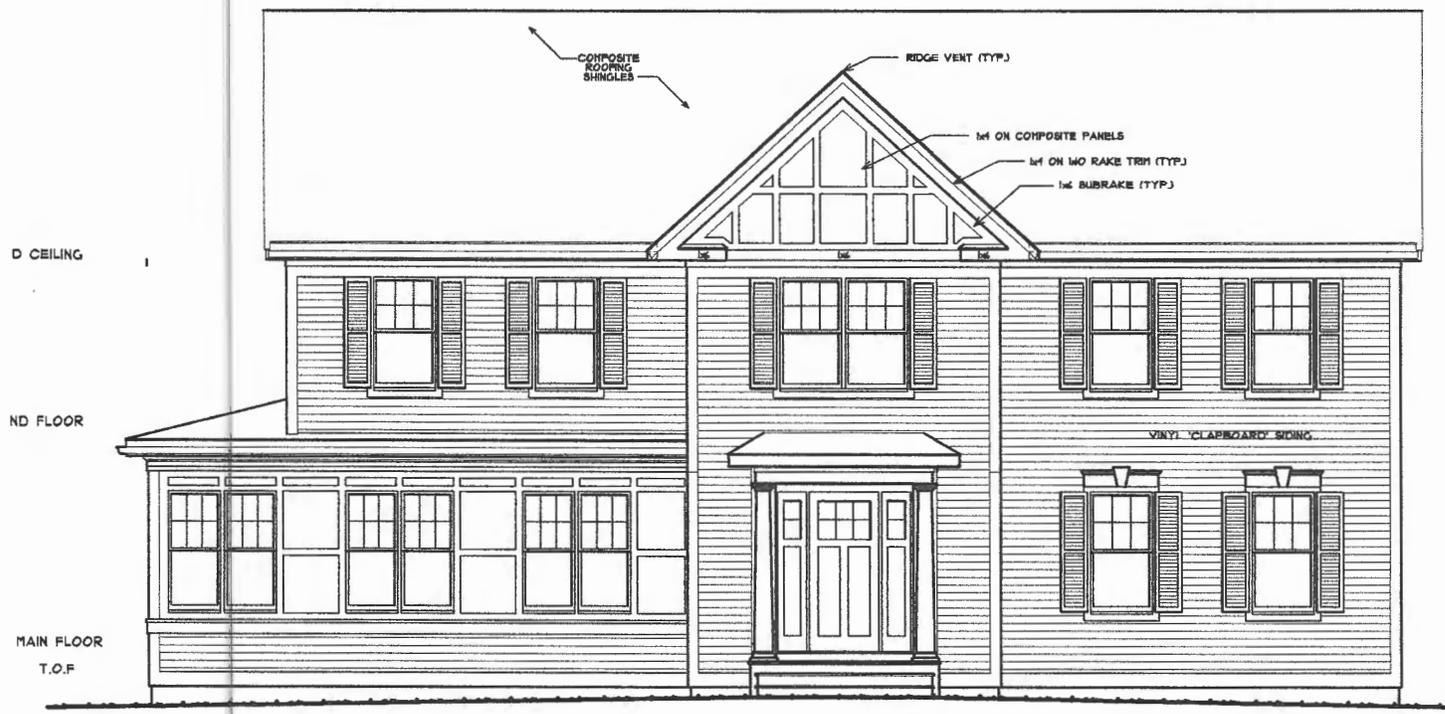
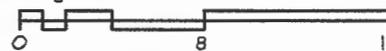
Reeves Design Associates December 14, 2015



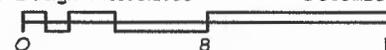
TOP OF SLAB



D-2b - Front elevation



D-2a - Front elevation



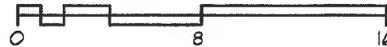
2 OF SLAB



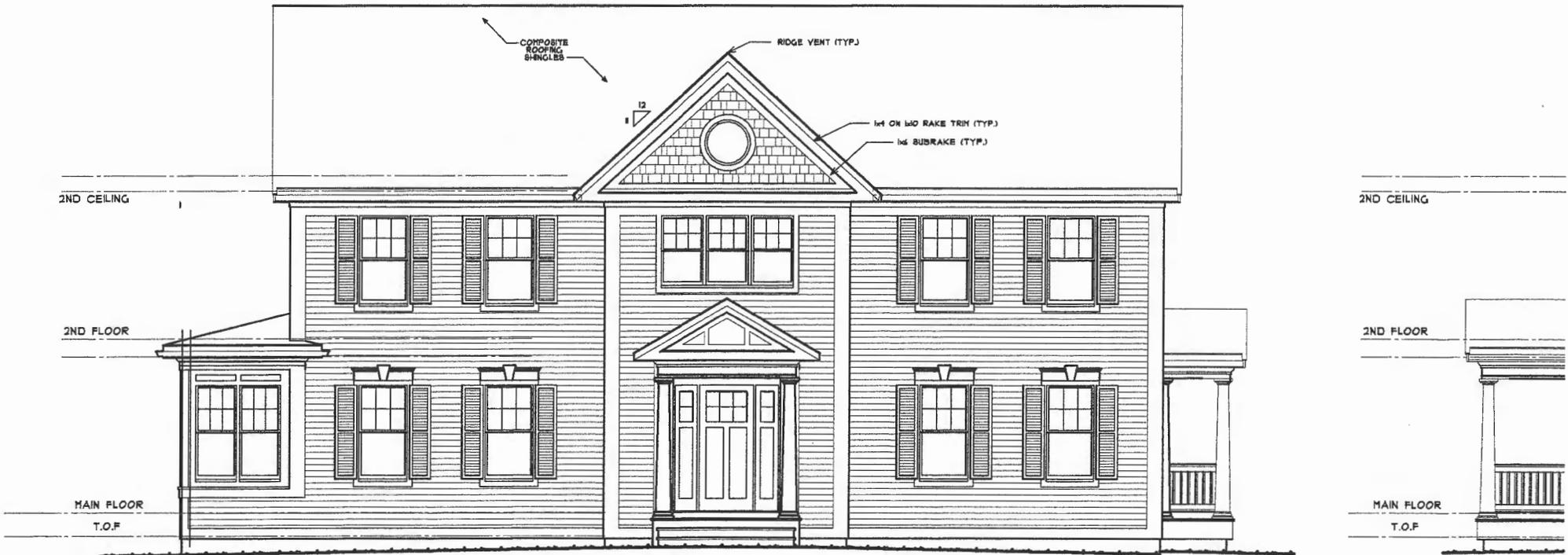
D-1b - Right elevation

Reeves Design Associates December 22, 2015

TOP OF SLAB

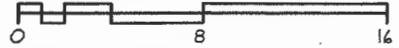


TOP OF SLAB



D-1b - Front elevation

Reeves Design Associates December 22, 2015



TOP OF SLAB

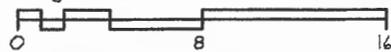
TOP OF SLAB

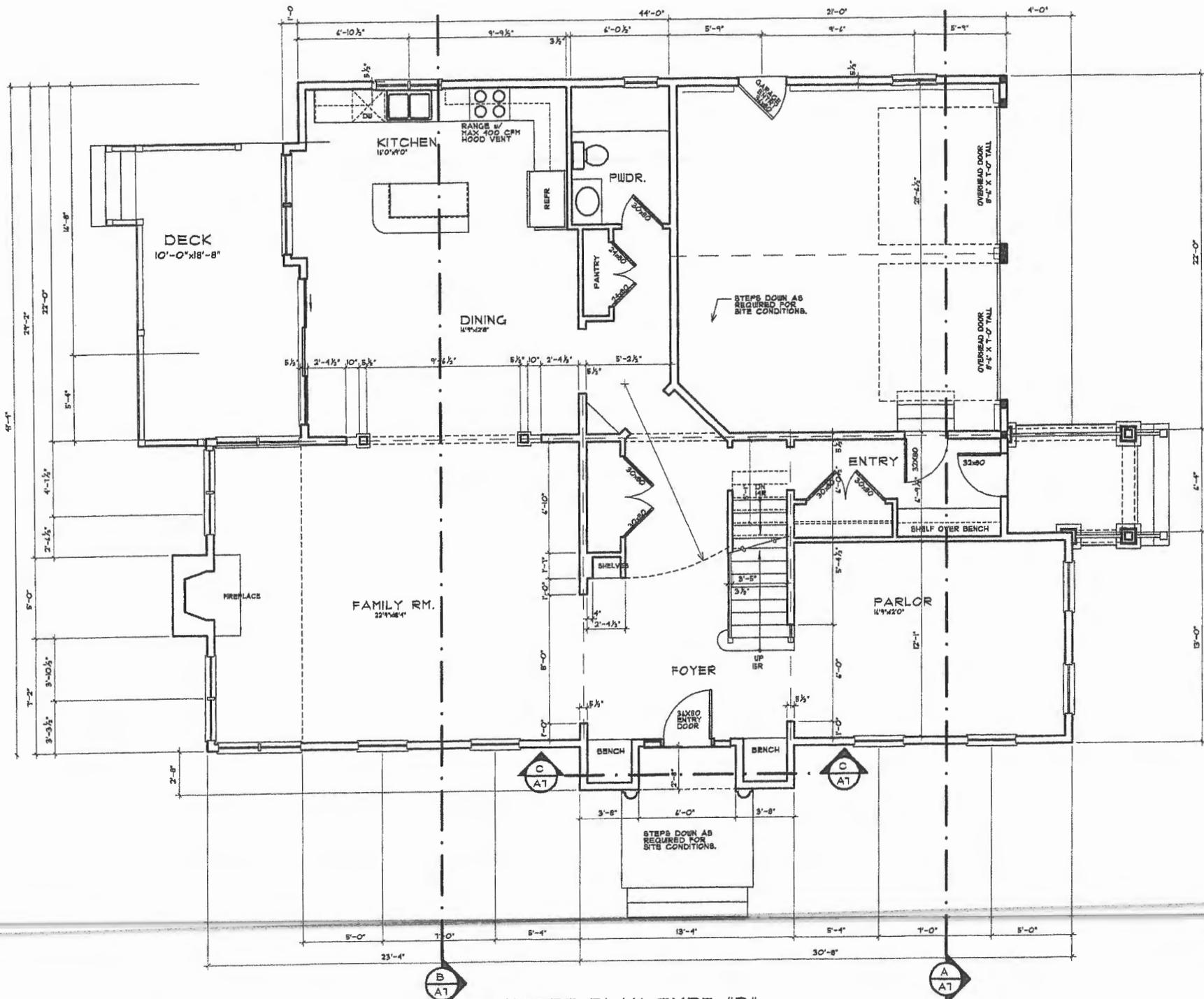


D-1b - Rear elevation

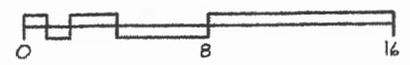
Reeves Design Associates December 22, 2015

TOP OF SLAB





CONCEPT PLAN TYPE "D"
 MAIN FLOOR PLAN 1549 SF
 REEVES DESIGN ASSOC. 12-18-15



3.3 Narrative Description of Design Approach

59 North Main will be a community of twelve (12) detached single family homes that will range in size from 2,150 SF to 3,178 SF with 2 or 3 bedrooms, 2.5 baths and 2 car garage. The architectural design style is best described as contemporary colonial. Home exteriors have been designed to nicely compliment the immediate surrounding neighborhood and the bucolic New England Town of Sherborn. Each of the four style homes have 2 to 3 different options for the house front elevation. This will allow for homes with the same interior layout to have a different more interesting streetscape look

The interiors have been designed with an open floor plan on the first floor that includes all of the features of modern day living. All bedrooms will be located on the 2nd floor along with 2 full baths, laundry room and large open loft area that is open to the first floor below.

Since the target market will be married couples that are over 50 years old and most likely empty nesters, all of the market rate units have been designed with an elevator to serve 3 levels (Basement, 1st & 2nd floors). All of the market rate units will be prepped for an elevator that can be finished at the time of closing for approximately \$15,000. If a Buyer does not want to finish the elevator initially, the space reserved for the elevator (closet size) can be used as a closet. In the future, the Buyer can easily have the elevator finished and installed for \$15,000. This option will allow Buyers to age in place and be able to add the elevator at any time should the need arise.

3.4 Tabular Zoning Analysis

At this point, the Applicant does not expect to request any waivers. Since final engineering is not complete, this may change.

ASSESSORS REFERENCE:

MAP: 10 LOT: 25

CURRENT ZONING INFORMATION

ZONING DISTRICT = RA

DIMENSIONAL REQUIREMENTS	REQUIRED
AREA	43,560 S.F.
FRONTAGE	150.0 FT.
WIDTH	150.0 FT.
BUILDING SETBACK:	
FRONT	60 FT.
SIDE	30 FT.
REAR	30 FT.
HEIGHT	35' MAX., 2.5 STORY

3.5 Completed Sustainable Development Principles Assessment form



SUSTAINABLE ENERGY ANALYTICS

October 24, 2016

Kevin:

Thank you for selecting us as your HERS rater, we appreciate your business and look forward to working with you.

