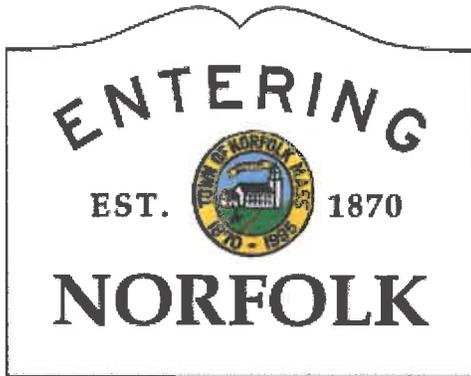




Andrews Survey & Engineering, Inc.

Land Surveying - Civil Engineering - Site Planning



LAKELAND FARMS

TOWNHOUSE COMMUNITY

COMPREHENSIVE PERMIT

**PURSUANT TO NORFOLK ZONING BYLAWS
& M.G.L. CHAPTER 40B**

April 19, 2016

Location:

**84 Cleveland Street
Norfolk, MA 02056**

Assessors Map/Lot:

Map 15, Block 54, Lot 43

Owner / Applicant:

**Lakeland Farms, LLC
84 Cleveland Street
Norfolk, MA 02056**

Representative:

**Andrews Survey & Engineering, Inc.
104 Mendon Street
Uxbridge, MA 01569**

ASE JN: 2014-111



Uxbridge

104 Mendon Street
Uxbridge, MA 01569
Tel. 508 278-3897 Fax. 508 278-2289



North Attleboro

500 East Washington Street
North Attleboro, MA 02760
Tel. 508 316-0452 Fax. 508 316-0963

Table of Contents

<u>TITLE</u>	<u>SECTION</u>
Project Description	1
USGS Locus Map	2
Comprehensive Permit Application	3
Summary of Fees	4
Development Team	5
Statements of Local Need	6
• MassHousing Site Eligibility Letter	
• DHCD Subsidized Housing Inventory (SHI)	
Pro Forma	7
Waiver Request List	8
Certified Abutters List	9
Site Control	10
• Property Deed	
• Certificate of Organization	
MassHousing Notification	11
Project Plans	12
• Site Plans (attached)	
• Architectural Plans	
• Affordable Unit Distribution Plan	

PROJECT DESCRIPTION

LAKELAND FARMS
TOWNHOUSE COMMUNITY
NORFOLK, MASSACHUSETTS

PROJECT DESCRIPTION

Site Characteristics

Lakeland Farms is a 40-unit townhouse community located on the south side of Cleveland Street approximately 1 mile north/northeast of Route 115 in Norfolk, MA. The project address is 84 Cleveland Street and has a total area of 8.81 acres. It is the primary residence of the applicant and consists of an existing single-family dwelling, detached garage, and numerous farm structures that were used while the applicant operated Brambly Farms. The property is bounded on the north by Cleveland Street, on the east by undeveloped residential property, on the south by a large electric transmission & gas easement, and on the west by undeveloped residential property comprised mostly of a small pond. The property is further identified on the Norfolk Assessor Tax Map 15, Block 54, Lot 43.

Wetland resources on the property have been delineated by B&C Associates, Inc. and are illustrated on the enclosed Site Plans. A Bordering Vegetated Wetland (BVW) is located on the south and west sides of the site and consumes approximately 2 acres of the property. The remainder of the property consists of a mix of gravel access drives, maintained lawn, wild grasses, and mature evergreen & deciduous trees.

The property is entirely located within an area mapped as Estimated & Priority Habitat by the latest edition of the Massachusetts Natural Heritage Atlas. The property was reviewed by NHESP during a recent meeting with the MA Division of Fisheries & Wildlife to review the project. A preliminary finding is that the project would result in a “conditional take” and that mitigation acceptable to NHESP would be required for the project to move forward. The property is not located within other environmentally-sensitive areas such as 100-year floodplain, Outstanding Resource Waters (ORW), Areas of Critical Environmental Concern (ACEC), or a Zone II of a public water supply.

