

MassHousing

Comprehensive Permit Project Eligibility Application

**121-129 Washington Street Rear/Greenwood Street
Sherborn, MA**

Applicant: Fenix Partners Greenwood Street Development, LLC

Prepared By: LDS Consulting Group, LLC

Date: September 27, 2022



LDS Consulting Group, LLC 170 Worcester Street, Suite 206, Wellesley, MA 02481

LYNNE D. SWEET, MANAGING MEMBER
781-943-3963

ldsweet@ldsconsultinggroup.com
www.ldsconsultinggroup.com

September 27, 2022

Mr. Michael Busby
Ms. Kat Miller
MassHousing
Fourth Floor
One Beacon Street
Boston, MA 02108

Re: 121-129 Washington Street Rear/Greenwood Street, Sherborn, MA

Dear Mike and Kat:

It is my pleasure to provide an application to MassHousing on behalf of Fenix Partners Greenwood Street Development, LLC for Site Eligibility under M.G.L. Chapter 40B for 4 units of mixed-income home ownership units. This is the development we discussed on July 14, 2022 that is a subdivision of a larger parcel that will be proposing LIHTC rental units.

I will mail a hard copy application to the town and a cover letter to DHCD and send an electronic version to the town planner.

We look forward to answering any questions you may have on this matter and scheduling a site walk.

Thank you for your time and consideration.

Sincerely,
LDS Consulting Group, LLC

By: _____
Lynne D. Sweet, Managing Member

cc: Jennifer Maddox, Undersecretary of Housing and Community Development (cover letter)
Mr. Jeff Waldron Chair, Sherborn Board of Selectman (complete application)

**121-129 Washington Street Rear/Greenwood Street
Sherborn, MA
M.G.L. Chapter 40B Project Eligibility Application**

Cover Letter

1. Narrative Description and Development Summary
2. Project Eligibility Application (note \$ will be wired upon acceptance of application)
 - a. W9 Form
3. Maps and Photographs
 - a. Directions to the Site and Location Map
 - b. Tax Map (Assessors Plan)
 - c. Flood Insurance Rate Map
 - d. Context Photographs
 - e. Aerial of Site
4. Plan Set
 - a. Existing Conditions Plan
 - b. Preliminary Site Layout Plan
 - c. By Right Plan to assist with Appraisal
 - d. Phase I Executive Summary in Notebook – Full copy on line
5. Preliminary Architectural Plans
 - a. Building, Unit and Facade Plans Market
 - b. Building, Unit and Façade Plans Affordable
6. Tabular Zoning Analysis/Waiver List
7. Evidence of Site Control
 - a. Option to Purchase
 - b. Fenix Partners Greenwood Street Development, LLC Certificate of Organization
 - c. Disclosure Litigation
8. NEF Lender Letter of Interest from Fidelity Bank
9. Brokers Opinion Letter
10. Development Team Qualifications



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Greenwood Homes
Sherborn, MA

Bob Murchison
(617) 308-1961


ROBERT WILLIAM MURCHISON
ALISON HOPPIN MURCHISON
177 LAKE ST
SHERBORN, MA 01770

Fidelity Account®
September 27, 2022
Date

4499
80-566/1012

Pay to the Order of MHP Fund \$ 2,700⁰⁰

Two Thousand Seven hundred and 00/100 Dollars

 **Fidelity** INVESTMENTS

UMB Bank, N.A.
Kansas City, MO

For Greenwood Homes



⑆ 10120568 ⑆ 4499 ⑆ 7710501169595 ⑆

Hubbard Clarke