Project Address	[REDACTED]	[REDACTED]
HERS Rating	66	65

These projected scores are based on the drawings you provided and the following assumptions:

Fuel Type:	Natural Gas			
Insulation:	Code Insulation throughout the House			
Window Specs:	U-Factor	30	SHGC	29
High Efficacy Lighting Installed (CFL and/or LED)	80%			
Ventilation	Required	64 CFM	70 CFM	

2 HVAC Systems Per House

Location	Basement	Attic
Condition	Unconditioned	Unconditioned Attic Flat
Heating	95 AFUE Furnace	95 AFUE Furnace
Cooling	1.5 Ton SEER 13 Air Conditioner	1.5 Ton SEER 13 Air Conditioner
Hot Water	Gas DHW 75 Gal EF 0.65	

If these are not accurate and you intend to make changes, please contact us to review the implications and maintain conformance to Building Code and or incentive programs

Please review condensate freeze-up issues in the attic with your HVAC contractor. Blown-in insulation is highly recommended, since batts create issues due to the strapping on the ceiling.

For your review, please find the following documents attached to the email.

Projected HERC Certificate: Include this with your permit application.

HVAC Checklist: For the HVAC contractor. Please forward this checklist to your HVAC sub. It must be returned to us by the beginning of ductwork rough-in.

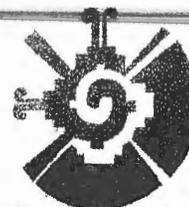
Panasonic Programmable Bath Fan Cut Sheet: Mechanical ventilation is a requirement for the Mass Save program. We highly recommend using a model listed on this cut sheet.

Please understand and remember that we must visit the house to inspect insulation and air sealing before wallboard is installed. As always, please feel free to contact us with any questions or concerns.

Regards,
SEA Team

Sample-Sustainable
Energy Program

Home Energy Rating Certificate



Property
Heritage Properties
52 Union St
Trantrung, MA 01871

HERS
Rating Type: Projected Rating
Rating Date: 10/24/16
Registry ID:
Certified Energy Rater: KH
Rating Number: SEA3682P

Projected Rating: Based on Plans - Field Confirmation Required.

HERS Index: 66

Efficient Home Comparison: 34% Better

General Information

Conditioned Area	2603 sq. ft.	House Type	Single-family detached
Conditioned Volume	22222 cubic ft.	Foundation	Unconditioned basement
Bedrooms	4		

Mechanical Systems Features

Heating:	Fuel-fired air distribution, Natural gas, 95.0 AFUE.
Heating:	Fuel-fired air distribution, Natural gas, 95.0 AFUE.
Cooling:	Air conditioner, Electric, 13.0 SEER.
Duct Leakage to Outside	156.00 CFM25.
Ventilation System	Exhaust Only: 64 cfm, 20.0 watts.
Programmable Thermostat	Heat=Yes; Cool=Yes

Building Shell Features

Ceiling Flat	R-38.0	Slab	None
Sealed Attic	NA	Exposed Floor	R-30.0
Vaulted Ceiling	NA	Window Type	U-Value: 0.300, SHGC: 0.290
Above Grade Walls	R-21.0	Infiltration Rate	Htg: 3.50 Clg: 3.50 ACH50
Foundation Walls	R-0.0	Method	Blower door test

Lights and Appliance Features

Percent Interior Lighting	80.00	Range/Oven Fuel	Natural gas
Percent Garage Lighting	0.00	Clothes Dryer Fuel	Electric
Refrigerator (kWh/yr)	691	Clothes Dryer EF	3.01
Dishwasher Energy Factor	0.46	Ceiling Fan (cfm/Watt)	0.00

Estimated Annual Energy Cost

Use	MMBtu	Cost	Percent
Heating	31.5	\$941	34%
Cooling	11.3	\$173	6%
Hot Water	12.0	\$357	13%
Lights/Appliances	27.5	\$1115	40%
Photovoltaics	-0.0	\$-0	-0%
Service Charges		\$196	7%
Total	82.3	\$2783	100%

Criteria

This home meets or exceeds the minimum criteria for the following:

2009 International Energy Conservation Code
Massachusetts Stretch Energy Code*

* Compliance is determined by the rater.

Rating Team

Sustainable Energy Analytics
4 Militia Drive, Suite 6
Lexington, MA. 02421
781-652-8282
Energystar@sea.us.com



Certified Energy Rater: *Jeff J. Phokin*

REM/Rate - Residential Energy Analysis and Rating Software v14.6.4

This information does not constitute any warranty of energy cost or savings. © 1985-2016 Noresco, Boulder, Colorado.
The Home Energy Rating Standard Disclosure for this home is available from the rating provider.



SUSTAINABLE ENERGY ANALYTICS

Massachusetts Residential New Construction Program (MARNC) Adjustment

The Rater Incentive has been adjusted as of 07/01/16. The changes are outlined below:

Prior to 7/1/2016

Low-Rise Performance Packages	Single Family		Multi-Family	
	1 Unit		2 - 99 Units	
	Builder	Rater	Builder	Rater
Tier I ≤ 15%	\$ 750	\$ 700	\$ 650	\$ 450
Tier II ≤ 30%	\$ 1250	\$ 900	\$ 1150	\$ 550
Tier III ≤ 45%	\$ 7000	\$ 0	\$ 4000	\$ 0

After 7/1/2016

Low Rise Performance Packages	Single Family		Multi-Family	
	1 Unit		2 - 99 Units	
	Builder	Rater	Builder	Rater
Tier I ≤ 15%	\$ 750	\$ 500	\$ 650	\$ 250
Tier II ≤ 30%	\$ 1250	\$ 1000	\$ 1150	\$ 550
Tier III ≤ 45%	\$ 4500	\$ 1200	\$ 2000	\$ 900

Due to these changes there may be a final balance upon project completion.



Massachusetts Residential New Construction Program



HVAC Cooling System Sizing Contractor Verification Form

Program requirements:

1. All cooling equipment must be sized according to the latest editions of ACCA Manuals J and S, ASHRAE 2001 Handbook of Fundamentals, or an equivalent computation procedure. The maximum over sizing limit for air conditioners is 15%, 25% for heat pumps. Documentation must be provided to the HERS Rater.

The interior design temperatures used for heating and cooling load calculations shall be a maximum of 72°F (22°C) for heating and a minimum of 74°F (24°C) for cooling.

The maximum over-sizing limit for the Program is 15% for air conditioners, and 25% for heat pumps. This should be calculated by multiplying the overall load (in Btu) by 1.15 for air conditioners, or 1.25 for heat pumps, then choosing the next available size.

Cooling systems with variable speed compressors are exempt from this requirement.

2. A Thermal Expansion Valve (TXV) or Electronic Expansion Valve (EXV) is required on all cooling systems.
3. **Performance Path:** Homes with HVAC ducted systems have a leakage rate at or below six (6) CFM to outdoors per 100 sq. ft. of conditioned floor area. Testing is required on ALL ducted systems, including systems with all the ductwork located within conditioned space.
4. Projects that apply for Cool Smart and Gas Networks CANNOT participate in the program.

Home Address: _____ City: _____ State: _____

Whole Home:

Design Total Heat Gain: _____ BTUh

Design Total Heat Loss: _____ BTUh (for heat pumps)

HVAC Company Name: _____ HVAC Contractor Name: _____

HVAC Contractor Signature: _____ Date: _____

The Block load calculations for the home listed above have been completed in compliance with the requirements listed on page 1 of this form.



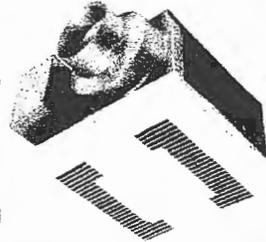
SUSTAINABLE ENERGY ANALYTICS

4 Militia Drive, Suite 6, Lexington, MA 02421
781-652-8282 www.sea.us.com



PANASONIC WHISPERGREEN SELECT

Panasonic's WhisperGreen Select is a customizable, all-in-one fan and fan/LED light combination for your IAQ solution. The new Pick-A-Flow technology gives you the ability to select your required air flow with just the flip of a switch.



Dimensions

Fan Housing:
10 1/4" x 10 1/4" x 7 3/8"

Grille:
13" x 13"

Benefits

- Pick-A-Flow speed selector - Ease of selection for required air flow
- Plug 'N Play modules - 3 value added features for further customization
- SmartFlow™ technology - Constant CFM performance
- Best in class LED light engine - Long Life – 40,000 hours, no maintenance
- Flex-Z Fast™ bracket - Flexible, fast and secure installation

Plug N' Play Modules

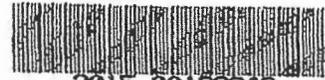
- Multi-Speed
- Motion Sensor
- Condensation Sensor
- NiteGlo LED night light

		Continuous Run CFM	CFM .1" w.g.	Sones	Power	Duct	Price	
WhisperGreen Select with Built-in Multi-Speed								
Fan Only								
5505.401	FV-05-11VKS1	30-110	50-80-110	<0.3	2.5w-9.8w	4"	\$145.05	
Fan Light								
5505.404	FV-05-11VKS1	30-110	50-80-110	<0.3-0.4	2.5w-11.1w	4"	\$213.57	
Fan Only								
5505.402	FV-05-11VK1	30-110	50-80-110	<0.3	2.5w-9.8w	4"	\$129.93	
5505.403	FV-11-15VK1	110-150-180	150-200-250	<0.3	7.0w-11.1w	4"	\$163.62	
Fan Light								
5505.405	FV-05-11VKS1	30-110	50-80-110	<0.3-0.4	2.5w-11.1w	4"	\$193.49	
5505.406	FV-11-15VKS1	110-150-180	150-200-250	<0.3-0.4	7.0w-11.1w	4"	\$243.23	
5505.407	FV-05-11VK1	Multi-Speed (Already built into Models 402 and 403)					4"	\$15.48
5505.408	FV-05VK1	Motion Sensor					4"	\$16.68
5505.409	FV-05VK1	Condensation Sensor					4"	\$46.44
5505.501	FV-05VK1	NiteGlo™ 1w LED Night Light					4"	\$29.55

Call now at **800.876.0660 x1** to place your order or for more information

efi.org/wholesale | wholesale@efi.org

4.1 Evidence of Site Control



Bk: 65811 Pg: 274 Doc: DEED
Page: 1 of 2 07/29/2015 09:57 AM

QUITCLAIM DEED

JULIANI LABADINI PROPERTIES, LLC, a Massachusetts Limited Liability Company, duly organized and existing under the law of the Commonwealth of Massachusetts, now of Wellesley, Norfolk County, Massachusetts, see Certificate of Good Standing filed herewith,

In consideration of One Million Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$1,275,000.00)

grant to HP Sherborn, LLC, a Massachusetts Limited Liability duly organized and existing under the law of the Commonwealth of Massachusetts, see Certificate of Good Standing filed herewith,

with a mailing address of 490-B Boston Post Road, Suite 202, Sudbury, Massachusetts 01776

with QUITCLAIM COVENANTS

The land in Sherborn with the buildings thereon on the westerly side of Main Street and shown as parcel entitled "Estate of Everett L. Houghton..." on plan of land entitled "Plan of Land, Sherborn, Mass., Scale 1" - 40', Date: Nov. 25, 1980..." by Connorstone, Inc., which plan is recorded with Middlesex South District Registry of Deeds in Book 1981, Page 661, bounded and described according to said plan as follows:

SOUTHWESTERLY by land now or formerly of Mozdiez, et al, as shown on said plan 449.37 feet;

NORTHWESTERLY by land now or formerly of Conrail, as shown on said plan 83.35 feet and 73.60 feet;

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 07/26/2015 09:57 AM
Ctrl# 227153 00103 Doc# 00123843
Fee: \$5,814.00 Cons: \$1,275,000.00

PROPERTY ADDRESS: 59 North Main Street, Sherborn, MA

NORTHEASTERLY by land of Town of Sherborn, 58.61 feet and 112.13 feet and 132.10 feet;

SOUTHEASTERLY,
EASTERLY AND
NORTHEASTERLY by land now or formerly of Carolyn D. Cialdea, as shown on said plan 133.34 feet, 210.89 feet and 104.04 feet; and

SOUTHEASTERLY by Main Street, 35.87 feet and 361.34 feet.

Containing according to said plan, 6.346 acres, more or less.

Being the same premises described in deed dated October 3, 2013 and recorded on October 7, 2013 with Middlesex South District Registry of Deeds in Book 62749, Page 279.

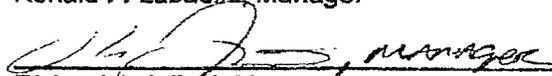
The Grantor, Juliani Labadini Properties, LLC is not classified for the current taxable year as a corporation for federal income tax purposes.

Executed as a sealed instrument this 23th day of June, 2015.

JULIANI LABADINI PROPERTIES, LLC



Ronald P. Labadini, Manager


Richard J. Juliani, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk; ss

On this 23rd day of June, 2015 before me, the undersigned notary public, personally appeared Ronald P. Labadini and Richard J. Juliani, Managers as aforesaid, and proved to me through satisfactory evidence of identification, which was based on the notary's personal knowledge of the individuals, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily, as Managers, for its stated purpose.


Leslie B. Shea - Notary Public
My commission expires: April 1, 2022

PURCHASE AND SALE AGREEMENT

WITNESS THIS AGREEMENT made as of the 1st day of November 2016, between HP Sherborn, LLC, a Massachusetts limited liability company with a usual place of business at 490-B Boston Post Road, Sudbury, Middlesex County, Massachusetts (the "SELLER"), and 59 Main Street Village, Inc., a Massachusetts corporation with a usual place of business at 490-B Boston Post Road, Sudbury, Middlesex County, Massachusetts (the "BUYER").

1. SELLER hereby agrees to sell and BUYER agrees to purchase a certain parcel of vacant, unimproved land situated in Sherborn, Middlesex County, Massachusetts on the westerly side of Main Street now known and numbered 59 Main Street and shown on a plan entitled "Plan of Land in Sherborn, Mass" Dated: Nov. 25, 1980: by Connorstone, Inc., which plan is recorded with the Middlesex South District Registry of Deeds as Plan No. 661 of 1981 to which plan reference is made for a more particular description of the parcel. Said parcel contains 6.346 +/- acres according to said plan. For title see Book 65811, Page 264.