The site is located in proximity to the following amenities:

- State Highways: Rt. 1 (5.2 miles), Rt. 495 (7.0 miles), Rt. 95 (8.0 miles)
- Commuter Rail Service: 1.6 miles
- Retail Shopping: 1.6 miles
- Schools: 1.7 miles
- Recreation: 1.2 miles
- Religious: 1.2 miles
- Town Government: 1.6 miles (Town Hall)
- Town Center: (1.6 miles)

Design Approach

Lakeland Farms, LLC is proposing to develop Lakeland Farms, a new residential townhouse community in Norfolk, MA. The project shall consist of a mix of 40 single-family and duplex-style townhomes. Thirty (30) units will be "market" rate while ten (10) will be moderate income affordable homes located on the 8.85-acre parcel of land situated at 84 Cleveland Street. The 40 units shall be configured into 20 single-family detached townhouse units and 10 duplex-style townhouse units. 10 units will have 3 bedrooms with a 2-car garage, and 30 units will have 2 bedrooms with a 2-car garage. The homes will range in size from 1,642 s.f. to 2,460 s.f. The Lakeland Farms community will be serviced by town water, an on-site shared sewage disposal system, propane gas, cable, and electricity.

The approach to this development was to maintain a consistent massing, scale, and building typology to the surrounding residential neighborhood. The character of this area of Norfolk is single family homes of moderate scale within a natural setting that has developed over time. The townhomes are primarily sited with front yards facing a large common area with sidewalks to promote a sense of community and pedestrian accessibility. The sidewalks provide access to all the amenities the project has to offer. The amenities include a large common area with a gazebo for gatherings, a common mail area, a playground, and walking trails.

The individual buildings, although consisting of some duplex units, are designed to have the appearance and scale of single family homes. The "street" facades are a mixture of roof shapes and configurations, building materials, and entry types which help define them as more consistent with smaller single family residences within the surrounding neighborhoods. The buildings are consistently 2 ½ stories. The height and footprint of the proposed buildings are of a scale that is reminiscent of neighboring homes. Pitched roofs, clapboard and shingle siding, architectural roof shingles, double hung windows and appropriate scale overall detailing are part of the concept that ties this project to the context of the surroundings.

The buildings will vary in color schemes and basic façade design to produce a more natural feel and avoid monotony. Human scale elements such as porches and small exterior patio areas are also part of the design.

USGS LOCUS MAP

**COMPREHENSIVE PERMIT
APPLICATION**



ZONING BOARD OF APPEALS
TOWN OF NORFOLK

P.O. BOX 316
MASSACHUSETTS 02056

APPLICATION FOR HEARING
COMPREHENSIVE PERMIT

1. Name of Applicant or Appellant: Lakeland Farms, LLC
- 1a. Mailing address of Applicant: 84 Cleveland Street
Norfolk, MA Zip Code 02056 Phone 508-520-2321
- 1b. Address or location of property - Subject of the Hearing:
84 Cleveland Street
- 1c. Owner of the property: Edward & Sandra O'Harte
- 1d. Mailing address of the owner: 84 Cleveland Street, Norfolk, MA 02056
2. Name of all persons or parties having legal or beneficial interest in the application: Edward & Sandra O'Harte

3. List the supplied documents sufficient to prove status as Non-profit, limited dividend, or public agency: _____
See Certificate of Organization of Limited Dividend Organization in Section 10 herein.
4. List the documents sufficient to prove interest in locus; in case of public agency with eminent domain authority, a statement of interest in acquiring site shall be sufficient to demonstrate interest in property. Documents shall give the precise location of property: _____
See Quitclaim Deed to subject property in Section 10 herein.