2. Included in this sale as a part of said premises are, fences, gates, and hardy shrubs and other fixtures, in so far as the same are or can by agreement of the parties be made a part of the parcel

3. Said premises are to be conveyed on or before April 30, 2017 (the "Closing Date"), Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven (7) days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except

- a. Provisions of local zoning laws, if any.
- b. Such taxes for the current year as are not due and payable on the date of the delivery of such deed, and any liens for municipal betterments assessed after the date of this Agreement;
- c. Easements, restrictions, reservations, if any.

4. To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed or, in the case of institutional mortgages granted by the SELLER being paid in full from the sale proceeds, arrangements

for subsequent recording are made in accordance with customary conveyancing practice.

5. The agreed purchase price for said premises is One Million, Nine Hundred Fifty Thousand and 00/100 (\$1,950,000.00) dollars, of which

\$ 1,000.00	shall be paid at the time of the execution of this agreement
\$ 1,949,000.00	shall be paid at the time of closing, certified or an attorney's IOLTA check

<u>\$ 1,950,000.00</u>	TOTAL, or, the value of the appraisal completed in accordance with the Buyer's application to Mass Housing for a Comprehensive Permit pursuant to M. G. L. c. 40B, whichever is less
------------------------	--

6. Full possession of the said premises is to be delivered to the BUYER at the time of the delivery of the deed. The premises to be then (a) in the same condition in which they are at present. Said premises shall, until full performance of this Agreement, be kept insured as at present.

7. Taxes shall be apportioned as of the day of delivery of the deed. If the amount of real estate taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding year, with a reapportionment as soon as the new tax rate and valuation can be ascertained; and, if the taxes which are to be apportioned shall thereafter be reduced by abatement, the amount of such abatement, less the reasonable cost of obtaining the same, shall be apportioned between the parties, provided that neither party shall be obligated to institute or prosecute proceedings for an abatement unless herein otherwise agreed. This provision shall survive the closing.

7. The deed is to be delivered and the consideration paid at the Middlesex South Registry of Deeds on the Closing Date, April 30, 2017 at 12:00 noon unless some other place and time should be mutually agreed upon. It is agreed that time is of the essence hereof.

8. If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises, all as herein stipulated, or if at the time of delivery of the deed the premises do not conform with the provisions hereof, the SELLER shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended

for a period of thirty (30) days, provided that the BUYER may obtain a similar extension of his mortgage commitment on the same or better terms and without additional expenditures. "Reasonable efforts" shall not be deemed to require the expenditure by the SELLER of greater than \$5,000.00, exclusive of the cost of removing monetary liens.

8. If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be terminated without recourse to the parties hereto.

9. The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction, in which case the SELLER shall convey such title.

10. The acceptance of a deed by the BUYER or his nominee, as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

11. There are no Broker's Fees associated with this transaction.

12. All deposits made hereunder shall be held in escrow by the Seller's attorney, subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement.

13. There is no Mortgage Contingency

14. BUYER agrees to arrange and to pay for examination of title of the premises. All matter or practice arising under or relating to this Agreement that is the subject of a title, practice or ethical standard of the Real Estate Bar Association (formerly Massachusetts Conveyancers Association) shall be governed by such standard to the extent applicable.

15. If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER and it shall not be the SELLER'S sole remedy at law and in equity.

16. The contracting parties agree that this contract contains all the terms and conditions of this sale. It is mutually agreed that any oral representation made by either party prior to

the signing of this Agreement is null and void, and that BUYER has not been induced to execute this Agreement based upon any representations of SELLER.

17. All notices required to be given under this Agreement shall be by hand delivery; or mailed, postage prepaid, certified mail return receipt requested; or sent by facsimile to: the SELLER and/or the BUYER at their addresses set forth above. Any such notice may be given directly to counsel for either party without a copy to the party.

18. The SELLER certifies that it is not subject to back up withholding by the Internal Revenue Service. The SELLER further certifies that it is either exempt from, or this transaction is not subject to, the provisions of 26 USCA 1445 regarding the withholding tax on disposition of real property interests by foreign persons and foreign corporations. The information furnished under the provisions of this paragraph is made under the penalties of perjury. The SELLER also certifies that its addresses are as set forth on the first page of this Agreement.

19. This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and enures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. The Parties may rely upon facsimile copies of such written instruments. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several.

20. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or be used in determining the intent of the parties to it.

21. The SELLER shall execute and deliver simultaneously with the delivery of the deed, and, such documents as may reasonably be required by the BUYER'S lender or the BUYER'S attorney, including without limiting the generality of the foregoing, certifications, or affidavits with respect to: (a) that there are no persons or parties in possession of the Premises; (b) that there are no facts or conditions which may give rise to mechanic's or materialmen's liens; (c) a 1099 reporting form.

[Signatures are set forth on the following page]

IN WITNESS WHEREOF, the said parties hereto, in any number of counterpart copies, each of which counterpart copy shall be deemed an original for all purposes, set their hands and seals as of the day and year first above written.

SELLER:
HP Sherborn, LLC.

BUYER:
59 Main Street Village, Inc.

By: Vincent J. Gately
Vincent J. Gately, Manager

By: Vincent J. Gately
Vincent J. Gately, President

5.1 New England Fund Lender Letter of Interest



June 28, 2016

Vincent J. Gately, Manager
HP Sherborn LLC
490-B Boston Post Road
Sudbury, MA

RE: Sherborn Village, 59 North Main Street, Sherborn, MA

Dear Mr. Gately,

This letter serves to document our discussion pertaining to Marlborough Savings Bank's interest in working with you to structure financing for the proposed 12 unit Chapter 40-B project known as Sherborn Village. The 12 single family detached units are anticipated to provide 9 market residential units and 3 affordable residential units as set forth in Chapter 40B.

At the present time, Marlborough Savings Bank is providing financing for Clark's Hill; a 28 unit project consisting of both market and affordable units in Framingham, MA, that you acquired, permitted, constructed and are now in the final stages of sellout. Previously, Marlborough Savings Bank has assisted you in financing a 28 unit 40B project in Bolton as well as various market rate projects.

It is our understanding that this project is in the planning stage and that it may take several months to complete permitting and approvals.

Marlborough Savings Bank has an interest in the project and would welcome the opportunity work with the Borrower to structure a mutually acceptable financing package that would be subject to a full credit review by the Bank including, but not limited to; economic feasibility, housing market conditions and full underwriting of the Borrower and affiliates. Marlborough Savings Bank is a member of the Federal Home Loan Bank of Boston and would look to utilize NEF Funding in this financing opportunity.

While not a commitment for financing, it is my understanding that this letter may be used to support your Mass Housing project application.

Please contact me if we can be of further assistance.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Chris Berglund', is written over a light-colored background.

Christopher J. Berglund
Executive Vice President

5.2 Market Sale Comparables

Sales Price by Unit

11-4-16

59 N. Main Street

Unit #	Unit Type	Sales Price	SF	# Bedrooms	Affordable
1	D	1,150,000	3,178	3	
2	A	190,400	2,150	3	X
3	A	979,000	2,506	2	
4	A	190,400	2,150	3	X
5	B	979,000	2,677	2	
6	C	895,000	2,347	2	
7	B	995,000	2,677	2	
8	A	979,000	2,506	2	
9	A	979,000	2,506	2	
10	C	979,000	2,347	2	
11	A	979,000	2,506	2	
12	A	190,400	2,150	3	X

TOTAL

12	9,485,200	29,700	28	3
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Single Family Listings



MLS #: 71776254 **Status:** SLD **DOM:** 79 **DTO:** 79 **Sale Price:** \$900,000 **List Price:** \$875,000
 153 Nason Hill Road **List \$/SqFt:** 193.16 **Sale Date:** 10/5/2015 **List Date:** 12/11/2014
 Sherborn, MA 01770 **Sold \$/SqFt:** 198.68 **Off Mkt. Date:** 2/28/2015 **Orig. Price:** \$875,000
Style: Detached - Contemporary
Rooms: 9 **Beds:** 4 **Baths:** 3f 2h **Living Area:** 4530 **Tax:** \$17316
Garage: 2 **Parking:** 8 **Acres:** 6.1 (265716 sq.ft.) **Year Built:** 1980 **Fy:** 2015

Remarks: One of a kind stone and wood-sided Contemporary four bedroom home privately sited on 6.11 wooded acres! Lots of light and spaces. Sun-filled rooms filled with large windows and walls of glass and custom built as a passive solar energy home. Enjoy the sunlight and wonderful wooded views from every room. This home has flexible floor plan design, large master suite with newer travertine bath. New wood-burning stove in family room. Large open spaces on lower level and upstairs. Check out the floor plan that one can use to accommodate a work-from-home business, in-law or au pair suite and includes both open and private spaces. The landscaped yard has ornamental trees, flowering shrubs and wonderful stone walls. Enjoy the level backyard with separate fenced pool area. Separate two-car detached garage has plenty of storage on walk-up second level. Enjoy Dover-Sherborn's top school system, tranquil Farm Pond, and miles of trails.

List Office: William Raveis R.E. & Home Services (781) 235-5000
Sale Office: William Raveis R.E. & Home Services (781) 235-5000

List Agent: Nora Lynch
Sale Agent: Nora Lynch



MLS #: 71821185 **Status:** SLD **DOM:** 44 **DTO:** 4 **Sale Price:** \$927,800 **List Price:** \$929,000
 44 Page Farm Rd **List \$/SqFt:** 275.26 **Sale Date:** 6/25/2015 **List Date:** 4/21/2015
 Sherborn, MA 01770 **Sold \$/SqFt:** 274.9 **Off Mkt. Date:** 6/4/2015 **Orig. Price:** \$929,000
Style: Detached - Colonial
Rooms: 9 **Beds:** 5 **Baths:** 2f 1h **Living Area:** 3375 **Tax:** \$15018.32
Garage: 2 **Parking:** 6 **Acres:** 2.65 (115434 sq.ft.) **Year Built:** 1967 **Fy:** 2015

Remarks: Lovely setting draws you to this property with everything you would ever want in this impeccably maintained 5 bedroom, 2.5 bath Colonial in coveted Sherborn neighborhood. Spacious front-to-back living room with fireplace and magnificent bay window and lush backyard views. Formal dining room with French doors and lots of light opens to fabulous granite and cherry chef's kitchen with top-of-the-line appliances, double ovens and breakfast bar. The adjoining fireplaced family room features glass doors opening to a sun room, out to the patio and spacious backyard. Master suite with walk-in closet and bath. All freshly painted, complemented with gleaming hardwood floors. Beautifully located on 2.5 level acres with pastoral views of delightful barn.

List Office: Rutledge Properties (781) 235-4663
Sale Office: Berkshire Hathaway HomeServices Stephan Real Estate (978) 443-7300
Sale Agent: Karen Shaylor Wong

List Agent: Prudence B. Hay



MLS #: 71784474 **Status:** SLD **DOM:** 356 **DTO:** 188 **Sale Price:** \$900,000 **List Price:** \$929,900
 1 Cider Hill Lane **List \$/SqFt:** 213.08 **Sale Date:** 8/17/2015 **List Date:** 1/15/2015
 Sherborn, MA 01770 **Sold \$/SqFt:** 206.23 **Off Mkt. Date:** 8/11/2015 **Orig. Price:** \$995,000
Style: Detached - Colonial
Rooms: 11 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 4364 **Tax:** \$19215
Garage: 3 **Parking:** 8 **Acres:** 1.06 (46173 sq.ft.) **Year Built:** 1998 **Fy:** 2014

Remarks: Incredible opportunity! Here is your chance- come see Sherborn's best value! Young Contemporary Victorian with incredible natural light, generous proportioned rooms, and a very sunny open floor plan. Large family room with beautiful natural field stone fireplace, granite and cherry kitchen, banquet sized dining room and first floor office with private entrance and pastoral views of sweeping lawn and old stone walls... Features include fine detailing, gleaming hardwood floors throughout, mahogany decking, tons of recessed lights, crown moldings, custom French doors and built-in cabinetry. Terrific master with fireplace and oversized bath, finished walk out basement with big rec room and another private office. Huge third floor walkup for awesome storage or possible future expansion. All this on beautiful level acre in terrific neighborhood. Close to town and fabulous Farm Pond. You'll love coming home to your wrap around porch and all that Sherborn has to offer!

List Office: Coldwell Banker Residential Brokerage - Westwood (781) 320-0550
List Agent: Ellen S. McGillivray
Sale Office: Conway - Medfield (508) 359-8000

Sale Agent: Gloria Kelly



MLS #: 72028648 **Status:** SLD **DOM:** 31 **DTO:** 3 **Sale Price:** \$900,000 **List Price:** \$949,000
 3 Oldfield Dr **List \$/SqFt:** 295.55 **Sale Date:** 8/24/2016 **List Date:** 6/23/2016
 Sherborn, MA 01770 **Sold \$/SqFt:** 280.29 **Off Mkt. Date:** 7/24/2016 **Orig. Price:** \$949,000
Style: Detached - Colonial
Rooms: 10 **Beds:** 4 **Baths:** 3f 1h **Living Area:** 3211 **Tax:** \$17363.1
Garage: 2 **Parking:** 5 **Acres:** 4.01 (174675 sq.ft.) **Year Built:** 1974 **Fy:** 2016

Remarks: LOVELY 10 ROOM COLONIAL ON 4 BUCOLIC ACRES in a sought after neighborhood has so much to offer!: First floor addition with separate entrance works as a GREAT ROOM or as an AU/PAIR OR IN-LAW get-a-way. Gracious living room with bowed window and fireplace is charming. The updated kitchen opens to fireplaced-family room and sky-lit sun room. There is a second floor Master Bedroom suite with large dressing/sitting room plus three generously sized bedrooms. The entire house feels very open and bright. THREE STALL BARN AND TACK ROOM, THREE level fence enclosed FIELDS, one with riding ring and special footing for the accomplished equestrian.. Room for a pool or tennis court. The professionally landscaped perennials and shrubs would appeal to the fussiest of gardeners. Open houses Saturday and Sunday from 2-4PM

List Office: Landmark Residential, Inc. (508) 650-9303
Sale Office: Landmark Residential, Inc. (508) 650-9303

List Agent: Linda Dwinell Logan
Sale Agent: Martha Bohlin



MLS #: 71933992 **Status:** SLD **DOM:** 190 **DTO:** 120 **Sale Price:** \$915,000 **List Price:** \$950,000
 115 N Main St **List \$/SqFt:** 291.59 **Sale Date:** 7/28/2016 **List Date:** 11/18/2015
 Sherborn, MA 01770 **Sold \$/SqFt:** 280.85 **Off Mkt. Date:** 7/20/2016 **Orig. Price:** \$1,200,000
Style: Detached - Colonial
Rooms: 10 **Beds:** 5 **Baths:** 3f 1h **Living Area:** 3258 **Tax:** \$15051
Garage: 3 **Parking:** 10 **Acres:** 14 (609840 sq.ft.) **Year Built:** 1915 **Fy:** 2015
Remarks: 13+ Acres Parcel with a colonial revival antique built circa 1895. This family estate has wood floors 5 bedrooms, high ceilings, filled with old world charm and much more. Sited on almost 14 acres of open and wooded land with over 1700 feet of frontage. The land abuts 1500 feet of frontage on Rockwood street and frontage on North Main Street. Part of the land backs up to Sherborn conservation land. There is a 3 car detached garage and swimming pool. Lots of possibilities.
List Office: Century 21 Commonwealth (508) 655-1211 **List Agent:** William Anderson
Sale Office: Dover Country Properties Inc. (508) 785-1550 **Sale Agent:** Chip Spalding



MLS #: 71941516 **Status:** SLD **DOM:** 8 **DTO:** 8 **Sale Price:** \$955,000 **List Price:** \$962,000
 Lot 33 Millstone Drive **List \$/SqFt:** 192.4 **Sale Date:** 12/29/2015 **List Date:** 12/15/2015
 Sherborn, MA 01770 **Sold \$/SqFt:** 191 **Off Mkt. Date:** 12/23/2015 **Orig. Price:** \$962,000
Style: Detached - Colonial
Rooms: 12 **Beds:** 4 **Baths:** 4f 1h **Living Area:** 5000 **Tax:** \$0
Garage: 2 **Parking:** 6 **Acres:** 0 (0 sq.ft.) **Year Built:** 2015 **Fy:** 2015
Remarks: Outstanding New Construction at Whitney Farm. Open floor plan. 2 master suites. Fully appliances kitchen. Finished basement with fireplaced family room, exercise room and office.
List Office: William Raveis R.E. & Home Services (781) 235-5000 **List Agent:** Susan McDonough
Sale Office: Coldwell Banker Residential Brokerage - HQ (781) 684-6300 **Sale Agent:** Elaine Patterson



MLS #: 71745425 **Status:** SLD **DOM:** 593 **DTO:** 180 **Sale Price:** \$985,000 **List Price:** \$999,000
 8 Barakat Lane **List \$/SqFt:** 210.4 **Sale Date:** 7/24/2015 **List Date:** 9/18/2014
 Sherborn, MA 01770 **Sold \$/SqFt:** 207.46 **Off Mkt. Date:** 3/17/2015 **Orig. Price:** \$1,049,000
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 3f 0h **Living Area:** 4748 **Tax:** \$21957
Garage: 3 **Parking:** 6 **Acres:** 9.72 (423403 sq.ft.) **Year Built:** 1998 **Fy:** 2014
Remarks: 50K PRICE REDUCTION! Stately center entrance colonial in Cul de sac neighborhood close to town. You are greeted by a 2 story foyer w/ tray ceiling & grand staircase. 1st floor has a formal living room w/ marble fireplace & a lovely arched doorway leads to the formal dining room w/ tray ceiling. The light filled kitchen boasts a Sub Zero fridge, SS double ovens & microwave, custom cabinets and opens to a step down family room w/ brick fireplace & built in entertainment center. A private office w/ French doors and a full bath finishes off the first floor of this beautiful home. A grand stairway leads to the 2nd floor where there are four bedrooms, two full baths & laundry room. The master suite w/ tray ceilings has a large walk in closet, skylight over jacuzzi tub, large glass shower and double sink vanity. Lower level has surround sound & a walk out to brick patio. Enjoy all that Sherborn has to offer including top rated schools, miles of conservation land and beautiful Farm Pond.
List Office: Century 21 Commonwealth (508) 655-1211 **List Agent:** William Anderson
Sale Office: Century 21 Commonwealth (508) 655-1211 **Sale Agent:** Susan McPherson



MLS #: 71835204 **Status:** SLD **DOM:** 5 **DTO:** 5 **Sale Price:** \$1,050,000 **List Price:** \$1,049,000
 6 Butler Street **List \$/SqFt:** 259.85 **Sale Date:** 8/13/2015 **List Date:** 5/12/2015
 Sherborn, MA 01770 **Sold \$/SqFt:** 260.09 **Off Mkt. Date:** 5/17/2015 **Orig. Price:** \$1,049,000
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 4037 **Tax:** \$17654
Garage: 2 **Parking:** 6 **Acres:** 1.01 (43996 sq.ft.) **Year Built:** 2006 **Fy:** 2015
Remarks: BEAUTIFUL NEWER HOME located in a highly coveted, in-town SHERBORN location, perfect for commuters looking to live in the #1 ranked Mass school system! Built in 2006, this home has it all: 10 foot + ceilings, high-end finishes and an open floor plan perfect for entertaining and everyday living. The stunning kitchen with white custom cabinets, granite counters, center island and stainless steel appliances opens to a dramatic, 2 story great room with gas fireplace. The four season sun room, living room/office and dining room round out the 1st floor. The master bathroom with jacuzzi and separate shower is perfectly designed and includes an incredible walk in closet/ dressing room. All 2nd floor rooms are generously sized and have plenty of oversized windows and closets. The smartly designed lower level includes a media room, large play area/workout space, a workshop and plenty of unfinished storage space. OH 5/16: 12-1:30.
List Office: Century 21 Commonwealth (508) 655-1211 **List Agent:** Laura Mastrobuono
Sale Office: Century 21 Commonwealth (508) 655-1211 **Sale Agent:** Laura Mastrobuono



MLS #: 71945120 **Status:** SLD **DOM:** 304 **DTO:** 66 **Sale Price:** \$1,000,000 **List Price:** \$1,089,000
 211 Farm Road **List \$/SqFt:** 428.4 **Sale Date:** 5/20/2016 **List Date:** 1/5/2016
 Sherborn, MA 01770 **Sold \$/SqFt:** 393.39 **Off Mkt. Date:** 3/25/2016 **Orig. Price:** \$1,119,000
Style: Detached - Contemporary
Rooms: 8 **Beds:** 4 **Baths:** 3f 0h **Living Area:** 2542 **Tax:** \$22210
Garage: 2 **Parking:** 6 **Acres:** 9.08 (395525 sq.ft.) **Year Built:** 1977 **Fy:** 2015

Remarks: Featured in The Boston Globe, this dramatic Contemporary home on Sherborn's Farm Pond with waterfront views from nearly every room offers incredible beauty along with total privacy, and a wonderful opportunity to be in such special location. This contemporary is uniquely designed with an open floor plan to take advantage of this setting with extensive glass walls on all sides revealing remarkable flower and water gardens with delightful paths leading to a private dock. The master bedroom has a glass ceiling allowing one to look up at canopying trees and the stars. The original owner has updated and made additions to the home, including the bathrooms with Marinace green stone and the newer kitchen boasts red Marinace stone counters with built-in cherry cabinets with Sub-Zero and Wolf appliances. Other amenities are an attached greenhouse with marble floors and a built-in water feature. There is also a heated 34x23 art studio added in 2006, in addition to a separate two-car garage

List Office: Landmark Residential, Inc. (508) 650-9303

List Agent: Nora Lynch

Sale Office: Landmark Residential, Inc. (508) 650-9303

Sale Agent: Martha Bohlin



MLS #: 71814846 **Status:** SLD **DOM:** 71 **DTO:** 71 **Sale Price:** \$915,000 **List Price:** \$1,095,000
 81 Hunting Lane **List \$/SqFt:** 208.89 **Sale Date:** 7/8/2015 **List Date:** 4/9/2015
 Sherborn, MA 01770 **Sold \$/SqFt:** 174.55 **Off Mkt. Date:** 6/19/2015 **Orig. Price:** \$1,095,000
Style: Detached - Other (See Remarks)
Rooms: 13 **Beds:** 6 **Baths:** 3f 0h **Living Area:** 5242 **Tax:** \$17103.34
Garage: 2 **Parking:** 7 **Acres:** 4.98 (216929 sq.ft.) **Year Built:** 1906 **Fy:** 2015

Remarks: A gracious and spacious home, the Charles D. Lewis House is nestled on almost five acres of land and offers outstanding original details including extensive hardwood flooring, two-level entrance foyer with formal stairway, high ceilings, wainscoting, detailed mouldings, formal Dining Room, built-in cabinets, fireplaces and pocket doors. Currently with six bedrooms and three bathrooms, the extensive and flexible floor plan affords additional possibilities. The exterior offers a two-car garage, plus large porch areas and porticoes that are consistent with the home's original elegance. This beautiful property awaits your updates to harmonize it with contemporary living. A portion of the land may potentially be sub-divided into an additional building lot.

List Office: Griffin Properties (617) 354-5888

List Agent: Paul D. Griffin

Sale Office: Coldwell Banker Residential Brokerage - Wellesley - Central St. (781) 237-9090

Sale Agent: Shaughnessy - Mahoney Team



MLS #: 71954727 **Status:** SLD **DOM:** 50 **DTO:** 27 **Sale Price:** \$1,099,900 **List Price:** \$1,099,900
 33 Cider Hill Ln **List \$/SqFt:** 189.64 **Sale Date:** 4/22/2016 **List Date:** 2/1/2016
 Sherborn, MA 01770 **Sold \$/SqFt:** 189.64 **Off Mkt. Date:** 3/12/2016 **Orig. Price:** \$1,099,900
Style: Detached - Contemporary
Rooms: 12 **Beds:** 5 **Baths:** 4f 1h **Living Area:** 5800 **Tax:** \$21517
Garage: 4 **Parking:** 10 **Acres:** 2.91 (126760 sq.ft.) **Year Built:** 1992 **Fy:** 2015

Remarks: Town and Country majestic beauty! Enormous Brick Front Colonial on 3 acres of rolling meadows in a prime Sherborn neighborhood & cul de sac street. Young traditional home with gourmet open kitchen and stainless appliances with recent renovations, two master bedroom suites, and 4 walk in closets. Library with built in's, french doors, & beautiful mill work, 4 season sunroom, grand family room w/soaring wall of windows overlooking expansive yard and brick/stone patio. Finished basement with family and media rooms as well as a third floor walkup that can be used as a play/game room. Brand new roof installed. Whether looking for the best ranked school system in the state, a horse lovers paradise with trail access, or a car enthusiast looking for those 4 car garage bays plus extra parking - this is it! And only 20 miles from Boston!

List Office: Realty Executives Esteemed Properties (617) 964-7776 Ext. 400

List Agent: Marie Presti

Sale Office: William Raveis R.E. & Home Services (781) 235-5000

Sale Agent: Christine Norcross & Partners



MLS #: 71790759 **Status:** SLD **DOM:** 201 **DTO:** 181 **Sale Price:** \$1,060,000 **List Price:** \$1,124,000
 113 S Main St **List \$/SqFt:** 233.44 **Sale Date:** 9/30/2015 **List Date:** 2/6/2015
 Sherborn, MA 01770 **Sold \$/SqFt:** 220.15 **Off Mkt. Date:** 8/26/2015 **Orig. Price:** \$1,299,000
Style: Detached - Antique
Rooms: 10 **Beds:** 4 **Baths:** 3f 1h **Living Area:** 4815 **Tax:** \$20564
Garage: 3 **Parking:** 12 **Acres:** 3.2 (139392 sq.ft.) **Year Built:** 1780 **Fy:** 2014

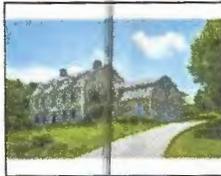
Remarks: This is the home that you've always dreamed of owning - EVERYTHING HAS ALREADY BEEN DONE! Historical "Wares Tavern" has been fully updated w/careful consideration to blending both historic detail & modern living space. Special features include custom tiger maple kitchen cabinetry, honed granite, wide pine floors, period lighting and bath fixtures, floor to ceiling windows, mature plantings, lighted cupola and much more! All of this combined with 3 car heated attached garage, huge master suite w/walk-in closets and luxurious bath, 1st floor laundry, in-law/guest suite, central a/c, fabulous wine cellar, and move-in condition make it the perfect home for those looking for the conveniences of new construction along with the charm and authentic quality of yesteryear.