5. List submitted FHA or MHFA site approvals or other documents showing agency's interest: See MassHousing Site Eligibility Letter in Section 6 herein.
6. List requested exceptions to local codes, ordinances or regulations: See Waiver Request Letter in Section 8 herein.
7. Statement of local need for such a development; include any documents to substantiate: See DHCD Ch. 40B Subsidized Housing Inventory in Section 6 stating <10% subsidized housing inventory in Norfolk. Also see MassHousing Site Eligibility Letter Attachment 1(b) in Section 6 herein.
8. Complete a description of the development. The description shall include the following information. This Description may be appended to the application form but must include all of the following information:
- X a. Number of units to be built, and acreage.
 - X b. The type of building to be constructed, masonry, wood frame, etc.
 - X c. Names of the record owner if different from the applicant, and the name of the designer, engineer, architect or surveyor.
 - X d. Names of all abutters, and of owners of land next adjoining abutters, as determined from the most recent local tax list.
 - X e. General discription of proposal system of drainage and sewerage, including adjacent existing natural waterways.

- X f. Approval, if necessary, under the Jones Act, Coastal Wetlands Act, the Hatch Act, and the Inland Wetlands Act, respectively. Chapter 130 Section 27A, Chapter 130 Section 105, Chapter 131 Section 40, and Chapter 131 Section 40A of the General Laws.
- X g. Names, approximate location, and widths of adjacent streets.
- X h. Description of the topography of the site.
- X i. Floor plan of typical unit, and typical elevations and typical section.
- X j. Overall site plan of development.
- N/A* k. To degree reasonably possible, large projects shall contain a statement of the environmental impact in terms of traffic, fire, schools, recreation, and the effect on open space and the natural environment. * Deemed to be Small Project

I hereby request a hearing before the Norfolk Zoning Board of Appeals with reference to the above noted application.

Signed: Edward O'Hara Date: 18 April 2016
 Signed: _____ Date: _____
 Title: _____

Notice: Town Clerk or Agent shall stamp the date received on this application, sign or initial adjacent to the date, and forward the material to the Clerk/Agent of the Board of Appeals.

 Town Clerk or Agent Date

A copy of the Norfolk Zoning Bylaws may be purchased from the Town Clerk.

One non-circulating copy of M.G.L. Chapter 40A, as amended, and one non-circulating copy of the Rules and Regulations of this Board are on file with the Town Clerk.

SCHEDULE OF FEES

FEES PER HEARING:

SPECIAL PERMIT	\$300.00
(plus \$50.00 per each additional special permit request pertaining to the same site)	
VARIANCE	\$300.00
(Plus \$50.00 per each additional variance request pertaining to the same site)	
SPECIAL PERMIT AND VARIANCE.	\$400.00
(Plus \$50.00 per each additional special permit or variance request pertaining to the same site)	
* COMPREHENSIVE PERMIT	\$1080.00
(Plus \$220.00 per unit)	
WETLAND ACT AND/OR WATERSHED HEARING	\$300.00
ADDENDUM AND CHANGES/RELIEF FROM CONDITIONS. . .	\$300.00
(Advertised)	
APPEALS.	\$300.00
EXTENSIONS	\$ 50.00
(Unadvertised)	
RENEWALS OF SPECIAL PERMITS	\$100.00
(Unadvertised)	
REPETITIVE PETITIONS	\$220.00
(Unadvertised)	

PLEASE NOTE: In addition to the application fee, the applicant will be required to reimburse the Town for any and all costs incurred by the Town to have an engineer/consultant review the proposal, as deemed necessary by the Zoning Board of Appeals. (Please note Article V, Section 2, Rules and Regulations).

revised: 3/97

SUMMARY OF FEES

COMPREHENSIVE PERMIT FEE:

(\$1,080 plus \$220 per unit)

$$40 \text{ units} \times \$220 = \$8,800$$

$$\$8,800 + \$1,080 = \underline{\underline{\$9,880}}$$

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOLIOLOGRAM

LAKELAND MANAGEMENT
84 CLEVELAND ST.
NORFOLK, MA 02056

1007

53-447/113
440

CHECK NUMBER

DATE 12 April 2016

PAY TO THE ORDER OF

Town of Norfolk

\$ 9,880 ⁰⁰/₁₀₀

Nine thousand eight hundred & eighty dollars only DOLLARS

ROCKLAND TRUST

FOR Lakeland Farms Project fees



Edward O'Hate

⑈001007⑈ ⑆011304478⑆ 2440000129⑈

Details on Back

Security Features Included

DEVELOPMENT TEAM

Development Team

Developer

Lakeland Farms, LLC

Architect

Donohue Architects, Inc.