List Office: Century 21 Commonwealth (781) 237-8000

List Agent: Mary J. Snyder

Sale Office: Century 21 Commonwealth (508) 655-1211

Sale Agent: Laura Mastrobuono



MLS #: 71963543 **Status:** SLD **DOM:** 34 **DTO:** 34 **Sale Price:** \$1,097,500 **List Price:** \$1,125,000
 181 Maple Street **List \$/SqFt:** 304.05 **Sale Date:** 6/3/2016 **List Date:** 2/26/2016
 Sherborn, MA 01770 **Sold \$/SqFt:** 296.62 **Off Mkt. Date:** 3/31/2016 **Orig. Price:** \$1,125,000
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 4f 0h **Living Area:** 3700 **Tax:** \$17957
Garage: 2 **Parking:** 6 **Acres:** 2.45 (106722 sq.ft.) **Year Built:** 1993 **Fy:** 2016
Remarks: Enjoy the sweeping views from this beautifully sited Gambrel Colonial which has been meticulously cared for by its original owners. NEW ROOF AND EXT. PAINTING OCT. 2015!! Sun-filled gleaming white kitchen with granite counters and stainless appliances also built-in desk area and walls of cabinets with beautiful sunset views. Large eat-in kitchen area opens to family room and deck. Separate study area with French doors to cathedral family room with stone fireplace and bay & Palladian windows. Formal living room with brick and wood mantle. Tiled mudroom with direct access to tiled powder room with shower. Second floor offers four bedrooms and three full baths with bonus room. Extra large family bath with washer/dryer. Master bedroom with walk-in closet & bath. Sweeping meadow views from every room and stone walls lined with perennial gardens. Come see what Sherborn has to offer with its #1 rated Dover-Sherborn school system, Farm Pond, miles of trails.
List Office: Landmark Residential, Inc. (508) 650-9303 **List Agent:** Nora Lynch
Sale Office: Coldwell Banker Residential Brokerage - Westwood (781) 320-0550
Sale Agent: Patricia Hornblower



MLS #: 72001539 **Status:** SLD **DOM:** 18 **DTO:** 4 **Sale Price:** \$1,178,900 **List Price:** \$1,185,000
 39 Mill St **List \$/SqFt:** 321.31 **Sale Date:** 7/6/2016 **List Date:** 5/9/2016
 Sherborn, MA 01770 **Sold \$/SqFt:** 319.66 **Off Mkt. Date:** 5/27/2016 **Orig. Price:** \$1,185,000
Style: Detached - Colonial
Rooms: 12 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 3688 **Tax:** \$16443
Garage: 4 **Parking:** 10 **Acres:** 3.73 (162479 sq.ft.) **Year Built:** 1964 **Fy:** 2016
Remarks: This often admired, "signature" property is beautifully sited on 3.7 acres of lush lawns, colorful gardens, and open pasture. The welcoming entrance of stone walls and white fencing opens up and leads along a cobblestone lined driveway to a charming four bedroom colonial and barn. Tasteful renovations have taken place in the kitchen and bathrooms of this home reflecting a high standard of workmanship and quality throughout. Features include a formal living room with fireplace, lovely dining room with chair rail, family room with cathedral ceiling and fireplace, gourmet kitchen with breakfast area overlooking brick patio, 4 generous bedrooms and an office on the second level all providing amazing views of the grounds. The lower level offers a playroom with built ins, along with a second office, exercise room and large laundry room area. There is access to the garage from this level. The enjoyment of this home is also enhanced by the wonderful screened porch and the private brick patio.
List Office: Landmark Residential, Inc. (508) 650-9303 **List Agent:** Martha Bohlin
Sale Office: Coldwell Banker Residential Brokerage - Wayland (508) 358-5131
Sale Agent: Lisa Aron Williams



MLS #: 71953982 **Status:** SLD **DOM:** 36 **DTO:** 36 **Sale Price:** \$1,220,000 **List Price:** \$1,245,000
 68 Whitney St **List \$/SqFt:** 296.57 **Sale Date:** 6/3/2016 **List Date:** 1/31/2016
 Sherborn, MA 01770 **Sold \$/SqFt:** 290.61 **Off Mkt. Date:** 3/7/2016 **Orig. Price:** \$1,245,000
Style: Detached - Colonial
Rooms: 9 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 4198 **Tax:** \$22113
Garage: 2 **Parking:** 10 **Acres:** 11.18 (487000 sq.ft.) **Year Built:** 1995 **Fy:** 2016
Remarks: You can have it all! Enjoy the best of country living in this gracious & richly appointed home! The timeless beauty of this classic Colonial combines elegance for entertaining w/ the casual comfort of family living. There are generously proportioned rooms thruout, including a cook's kitchen w/ breakfast area, banquet sized dining room, fireplaced family room w/vaulted ceiling, formal living room for more intimate gatherings & amazing library w/ floor to ceiling bookcases, wet bar w/room for pool table. Front & back staircases, newly updated baths, inviting screened porch, finished lower level & attached oversized garage. Several outbuildings include 2+ stall barn, huge workshop great for hobbies & separate equipment garage. The grounds are lovely & private including a large patio for relaxing, stone walls, mature trees, plantings & separate cut flower garden. All of this on 11 acres w/ space perfect for paddocks, riding, hiking, cross country skiing & more... right out the back door!!
List Office: Century 21 Commonwealth (781) 237-8000 **List Agent:** Maryann Clancy
Sale Office: Keller Williams Realty (781) 449-1400 **Sale Agent:** Susan Bley



MLS #: 71951548 **Status:** SLD **DOM:** 110 **DTO:** 32 **Sale Price:** \$1,220,000 **List Price:** \$1,249,000
 111 Woodland St **List \$/SqFt:** 324.58 **Sale Date:** 4/21/2016 **List Date:** 1/23/2016
 Sherborn, MA 01770 **Sold \$/SqFt:** 317.05 **Off Mkt. Date:** 2/24/2016 **Orig. Price:** \$1,275,000
Style: Detached - Cape
Rooms: 9 **Beds:** 4 **Baths:** 3f 1h **Living Area:** 3848 **Tax:** \$19747
Garage: 3 **Parking:** 10 **Acres:** 5.59 (243500 sq.ft.) **Year Built:** 1997 **Fy:** 2016
Remarks: Imaginative custom built expanded Cape ideally sited on 5.6 acres of open field and woodlands. This home has a timeless design that has been interwoven with a contemporary flair. The sun-filled interior generously invites the outdoors in and offers a first floor master bedroom wing, very spacious office with loads of built-ins, banquet sized dining room and fabulous cook's kitchen open to fireplaced family room. There are 3 large sunny bedrooms on the second floor with 2 full baths and laundry room. A separate staircase leads to a private space ideally suited as a playroom, gameroom or exercise studio. There are 2 screened porches and stunning stone patio for relaxing. The expansive windows, high ceilings and soft colors enhance the ambiance of this lovely home. A very desirable location in a very desirable community with #1 rated Dover-Sherborn school system. Delightfully different!!
List Office: Century 21 Commonwealth (781) 237-8000 **List Agent:** Maryann Clancy
Sale Office: Coldwell Banker Residential Brokerage - Wellesley - Central St. (781) 237-9090 Ext. 527
Sale Agent: Donna Scott



MLS #: 71794289 **Status:** SLD
52 Mill Street
Sherborn, MA 01770
Style: Detached - Cape

DOM: 87 **DTO:** 74
List \$/SqFt: 227.09
Sold \$/SqFt: 218.18

Sale Price: \$1,200,000 **List Price:** \$1,249,000
Sale Date: 6/30/2015 **List Date:** 2/23/2015
Off Mkt. Date: 5/21/2015 **Orig. Price:** \$1,295,000

Rooms: 11 **Beds:** 5 **Baths:** 4f 0h **Living Area:** 5500 **Tax:** \$16589
Garage: 2 **Parking:** 6 **Acres:** 3.04 (132422 sq.ft.) **Year Built:** 1963 **Fy:** 2015

Remarks: Beautifully renovated & thoughtfully expanded, this Cape-style residence offers stylish modern living in a country setting! This 5 bedroom home accommodates flexible lifestyle, combining formal and informal rooms with attention to details and charm with addition in 2000 and updates 2000-2013. Bright kitchen and breakfast room, cozy family room with built-ins, spacious dining room with hardwood floors, fireplace and butler's pantry, cathedral ceiling living room with yellow birch floors, fireplace, elegant library and four-season sunroom. 2 bedrooms & 2 baths on the first floor and 3 bedrooms and 2 baths upstairs, including the master suite w/ architectural ceiling lines. The lower level features a fabulous recreation room with fireplace, exercise/game rooms, plus temperature controlled wine cellar! Elegant perennial garden, 2 sep. driveways. House is on the corner of Mill and cul de sac neighborhood of Saddlebrook Rd. Dover-Sherborn has top school system and bucolic Farm Pond & trails.

List Office: William Raveis R.E. & Home Services (781) 235-5000
Sale Office: Barth Real Estate (617) 304-1082

List Agent: Nora Lynch
Sale Agent: Lisa Merriman Barth



MLS #: 71805360 **Status:** SLD
33 Greenwood Street
Sherborn, MA 01770
Style: Detached - Greek Revival

DOM: 66 **DTO:** 49
List \$/SqFt: 235.94
Sold \$/SqFt: 230.51

Sale Price: \$1,230,000 **List Price:** \$1,259,000
Sale Date: 3/31/2016 **List Date:** 3/24/2015
Off Mkt. Date: 5/29/2015 **Orig. Price:** \$1,379,000

Rooms: 9 **Beds:** 5 **Baths:** 4f 0h **Living Area:** 5336 **Tax:** \$22431
Garage: 3 **Parking:** 6 **Acres:** 4.84 (210830 sq.ft.) **Year Built:** 1994 **Fy:** 2015

Remarks: This custom-built Greek Revival Reproduction on sought-after street offers exquisite gardens, flex floor plan and sunny rooms throughout. Living room with cathedral ceilings, fireplace, picture windows and both LR and DR overlooking tea garden. Butler's pantry with walk-in pantry. Brightly lit kitchen opens to family room with sliders to deck with fireplace/woodburning insert. Master has walk-in closet, sitting room and fireplace. 1st flr office/bedroom. Walk out lower level is bright with bedroom & bath and still plenty of room for storage and large media/play room. 3-car garage to tiled mudroom. Extensive landscaping award-winning firm takes advantage of the nicely sited home on over four acres with spectacular perennial gardens and trees with an outdoor tea garden. Current owner did many updates total landscaping, roof, oil Buderus furnace w/hydro air, in addition to wood-burning furnace, generator, AC (see list). Sherborn offers top schools, Farm Pond and wonderful trail systems.

List Office: William Raveis R.E. & Home Services (781) 235-5000
Sale Office: Century 21 Commonwealth (508) 655-1211

List Agent: Nora Lynch
Sale Agent: Laura Mastrobuono



MLS #: 71948648 **Status:** SLD
50 Cider Hill Ln
Sherborn, MA 01770
Style: Detached - Colonial

DOM: 148 **DTO:** 50
List \$/SqFt: 260.55
Sold \$/SqFt: 248.34

Sale Price: \$1,200,000 **List Price:** \$1,259,000
Sale Date: 5/20/2016 **List Date:** 1/14/2016
Off Mkt. Date: 3/19/2016 **Orig. Price:** \$1,259,000

Rooms: 10 **Beds:** 4 **Baths:** 2f 1h **Living Area:** 4832 **Tax:** \$18030
Garage: 2 **Parking:** 10 **Acres:** 1 (43560 sq.ft.) **Year Built:** 1992 **Fy:** 2015

Remarks: There is no place like home, and this is a home worth having! DSHS boasts the #1 high school in the state and #16 in the nation, according to Boston Magazine and Newsweek respectively. Sitting high on a knoll in a coveted neighborhood sits this beautifully decorated, supreme offering with over 4800 SF of living space. In comparison, this is one of the best values in town! The neighborhood has only one exit/entry. The attention to detail and custom upgrades match today's new construction, and there is a walk-up third floor. The chef's eat-in kitchen with granite, center island, and new stainless appliances opens to a raised family room with fireplace, and an adjoining screened porch overlooking the level, soccer field backyard that has been impeccably maintained. Entertain in the large formal dining and living room. Off the two-storied foyer is a formal living room and a private office space with french doors. Top finished basement, a sumptuous master suite! Gas cooking! Many upgrades!

List Office: Bean Group (800) 450-7784
Sale Office: Move2Boston Group, LLC (617) 467-4889

List Agent: Luisa A. Cestari
Sale Agent: Yongxiao Fu



MLS #: 72000211 **Status:** SLD
60 Brush Hill Rd
Sherborn, MA 01770
Style: Detached - Colonial

DOM: 132 **DTO:** 119
List \$/SqFt: 419.03
Sold \$/SqFt: 370.97

Sale Price: \$1,150,000 **List Price:** \$1,299,000
Sale Date: 11/1/2016 **List Date:** 5/5/2016
Off Mkt. Date: 9/14/2016 **Orig. Price:** \$1,400,000

Rooms: 8 **Beds:** 4 **Baths:** 4f 2h **Living Area:** 3100 **Tax:** \$0
Garage: 3 **Parking:** 10 **Acres:** 26.7 (1163052 sq.ft.) **Year Built:** 1674 **Fy:** 2016

Remarks: Welcome to Chestnut Brook Farm! This charming 1675 Saltbox Colonial is majestically sited in a serene country setting offering spectacular views across 27 acres of post & rail fenced fields, fruit trees & perennial gardens! The inviting 3BR home features generously sized rooms, wide pine floorboards, beautiful fireplaces and an abundance of natural light. The property includes a recently renovated 1BR 1BA cottage, a 2 story office, in ground pool, 3 car garage, a 2001 4 stall horse barn and several other out building. Set in the heart of Norfolk Hunt Country across the street from Coursebrook Farm, a professional boarding and training facility and convenient to Farm Pond, Sherborn's 125 acre jewel offering residents swimming, sailing and skating. Sherborn is located 18 miles southwest of Boston and the Dover-Sherborn High School was just rated #1 in Massachusetts again!

List Office: Century 21 Commonwealth (781) 444-7015

List Agent: Mary Crane

Sale Office: Coldwell Banker Residential Brokerage - Wellesley - Central St. (781) 237-9090 Ext. 374

Sale Agent: Steven Verdelli



MLS #: 71799529 **Status:** SLD **DOM:** 105 **DTO:** 73 **Sale Price:** \$1,280,000 **List Price:** \$1,349,000
 19 Snow Street **Sale Date:** 7/24/2015 **List Date:** 3/10/2015
 Sherborn, MA 01770 **Sold \$/SqFt:** 222.49 **Off Mkt. Date:** 6/23/2015 **Orig. Price:** \$1,424,900
Style: Detached - Cape
Rooms: 9 **Beds:** 4 **Baths:** 4f 2h **Living Area:** 5753 **Tax:** \$22843
Garage: 3 **Parking:** 5 **Acres:** 1.02 (44431 sq.ft.) **Year Built:** 2004 **Fy:** 2015

Remarks: This 2004 Cape on bucolic Snow Street has an open floor plan with newly finished Brazilian cherry floors. Chef's kitchen with Wolf and Thermador appliances, opens to dining room & family room and sliders to deck. Butler's pantry off kitchen. This custom home offers both formal and mudroom half baths on first floor. Library with glass pocket doors off living room. Spacious freshly painted four bedrooms on second floor have new carpet in 2015. One guest room with en suite bath. Master bedroom with has stunning dressing room with custom built ins. Finished walk out lower level completed in 2010 is bright with full bath, media, project area & great storage closets. Level one-acre lot. Second floor laundry. Three-car garage. Buderus furnace. Enjoy proximity to Rocky Narrows trail system, Farm Pond and top-rated Dover-Sherborn school system!
List Office: William Raveis R.E. & Home Services (781) 235-5000 **List Agent:** Nora Lynch
Sale Office: Century 21 Commonwealth (508) 359-2355 **Sale Agent:** Kelda Perachi



MLS #: 71994242 **Status:** SLD **DOM:** 73 **DTO:** 63 **Sale Price:** \$1,300,000 **List Price:** \$1,390,000
 156 Farm Road **Sale Date:** 8/25/2016 **List Date:** 4/26/2016
 Sherborn, MA 01770 **Sold \$/SqFt:** 304.16 **Off Mkt. Date:** 7/8/2016 **Orig. Price:** \$1,390,000
Style: Detached - Antique
Rooms: 11 **Beds:** 5 **Baths:** 4f 1h **Living Area:** 4274 **Tax:** \$24513.2
Garage: 3 **Parking:** 6 **Acres:** 3 (130680 sq.ft.) **Year Built:** 1840 **Fy:** 2016

Remarks: Beautifully maintained 1840 antique with many original features, is situated on 3 scenic acres. The 5 bedroom home overlooks lovely gardens with patios and farmland which enhance the outdoors. The first floor includes an updated kitchen with ss appliances, grand dining room and living room, sunny enclosed porch and much more. The second floor has 4 bedrooms including a master suite w/ vaulted ceiling, an oversized bathroom, bright sitting room, loft and deck. The third floor has a bedroom, full bath and deck. There is also a deck off the guest room. An endless pool and detached 3 car garage with lots of room for storage and completes this wonderful property. The house is close to Farm Pond, one of the cleanest lakes in MA, which offers a town beach and boating. The Dover Sherborn schools are consistently ranked number one in the state.
List Office: Coldwell Banker Residential Brokerage - Wellesley - Central St. (781) 237-9090 Ext. 398
List Agent: Anne Rich
Sale Office: Century 21 Commonwealth (781) 237-8000 **Sale Agent:** Cynthia Allen



MLS #: 72005556 **Status:** SLD **DOM:** 67 **DTO:** 15 **Sale Price:** \$1,267,500 **List Price:** \$1,395,000
 8 Washington Street **Sale Date:** 7/26/2016 **List Date:** 5/13/2016
 Sherborn, MA 01770 **Sold \$/SqFt:** 235.77 **Off Mkt. Date:** 7/19/2016 **Orig. Price:** \$1,395,000
Style: Detached - Colonial
Rooms: 12 **Beds:** 5 **Baths:** 5f 0h **Living Area:** 5376 **Tax:** \$24183
Garage: 2 **Parking:** 12 **Acres:** 9.53 (415292 sq.ft.) **Year Built:** 1818 **Fy:** 2015

Remarks: Large landmark antique on approx. 9 acres. This includes the separate approx 7 acre ANR lot for which engineering has been done and testing witnessed by the town. Perfect for someone who wants big acreage/ lots of land, a family compound, or might want to explore building a house in back. This is a great house for entertaining with banquet sized dining room, beautiful glass porch with views of exquisite perennial gardens, sweeping lawns and ancient field-stone walls. The circular drive and grounds can park many cars. Significant updating over the years - all systems, baths, and an awesome 2 story kitchen and family room addition. Flexible floor plan with 5-6 bedrooms. Options of first floor guest room with full bath, plus lower level walk out Au pair or office suite. Fine Period details and a beautiful hidden pool area with pastoral views, ancient stone walls. Over-sized 2 car garage has direct access to mud room.. Come for a look and imagine the possibilities!
List Office: Coldwell Banker Residential Brokerage - Westwood (781) 320-0550
List Agent: Ellen S. McGillivray
Sale Office: Conway - Medfield (508) 359-8000 **Sale Agent:** Gloria Kelly



MLS #: 71931222 **Status:** SLD **DOM:** 715 **DTO:** 110 **Sale Price:** \$1,300,000 **List Price:** \$1,539,000
 81 Lake St **Sale Date:** 4/26/2016 **List Date:** 11/11/2015
 Sherborn, MA 01770 **Sold \$/SqFt:** 200.49 **Off Mkt. Date:** 3/25/2016 **Orig. Price:** \$1,539,000
Style: Detached - Colonial
Rooms: 12 **Beds:** 5 **Baths:** 3f 2h **Living Area:** 6484 **Tax:** \$35131.5
Garage: 3 **Parking:** 10 **Acres:** 6.89 (300189 sq.ft.) **Year Built:** 1996 **Fy:** 2016

Remarks: Majestic brick Colonial beautifully sited on private 6.89 acres in sought after area offers expansive living space throughout. The grand two story foyer welcomes you into this meticulously maintained property. Elegant living room with fireplace and picture window features pocket doors to inviting library with exterior access to grounds. Formal dining room with built-in cabinets includes detailed moldings, tray ceiling and butler's pantry. Gourmet chef's kitchen offers center island and eating area overlooking gorgeous estate like setting. Generous fireplaced family room with built-ins leads to serene sunroom with floor to ceiling windows. Master suite with sitting room, walk-in closets, balcony and spa like bath provides a private oasis. Spectacular setting with park like grounds abutting conservation. Incredible opportunity!
List Office: Benoit Mizner Simon & Co. - Wellesley - Central St. (781) 237-8181
List Agent: Debi Benoit
Sale Office: Monarch Realty Group, LLC (508) 594-5900 Ext. 102 **Sale Agent:** Molly B. Miller

Single Family Listings: 24 **Avg. Liv.Area SqFt:** 4,458.79 **Avg. List\$:** \$1,149,742 **Avg. List\$/SqFt:** \$268 **Avg. DOM:** 146.79 **Avg. DTO:** 66.29