Civil Engineer

Andrews Survey & Engineering, Inc.

Landscape Architect

Earth Design Landscape
Architecture, LLC

Legal Counsel

W. Robert Knapik, P.C.

Monitoring Agent

Metrowest Collaborative
Development, Inc.

Lottery Agent

SEB, LLC

Site & Utility Contractor

P.J. Hayes, Inc.

Construction Manager

Lakeland Management Corp.

On behalf of our proposed development team, Lakeland Farms, LLC (“Lakeland”) is pleased to submit an Application for MGL Ch. 40B Project Eligibility to MassHousing for Lakeland Farms, a 40-unit townhouse development located at 84 Cleveland Street in Norfolk, MA.

Our approach to this development was to maintain a consistent massing, scale and building typology to the surrounding residential neighborhood. The character of this area of Norfolk is single family homes of moderate scale with a natural development over time.

The individual buildings, although consisting of duplex units, are designed to have the appearance and scale of single family homes. The “street” facades are a mixture of roof shapes and configurations, building materials, and entry types which help define them as more consistent with smaller single family residences within the surrounding neighborhoods. The buildings are consistently 2½ stories. The height and footprint of the proposed buildings are of a scale that is reminiscent of neighboring homes. Pitched roofs, clapboard and shingle siding, architectural roof shingles, double hung windows and appropriate scale overall detailing are part of the concept that ties this project to the context of the surroundings.

The buildings will vary in color schemes and basic façade design to produce a more natural feel and avoid monotony. Human scale elements such as porches and small exterior patio areas will also be part of the design.

Architect – Donohue Architects, Inc.:

Established in 1958, Donahue Architects, Inc. is celebrating its 57th year of providing architectural services for discerning clients in the New England area. As the firm continues to grow and evolve, we welcome the opportunity to undertake new design challenges.

Our mission is to introduce our services to a broader client base and also foster the relationships with those that we have served over the years, without sacrificing the “hands-on” approach that

has been our trademark. We plan to remain in the small size category so that the principals play a part in the design process from the earliest phase through the construction phase. This is where we stand above the crowd. You will find a refreshing, open, accessible line of communication that helps promote a healthy, productive working relationship.

Our second-generation company brings a strong work ethic coupled with the technological advances of today. A client of Donahue Architects becomes a team member that is intimately involved with the process. The consultants that we work with bring a wealth of expertise to the team and allow us to address the needs of our clients through a comprehensive understanding of the task before us.

Among the services we provide are the following:

Pre-design

- Site analysis and feasibility
- Local zoning analysis and other authoritative definitions
- Evaluating existing facility potential

Conceptual design

- Building program evaluation
- Master planning
- Alternative studies

Building design

- Code analysis
- Research and design
- Cost estimating
- Coordination of consulting engineers
- Construction documents

Interior design

- Space planning / finish selection
- Furniture selection
- Construction documents

Construction services

- Bidding consultation
- Construction management
- Construction administration

Lakeland Farms
84 Cleveland Street
Norfolk, MA

Civil Engineer – Andrews Survey & Engineering, Inc.:

Andrews Survey & Engineering, Inc. was founded in 1978 and incorporated in 1983 in the Commonwealth of Massachusetts. From its inception as a land surveying and planning resource for the Blackstone Valley region, it has developed and expanded its resource database to include the greater Boston, Worcester, and Providence vicinity. Our firm offers complete professional services pertinent to land surveying and civil engineering, including all aspects of planning, design, permitting and development of projects.