Avg. Sales: \$1,093,817 **Avg. Sales\$/SqFt:** \$256

6.1 Development Team Qualifications

Greater Boston

Builder+ Architect®

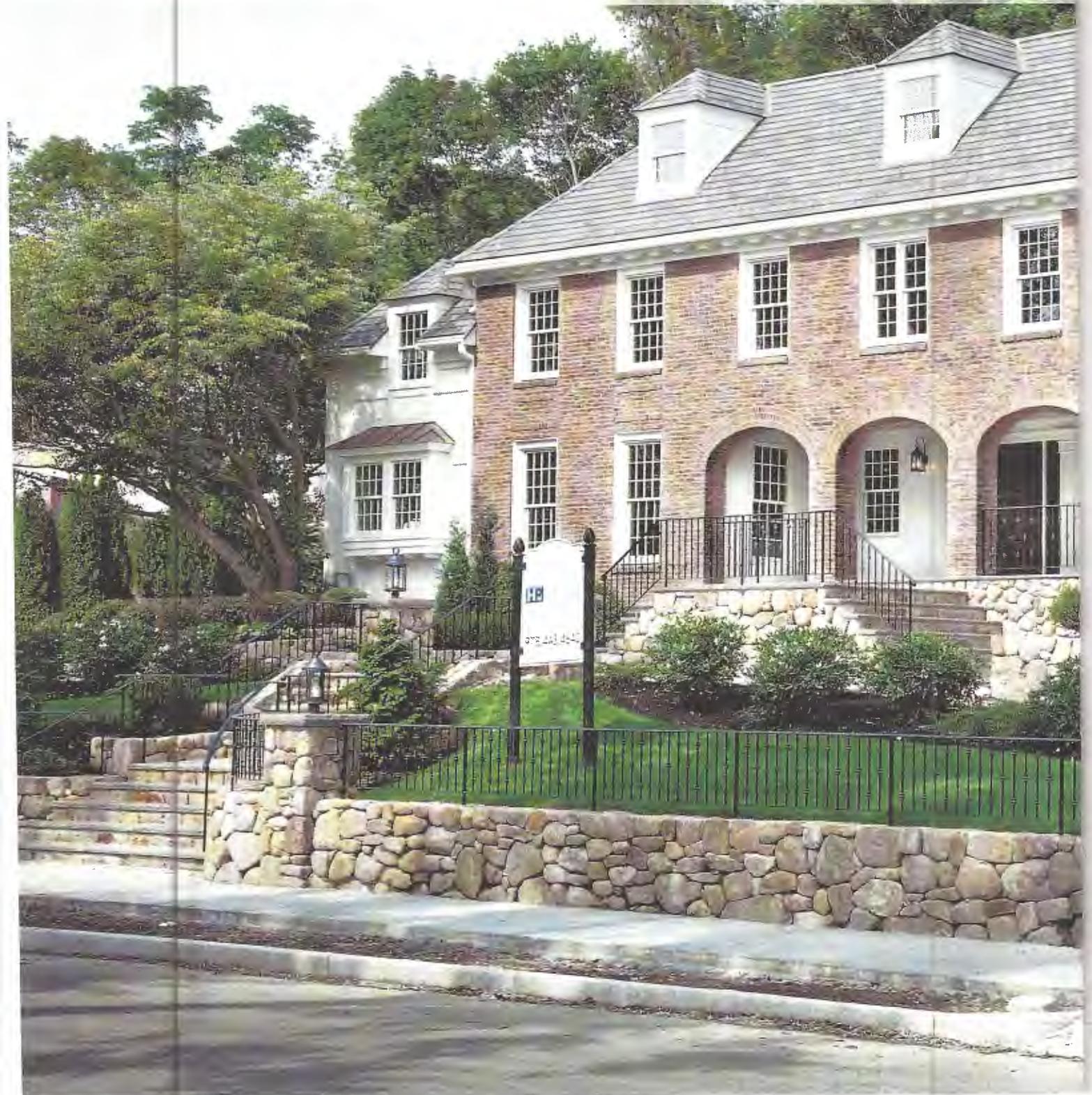
A BUSINESS MANAGEMENT MAGAZINE FOR BUILDERS AND ARCHITECTS

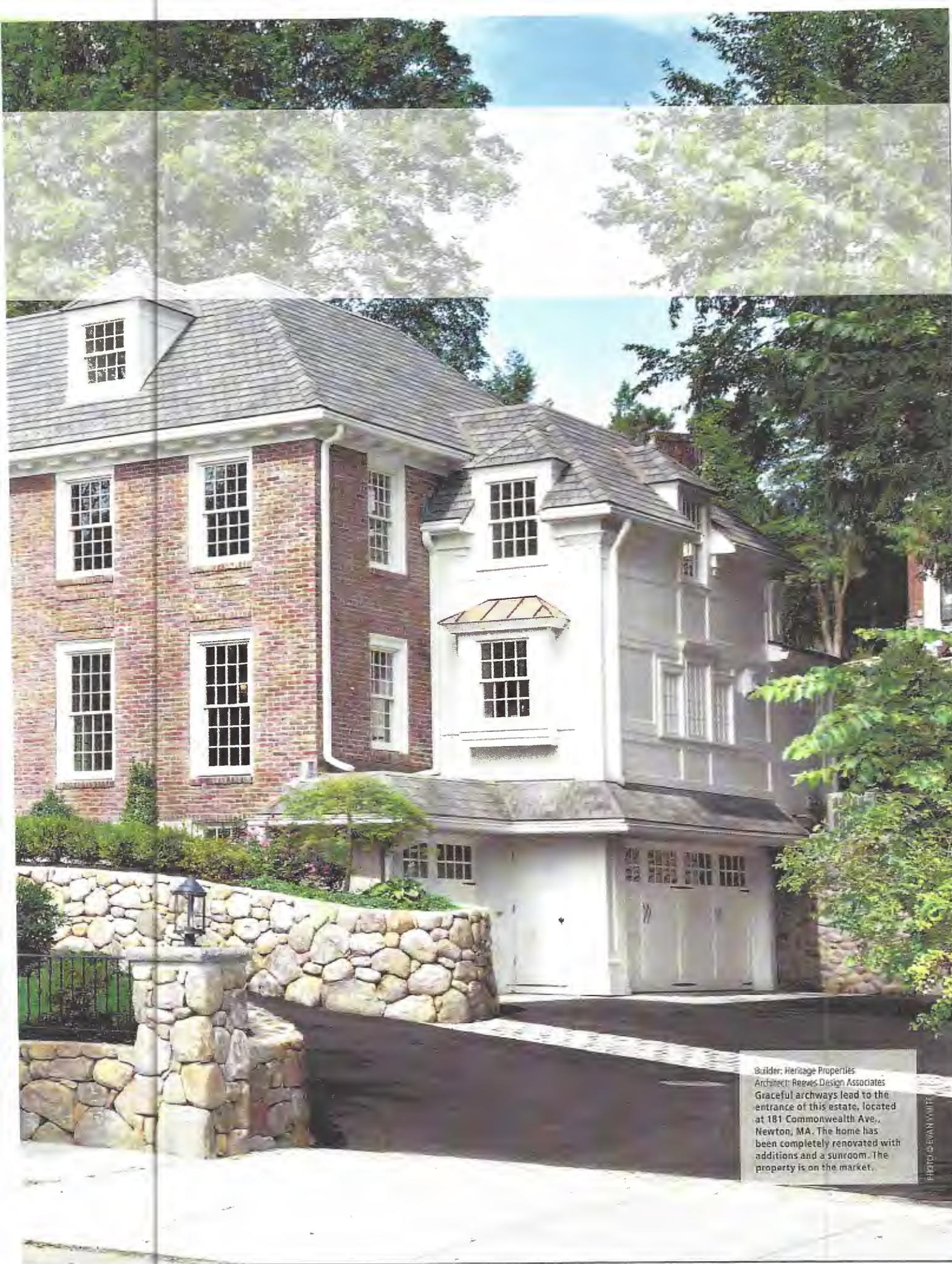
A photograph of two men standing in front of a stone wall and a brick building. The man on the left is wearing a light blue button-down shirt and dark blue trousers. The man on the right is wearing a white polo shirt and light grey trousers. They are both smiling. The background features a brick building with a window and some greenery.

**HERITAGE
PROPERTIES**

Heritage Properties

Pride in Our Dedication to Excellence





Builder: Heritage Properties
Architect: Reeves Design Associates
Graceful archways lead to the entrance of this estate, located at 181 Commonwealth Ave., Newton, MA. The home has been completely renovated with additions and a sunroom. The property is on the market.

PHOTO © EWAN WHITE



The broad stairway and entrance are warm and inviting, with exceptional, detailed millwork. The home has been wired to allow the owner to take advantage of today's numerous electronic capabilities. One can control various systems throughout the home with the touch of a button — or via the Internet anywhere in the world.





The living room has a fireplace and built-in bookcases.



Formal dining room



Serene and peaceful, nature creates the perfect backdrop for the sunroom, which leads to a beautiful patio.



Upstairs, the broad, center hall leads to a master suite with a fireplace and dressing rooms.



A POWERFUL PASSION FOR excellence in building and neighborhood preservation is the driving force behind the success of Heritage Properties. Founded in 1992 by Vin Gately, President, the Sudbury-based firm focuses on developing luxury single-family homes, condominiums and townhouses that are worthy of their prestigious locations, as well as the lofty design and construction standards set by Gately and his experienced team of industry experts. The company is also heavily involved in rehab and renovation projects at premier locations. Along with Mike Schneider — who, as Project Manager and Business Development Manager, is involved daily in all phases of the building process — Gately is steering Heritage Properties toward an even greater



The kitchen and the butler's pantry are magnificent.





The master suite features a fireplace and a large sitting room.



Best Tile supplied the tile in the shower off the master suite.





The bathroom features a deep tub and a double vanity. Best Tile supplied the tile.



Continued from Page 6

level of success by diversifying the company's product line and modifying its pricing strategies in accordance with market conditions.

Trained as a certified public accountant and finance professional, Gately started his career at a major accounting firm. From there, he took the position of chief financial officer with one of his former company's clients, where he would eventually rise to president. It was a construction company, where the ground-work was laid for Gately's appreciation of

everything that goes into building a quality home that complements its setting.

"Back in 1990, when the housing market got soft, I saw it as a good opportunity to start my own building business," he says. "I was pretty much alone, building one home at a time."

With a degree in engineering, Schneider started out on a very dissimilar career path but would ultimately come to share Gately's ambition.

"I actually met Vin when he was doing my taxes one year," Schneider recalls. "I,





Heritage Properties is building five luxury homes on Loveland Road in Brookline: one single-family home and four town homes, each designed with high-end finishes and professional detail. Brookline is one of the most prestigious areas on the outskirts of Boston and offers residents the feeling of both city and country living. These homes are just minutes from Route 9, upscale shops, parks and a wide variety of restaurants.

too, had started my own company, but like Vin, I soon discovered it was no fun trying to do everything yourself."

The two joined forces, and the results have been nothing short of amazing for

their customers — and their customers' neighbors — ever since.

"The difference between our company and many other builders is our placing equal weight on the home buyer's needs for modern living and a neighborhood's need for its existing character to remain intact," Gately says.

The project featured in this issue, a total rehab, is a brilliantly clear illustration of how well Heritage Properties unites the old and new to form an exceptional product. Heritage Properties purchased the property, which is on the prestigious carriage lane side of Commonwealth Avenue in Newton, and took over the entire rehab of the structure from its previous owner.

"The more we delved into it, the more we saw had to be done," Schneider says. "In addition to the interior's design components that would be upgraded and/or replaced, we discovered extensive water damage and termite infestation, which meant virtually the whole structure required new framing."

The builder also incorporated a large addition on the back of the house, as well as a new circular driveway to provide easier accessibility. New exterior siding replaced the original brick material, but the original architectural lines and elevations remained intact to match the character of the immediate neighborhood. The now-finished home comprises cavernous living spaces totaling nearly 7,000 square feet.

Realizing the value — and rare availability — of buildable land remaining in Newton, Heritage Properties was quick to secure the two 1/4-acre building lots next to the completed rehab. Two new single-family homes, approximately 6,000 square feet each, are planned for the properties.

"It was a real bear to level out the ledged site to prepare those lots for construction," Schneider notes.

Also in the works by Heritage Properties is the Brookline townhome project, entailing four modestly proportioned town houses, each featuring three bedrooms and three-and-a-half-baths. It is sited near the Brookline Country Club. Two of the units have already sold, with the project slated for completion this month.

A new planned project is a most unusual undertaking that took years to acquire municipal go-ahead. This unique venture consists of 25 single-family "cluster" homes built on small lots surrounding a community property "centerpiece." Located off Bishop Street in South Framingham, the homes will

See Page 12

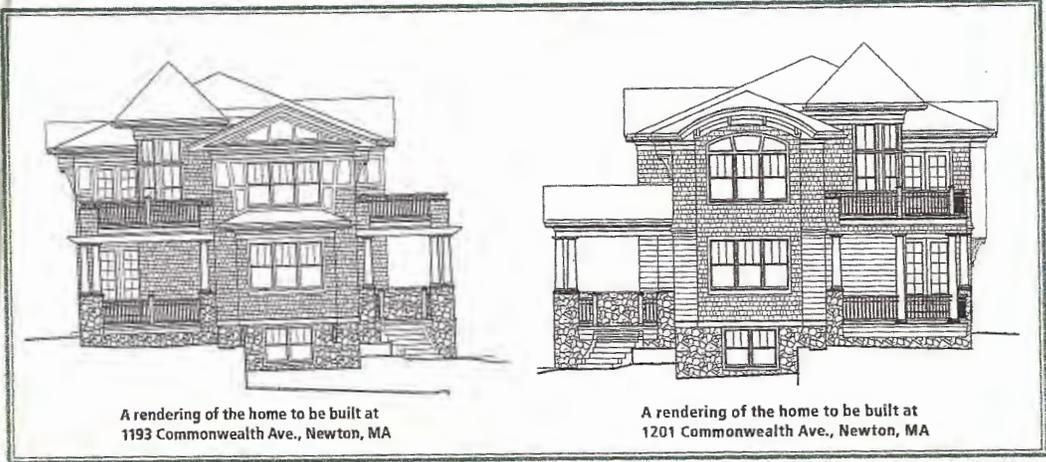


Martha's Lane, Brookline, MA
Two newly constructed, single-family homes on Martha's Lane in Brookline offer high-end finishes and the chance to live in one of the most desirable towns outside of Boston. Martha's Lane is only minutes from Route 9, upscale shops and a broad assortment of restaurants. These homes are also just around the corner from one of Brookline's newest parks, Skyline Park, a place where you can take in scenic views of the surrounding area.



Martha's Lane





A rendering of the home to be built at
1193 Commonwealth Ave., Newton, MA

A rendering of the home to be built at
1201 Commonwealth Ave., Newton, MA



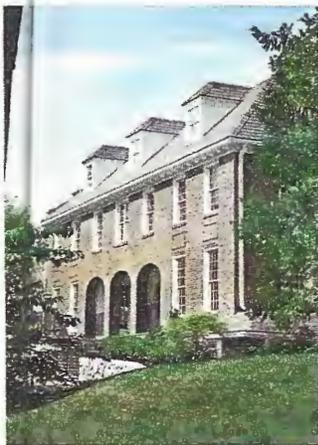
Site plan for the Framingham project



The superb design and construction included a new sunroom overlooking beautiful landscaping and a patio with a fire pit.



The design and addition to the house recently completed by Heritage Properties combine quality craftsmanship with exquisite architectural detail.



Builder: Heritage Properties



Continued from Page 10

offer from 1,400 to 1,700 square feet of living area and be priced to reflect their more modest dimensions. Local approvals were hard to come by but well worth it, according to Gately.

"It took three years to get the cluster zoning ordinance passed," he says. "The real beauty of this project is how it will take on a 'Main Street USA' persona. Research has shown that type of neighborhood quality is what today's home buyers want to get back to. In addition, cluster zoning means more of the natural landscape of the development can be preserved."

Gately and Schneider have their own versions of what they appreciate most about home building.

Gately says: "What I like most about what we do is the tangible aspect of seeing what something was evolve into what it can be, whether it's a rehab, renovation or completely new home."

"I enjoy the daily problem solving involved in the home building process," Schneider says. "I'm eager to figure out solutions, and, of course, I love the 'human' aspects of working on design and selecting finishes."

For more information about Heritage Properties, call (978) 443-4642 or visit www.theheritageco.com. ■

Vin Gately
490-B Boston Post Road, Suite 202
Sudbury, MA 01776
978-443-4642 (Office)
508-314-6959 (Cell)

PROFILE

*Executive possessing over thirty years **FINANCIAL** and **OPERATIONS MANAGEMENT** experience with regional, national and international leaders in construction, real estate, audit, accounting, tax and publishing. Experienced in; real estate development; defining long and short term strategic financial and operational priorities to compete in expanding or contracting markets; developing and implementing computerized systems to control costs, maximize profits, develop long range sales, profit, labor expense and cash flow projections; developing subordinates to full management potential.*

PROFESSIONAL EXPERIENCE

HERITAGE PROPERTIES; Sudbury, MA

1992 - Present

PRESIDENT

Founded and operates a company that develops real estate for residential use in Eastern Massachusetts. Past and present projects include condominium developments, single family subdivisions and single family homes in the Massachusetts towns of Framingham, Newton, Brookline, Bolton, Stow, Wayland, Somerville and Billerica. Annual sales volume for the company has grown to \$8.5 Million.

PLUMB HOUSE, INC.; N. Attleboro, MA

1983 – 1997

A regionally recognized general and sub contractor specializing in public and private construction projects with annual revenues up to \$30 Million.

PRESIDENT & CFO

Directed the execution of major construction projects within budgetary and contractual specifications. Negotiated and execute fixed price contracts. Developed and implemented long and short term strategic and financial plans to meet organizational objectives and market conditions. Reviewed and analyzed monthly financial statements and job cost information to develop sales volume, profitability and cash flow projections. Oversee Accounting Department operations. Direct supervision of up to five Project Managers, maintain relationships with banks, bonding and insurance companies, accounting and audit firms.

SIGNIFICANT ACCOMPLISHMENTS

- Designed and implemented a computerized job cost system to support aggressive company growth with tripled sales and an increase in staff from 50 to over 400 in only four years.
- Developed and implemented an effective strategy to downsize the organization in response to deteriorating market conditions. The plan included a rationale plan for layoffs, salary reductions, restructured benefits, space reductions and other plans to maintain profitability during a protracted sales decrease.

PLUMB HOUSE, INC. continued

- Designed a computer model to track current project status and provide a detailed forecast of remaining project completion costs, manpower requirements, and cash flow. The model combines all current projects to produce a company wide sales, cost, profitability, manpower requirement and cash flow projection. The system is recognized as one of the top planning and forecasting tools in the industry.

WARREN, GORHAM & LAMONT; Boston, MA**1981 - 1983**

A publishing company specializing in tax and business books and periodicals.

CONTROLLER

Managed the day to day operations of the Accounting Department with twelve direct reports. Prepared and analyzed monthly financial reports prior to submission to Vice President of Finance. Responsible for corporate tax planning efforts.