Our multi-disciplinary team of experienced staff members incorporates all aspects of a project, from initial planning and land evaluation, through design, permitting and construction. Typical projects may range from the surveying and permitting of a single-family house lot, to the development of a multi-lot residential subdivision, to the design and layout of large, complex commercial, educational, municipal or industrial projects. We pride ourselves in doing what it takes to get the job completed on budget, on schedule and to the satisfaction of our clients.

Our office technicians and survey crews are equipped with the latest technology (i.e. AutoCAD Civil 3D, total station instruments, data collectors, and Global Positioning Systems) to provide precise and proficient service. They have a wide range of experience on property surveys, topographic surveys, existing conditions surveys, and construction phase services.

Andrews Survey & Engineering, Inc. employs a professional staff comprised of licensed land surveyors, civil engineers, experienced survey field crews, CAD drafting staff, and an administrative staff. We maintain professional licenses in Massachusetts, Rhode Island, and Connecticut.

Lakeland has worked with Andrews Survey & Engineering, Inc. on a variety of projects throughout the Commonwealth in such communities like Douglas, Savoy, and Plainfield.

Landscape Architect – Earth Design Landscape

Architecture, LLC:

EarthDesign Landscape Architecture, LLC (“EarthDesign”) is a Massachusetts certified woman-owned business that provides a broad range of professional services to governmental, corporate, and private clients. Alice W. Webb, Principal of EarthDesign, has over 30 years of experience in the field of landscape architecture.

We at EarthDesign work closely with our clients throughout the design process, to ensure that their needs are met through creative, functional, and economical means. Other important design considerations that we include in this process are aesthetics, maintenance, accessibility, and environmental sustainability.

The range of services provided by EarthDesign comprises:

- Site analyses and feasibility studies*
- Site program development*
- Master planning*
- Coordination of public participation process*
- Site planning and design*
- Project management*
- Construction detailing and documentation*
- Cost estimating*
- Permit coordination*
- Construction administration and observation*
- Site maintenance planning*

Types of projects that EarthDesign produces include:

- Public and private gardens*
- Parks, playgrounds, and trails*
- Outdoor recreation and athletic facilities*
- Housing developments*
- Building sites (office, commercial, governmental, and institutional)*
- Academic campuses*

Legal Counsel – W. Robert Knapik, P.C.:

Law Office of W. Robert Knapik, P.C. has broad experience in land use permitting. Our attorneys regularly appear before municipal planning boards, zoning boards, and conservation commissions on behalf of proponents of land development projects, including affordable housing permitted and developed pursuant to G.L. c. 40B. We have also represented developers in appeals related to land use and environmental matters before appellate courts, trial courts and administrative bodies including the Department of Environmental Protection and the Housing Appeals Committee within the Department of Housing and Community Development.

Monitoring Agent – Metro West Collaborative

Development, Inc.:

The mission of Metro West Collaborative Development (Metro West CD) is to organize residents, mobilize resources, and identify ideas that improve the quality of life for residents of Metro West neighborhoods. They accomplish this by:

1. Creating and preserving affordable homes;
2. Supporting economic development that strengthens neighborhoods, towns, and our region; and
3. Building alliances with partners and constituencies throughout the region in order to increase awareness and build support for community development.

Metro West CD has been working in the field of affordable housing development, administration, and compliance for over 20 years. Working closely with municipalities and developers, Metro West CD is involved in the monitoring of over 150 affordable units throughout eastern Massachusetts. In addition to Monitoring Agreements with individual developers, Metro West CD also works with municipalities to insure the compliance of their entire Subsidized Housing Inventory (SHI).

Metro West CD also provides 40B and 40R Compliance Monitoring and has current agreements with:

Lakeland Farms
84 Cleveland Street
Norfolk, MA

Duxbury Woods, Duxbury – 10 units
Greendale Village, Needham – 4 units
Rose Court, Danvers – 18 units
Craftsman Village, Boxborough – 1 unit
Elm Street Estates, Bridgewater – 5 units
Goddard Village, Stoughton – 26 units (10 units closed to date)
Campion Estates, North Andover – 7 units
Villages at Stow, Stow – Metro West CD assumed monitoring
responsibilities post-project completion
Woodland Meadows, Southborough – 4 units

Site & Utility Contractor – P.J. Hayes, Inc.:

Since 1981, P.J. Hayes, Inc. has provided full service site contracting services in Eastern Massachusetts for the private and public sector. We specialize in all aspects of civil construction including road construction, water, sewer, drain, culverts, retaining walls, underground utilities, and foundation excavation. All our equipment is state of the art and our management team brings years of experience to projects ranging from \$50,000 to \$3,000,000.

Our years of experience and ability to do onsite cost analysis, providing preliminary estimates as a form of value engineering, and local contacts would benefit the project from the design phase of the site work to completion.

Lottery Agent – SEB, LLC:

SEB, LLC (SEB) as a Marketing/Lottery Agent, has represented more units of affordable housing than any entity in Massachusetts. SEB's experience as a Lottery Agent reflects its ability to successfully serve a diverse portfolio of clients and developments from large rental properties to small for-sale projects. With increasing oversight and regulation associated with the affordable housing lottery process, it is critical for the developer to work with a Lottery Agent with the experience not only in conducting lotteries, but an understanding of how the lottery process works within the overall development process.

Lakeland Farms
84 Cleveland Street
Norfolk, MA

SEB has provided housing development and planning services that have resulted in the approval and development of more than 12,000 units of affordable housing. SEB has been involved in public or private sector projects in more than 180 cities and towns in Massachusetts.

SEB successfully and effectively manages development teams and steers the development process through all phases. SEB has extensive knowledge of the Massachusetts Comprehensive Permit Law, M.G.L. chapter 40B, which leads to housing opportunities in many communities. SEB has assisted in the financial packaging of over 120 mixed-finance developments under Chapter 40B. In connection with these projects, SEB has prepared or reviewed development pro formas, negotiated with local officials, neighbors and developers and successfully leveraged local, state and federal subsidies using almost every available affordable housing financing source.

Lastly, SEB also develops its own mixed income residential communities. As such, we understand all components of the development process and can uniquely understand your development, financial and strategic objectives better than other affordable housing administrators and management companies.

Construction Manager – Lakeland Mgmt. Corp.

Lakeland Management Corporation is the entity created to provide the construction management and construction related services for the project. Lakeland Management Corporation shall provide high quality, cost efficient construction means for the delivery of all construction activities.

Through the assembly of seasoned construction staffing and corporate management oversight of the staffing, Lakeland Management Corporation is able to work closely with state & municipal officials, the project development team, and the customers to ensure a well-organized and coordinated delivery of each residence and its associated infrastructure.

STATEMENTS OF LOCAL NEED

MassHOUSING ELIGIBILITY LETTER

DHCD SUBSIDIZED HOUSING INVENTORY



Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

TEL: 617.854.1000 | FAX: 617.854.1091
Vp: 866.758.1435 | www.masshousing.com

October 30, 2015

Edward O'Harte
Lakeland Farms, LLC
84 Cleveland Street
Norfolk, MA 02056

**Re: Lakeland Farms, Norfolk, MA
Project Eligibility/Site Approval
Project #788**

Dear Mr. O'Harte:

This letter is in response to your application as "Applicant" for a determination of Project Eligibility (Site Approval) pursuant to Massachusetts General Laws Chapter 40B ("Chapter 40B"), 760 CMR 56.00 (the "Regulations") and the Comprehensive Permit Guidelines issued by the Department of Housing and Community Development ("DHCD") (the "Guidelines" and, collectively with Chapter 40B and the Regulations, the "Comprehensive Permit Rules"), under the New England Fund ("NEF") Program ("the Program") of the Federal Home Loan Bank of Boston ("FHLBB").