ACCOMPLISHMENTS

- Developed and implemented computerized controls for newly acquired subsidiaries.
- Instituted a cash management system and made decisions on short term investments.

ERNST & YOUNG; Boston, MA**1975 - 1980**

Big Six international public accounting firm.

SENIOR ACCOUNTANT

Audited financial statement for corporate clients representing several industries including manufacturing, retail, construction, healthcare, municipal government, non profit and service. Evaluated and tested internal controls, planned and implemented year-end procedures. Maintained responsibility for the supervision of field work and Staff Accountants.

WESTERN NEW ENGLAND COLLEGE; Bedford, MA**1978 - 1982****INSTRUCTOR**

Taught classes in Accounting and Finance in the school's M.B.A. program.

EDUCATION**MASTER OF BUSINESS ADMINISTRATION**

Babson College, Wellesley, MA, 1984

BACHELOR OF SCIENCE IN ACCOUNTING

Babson College, Wellesley, MA, 1974

PRESENT & PAST AFFILIATIONS

Massachusetts Society of Certified Public Accountants, 1979 - Present

American Institute of Certified Public Accountants, 1979 - Present

Licensed Real Estate Broker – Commonwealth of Mass., 1999 - 2002

Licensed Builder - Commonwealth of Mass, 1992 - Present

Massachusetts Assisted Living Facilities Association of America (Mass ALFAA), 1993 to 1996

Associated Builders and Contractors - Board of Directors, 1987-1992

National Scholiosis Foundation - Treasurer, 1982-1985

RDA

REEVES DESIGN ASSOCIATES

• ARCHITECTURE • PLANNING • INTERIORS •

THE FIRM:

Reeves Design Associates, Inc. specializes in working very closely with clients to transform their unique situations and structures into exciting, cohesive concepts and solutions. By balancing appropriate style and function, Reeves Design Associates resolves their clients' immediate requirements, while anticipating their changing needs for the future.

The firm derives much about its design style and solutions from the unique contextual cues of each project. The owner's tastes, lifestyle and budget, the building's history and style, the character of the site and its surrounding environment, and countless other factors are considered in order to maximize the potential of every project.

RDA's services are tailored to the needs of each client, and to the complexity of each project. Examples from the extensive list of available services include: site selection, feasibility studies, site and master planning, conceptual design, interior design, construction documents, and construction administration. Collaborative projects with other design professionals are also welcomed.

Founded as Lawrence Z. Reeves Associates in 1990 by National award-winning architect, Lawrence Z. Reeves, AIA, Reeves Design Associates has a history of excellence and recognition in traditional wood frame design and custom residential architecture. With a broad range of experience in historic restoration, adaptive reuse, single and multi-family communities, single family homes, renovations and additions, the firm has also developed a special niche in creating exceptional and unique custom homes, kitchens, baths, renovations, and additions.

THE PRINCIPAL

Lawrence Z. Reeves, AIA received Bachelor of Architecture and Bachelor of Arts in Architecture degrees from the College of Design's School of Architecture at Iowa State University.

Expanding on his early background and successes in small commercial and institutional projects, and community master planning, Mr. Reeves came to the Boston area to work as a designer and architect with two prominent, national award-winning residential architecture firms, Claude Miquelle Associates and Bloodgood Architects and Planners.

Since initially founding Lawrence Z. Reeves Associates - Architects in 1990, Mr. Reeves continues to prove his abilities on a wide range of projects. In addition to his work with unique, contextually sensitive custom homes, planned communities and office space planning, he specializes in all types of preservation, renovation, addition and remodeling projects.

LAWRENCE Z. REEVES, AIA

REEVES DESIGN ASSOCIATES

79 Highland Street
Marlborough, MA 01752
(508) 460-0144 (office & fax)
(508) 524-7694 (cell)
lzreeves@reevesarchitects.com
www.reevesarchitects.com

PROFESSIONAL LICENSURE REGISTERED ARCHITECT: Massachusetts (1989), New York (Inactive), and Connecticut (1998)
NCARB: National Architectural Certification Cert. # 40641 Oct. 1990

- EXPERIENCE**
- REEVES DESIGN ASSOCIATES, MARLBOROUGH, MA January 2003 - Present
- **PRINCIPAL / ARCHITECT**
Firm specializes in high-end residences and renovations, and has a unique focus on master planning and design of urban infill residential projects requiring special permits and innovative design and planning solutions. Currently involved in all phases of design for several multi-million dollar spec and custom homes in Massachusetts and Connecticut, planned communities of single-family homes and multi-family apartments in eastern Massachusetts, and commercial/retail property renovations.
- ARCHITECTURAL PARTNERS, INC., WATERTOWN, MA April 2000 - January 2003
- **VICE PRESIDENT / DIRECTOR OF DESIGN / ARCHITECT**
Responsible for design and design review of all projects in a ten-person architecture, planning and interior design practice. Project involvement from marketing and client relations through completed construction. Firm specialized in high-end residences, master planning and design of challenging urban infill single- and multi-family residential projects.
- LAWRENCE Z. REEVES ASSOCIATES, MARLBOROUGH, MA June 1990 - March 2000
- **PRINCIPAL / ARCHITECT**
Principal of award-winning full service architectural and interior design practice, specializing in: luxury renovation, restoration, addition and remodeling projects; high-end contextually sensitive custom homes; planned communities; and small- to medium-sized commercial and institutional specialty-use, historic restoration and adaptive re-use projects. Regularly involved in collaborative ventures with other architects. Projects primarily in eastern MA and central CT.
- BLOODGOOD ARCHITECTS & PLANNERS, INC., BOSTON, MA
(Now BSB Design, a nationwide firm based in Des Moines, IA)
- **PROJECT DESIGNER (ARCHITECT)** Dec. 1989 - June 1990
 - **STAFF ARCHITECT (INTERN ARCHITECT)** August 1987 - Dec. 1989
All phases of architectural services for a diverse range of single and multi-family master planned/cluster housing communities and specialty use projects. Plan and aesthetic reviews for re-styling and rejuvenating commercial and residential projects. Member of traveling design teams. Projects throughout the eastern and mid-western United States.
- CLAUDE MIQUELLE & ASSOCIATES, WAKEFIELD, MA
(Now MZO Group, Stoneham, MA)
- **SENIOR DRAFTSMAN/DESIGNER (INTERN ARCHITECT)** July 1985 - August 1987
All aspects of architectural services for master planned single-family and multi-family communities, multi-use commercial projects, renovations, and remodeling projects throughout New England. Extensive use of historic New England architectural styles as precedent for design and detailing.

Continued . . .

EDUCATION

IOWA STATE UNIVERSITY

- BACHELOR OF ARCHITECTURE DEGREE
- BACHELOR OF ARTS IN ARCHITECTURE DEGREE

May 1985
August 1984

BOSTON UNIVERSITY

- PRESERVATION STUDIES PROGRAM

Spring, 1987

**PROFESSIONAL
AFFILIATIONS
& ACTIVITIES**

AMERICAN INSTITUTE OF ARCHITECTS

- AIA NEW ENGLAND
Board Member, 1995 through 1999
- AIA MASSACHUSETTS
Board Member, 1993 to 2000
- AIA - CENTRAL MASSACHUSETTS CHAPTER
President, 1997/1998, and 1999
President-Elect, 1995/1996
Secretary/Treasurer, 1993/1994
Member, 1990 to Present
- BOSTON SOCIETY OF ARCHITECTS
Member, 1985 to 1990

BOSTON ARCHITECTURAL CENTER

Co-instructor for "A-1" Design Studio, Spring and Fall semesters, 1986.
Emphasis on fundamentals of two- and three-dimensional design.

**ADDITIONAL
AFFILIATIONS
& ACTIVITIES**

HISTORIC DISTRICT COMMISSION, City of Marlborough, MA.

Charter Board Member, 1993 to 2011

HISTORIC DISTRICT STUDY COMMISSION, City of Marlborough, MA.

(Resulted in establishing the first historic district in Marlborough.)

Chairperson, 1993 to 1995

MARLBOROUGH COMMUNITY DEVELOPMENT CORPORATION

(Non-Profit Community Revitalization Collaborative.)

Charter Board Member, 2003 to 2013.

Housing Committee Member - Current

MARLBOROUGH LIBRARY BOARD OF TRUSTEES

Board Member, 2004 - 2006

Golf and Bicycling.

COURNOYER & ASSOCIATES

COUNSELORS AT LAW

POST OFFICE BOX 270

69 MAIN STREET

HUDSON, MASSACHUSETTS 01749

GERALD S. COURNOYER, JR.

Telephone: (978) 562-3339

Facsimile: (978) 429-0670

gsc@gscournoyer.com

RESUME

GERALD S. COURNOYER JR.

Mr. Cournoyer was born in Springfield, Massachusetts on August 19, 1942. He graduated from Boston College (A.B., 1964) and Boston College Law School (L.L.B., 1967). Mr. Cournoyer was admitted to Massachusetts Bar in 1968.

From 1968 until June of 1990 Mr. Cournoyer was associated with the firm of Flynn, Cournoyer, Hardy & Cohn, formerly Flynn & Flynn, in Waltham and Sudbury. In June of 1990 Mr. Cournoyer established the firm of Cournoyer & Associates in Sudbury, Massachusetts

Mr. Cournoyer's practice has primarily involved real estate and banking/business related matters as well as the preparation of Wills and Trusts. His real estate practice commenced in 1968 when he for several years he was immersed real estate law by examining titles at the Middlesex South District Registry of Deeds. He has represented clients before Planning Boards and Zoning Boards of Appeal.

The principal office of the firm is situated in Hudson, Massachusetts with a satellite in Sudbury to meet with clients.

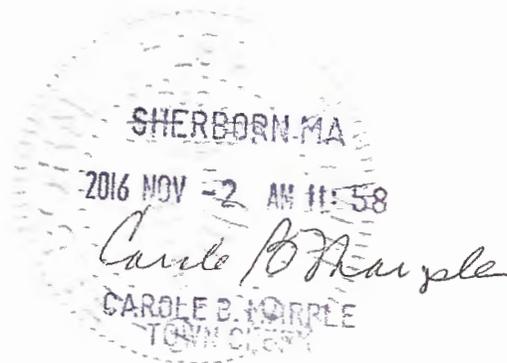
The Martindale-Hubbell rating for Attorney is "AV".

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

I have had several informal preliminary meetings with the Town Manager and Planning Director for the Town of Sherborn to discuss this project.

Additionally, I was on the agenda and attended the June 2016 Board of Selectmen meeting that was held on June 2, 2016. During this meeting I introduced 59 Main Street Village and reviewed preliminary site plans and architectural floor plans and exterior elevation. After reviewing this proposed project for about 15 minutes, I answered several questions from town residents.

7.2 Evidence/copy of the complete application package the chief elected



Comprehensive Permit Site Approval Application/**Homeownership**

www.masshousing.com | www.masshousingrental.com

7.4 Check made payable to MassHousing for
processing fee (2500.00)

HP SHERBORN LLC.
490-B BOSTON POST ROAD STE 202
SUDBURY, MA 01776

MARLBOROUGH SAVINGS BANK
MARLBOROUGH, MA 01752
53-7075/2113

1022

11/2/2016

PAY TO THE ORDER OF MsssHousing

\$ **2,500.00

Two Thousand Five Hundred and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

MsssHousing
One Beacon Street
Boston, MA 02108

Vincent J. Gately

⑈001022⑈ ⑆211370752⑆ 88 906160 2⑈

HP SHERBORN LLC.

1022

Date	Type	Reference	Original Amt.	Balance Due	11/2/2016 Discount	Payment
11/2/2016	Bill	020216	2,500.00	2,500.00		2,500.00
					Check Amount	2,500.00

Marlborough Savings - 2,500.00

HP SHERBORN LLC.

1022

Date	Type	Reference	Original Amt.	Balance Due	11/2/2016 Discount	Payment
11/2/2016	Bill	020216	2,500.00	2,500.00		2,500.00
					Check Amount	2,500.00

PAYMENT RECORD

Marlborough Savings -

2,500.00



7.5 Check made payable MassHousing for Technical Assistant/Mediation Fee

HP SHERBORN LLC.
490-B BOSTON POST ROAD STE 202
SUDBURY, MA 01776

MARLBOROUGH SAVINGS BANK
MARLBOROUGH, MA 01752
53-7075/2113

1021

11/2/2016

PAY TO THE ORDER OF Massachusetts Housing Partnership

\$ **3,100.00

Three Thousand One Hundred and 00/100***** DOLLARS

PROTECTED AGAINST FRAUD

Massachusetts Housing Partnership
160 Federal Street
Boston, Ma 02110

Kenneth J. Gately

© 2014 INTUIT INC. # 1225 1-800-433-8810



MEMO

⑈001021⑈ ⑆211370752⑆ 88 906160 2⑈

HP SHERBORN LLC.

1021

Massachusetts Housing Partnership

Date	Type	Reference	Original Amt.	Balance Due	11/2/2016 Discount	Payment
11/2/2016	Bill	110216	3,100.00	3,100.00		3,100.00
					Check Amount	3,100.00

Marlborough Savings -

3,100.00

HP SHERBORN LLC.

1021

Massachusetts Housing Partnership

Date	Type	Reference	Original Amt.	Balance Due	11/2/2016 Discount	Payment
11/2/2016	Bill	110216	3,100.00	3,100.00		3,100.00
					Check Amount	3,100.00

PAYMENT RECORD

Marlborough Savings -

3,100.00



7.6 W-9 (taxpayer Identification Number)

47-4363749