You have proposed to build 44 homeownership units (the "Project") on 8.85 acres of land located at 84 Cleveland Street (the "Site") in Norfolk (the "Municipality").

In accordance with the Comprehensive Permit Rules, this letter is intended to be a written determination of Project Eligibility ("Site Approval") by MassHousing acting as Subsidizing Agency under the Guidelines, including Part V thereof, "Housing Programs In Which Funding Is Provided By Other Than A State Agency."

MassHousing has performed an on-site inspection of the Site, which local boards and officials were invited to attend, and has reviewed the pertinent information for the Project submitted by the Applicant, the Municipality and others in accordance with the Comprehensive Permit Rules. The Municipality was given a thirty (30) day period, in which to review the Site Approval application and submit comments to MassHousing. Based on MassHousing's consideration of comments received from the Municipality, and its site and design review, the following issues should be addressed in your application to the local Zoning Board of Appeals ("ZBA") for a Comprehensive Permit and fully explored in the public hearing process prior to submission of your application for final approval under the Program:

Municipal Comments

- The Municipality requested that you provide for storm-water recharge areas outside of the wetlands buffer areas.
- The Municipality has expressed concern with the use of permeable paving in the development and the burdensome maintenance effect it may have on property owners.
- The Municipality requests that you provide a more detailed snow removal plan for the site. The Municipality further requests that adequate snow storage areas are designated.
- The Municipality expressed concern regarding public safety vehicles having difficulty navigating around on-street parking in the event of an emergency.
- The Municipality is concerned that additional traffic generated from this development may impact the existing neighborhood. Please be prepared to discuss this issue with local officials and determine whether a traffic impact study is needed.
- The Municipality is concerned with the amount of site lighting and the affect it may have on abutting property owners.

MassHousing Determination

Based on the letter from the Municipality and our site and design review, MassHousing staff has determined that the Project appears generally eligible under the requirements of the Program, subject to final review of eligibility and to Final Approval. As a result of our review, we have made the findings as required pursuant to 760 CMR 56.04(1) and (4). Each such finding, with supporting reasoning, is set forth in further detail on Attachment 1 hereto.

This approval is expressly limited to the development of no more than forty (44) homeownership units under the terms of the Program, with not less than ten (11) of such units restricted as affordable homeownership units for low and moderate income persons or families as required under the terms of the Guidelines. It is not a commitment or guarantee of NEF financing and does not constitute a site plan or building design approval. Should you consider, prior to obtaining a Comprehensive Permit, the use of any other housing subsidy program, the construction of additional units or a reduction in the size of the Site, you may be required to submit a new Site Approval application for review by MassHousing. Should you consider a change in tenure type or a change in building type or height, you may be required to submit a new Site Approval application for review by MassHousing.

For guidance on the Comprehensive Permit review process, you are advised to consult the Guidelines. Further, we urge you to review carefully with legal counsel the M.G.L. c.40B Comprehensive Permit Regulations and 760 CMR 56.00.

This approval will be effective for a period of two years from the date of this letter. Should the Applicant not apply for a Comprehensive Permit within this period or should MassHousing not extend the effective period of this letter in writing, this letter shall be considered to have expired and no longer be in effect. In addition, the Applicant is required to notify MassHousing at the following times throughout this two year period: (1) when the Applicant applies to the local ZBA for a Comprehensive Permit, (2) when the ZBA issues a decision and (3) if applicable, when any appeals are filed.

Should a comprehensive permit be issued, please note that prior to (i) commencement of construction of the Project or (ii) issuance of a building permit, the Applicant is required to submit to MassHousing a request for Final Approval of the Project (as it may have been amended) in accordance with the Comprehensive Permit Rules (see especially 760 CMR 56.04(07) and the Guidelines including, without limitation, Part III thereof concerning Affirmative Fair Housing Marketing and Resident Selection). Final Approval will not be issued unless MassHousing is able to make the same findings at the time of issuing Final Approval as required at Site Approval.

Please note that MassHousing may not issue Final Approval if the Comprehensive Permit contains any conditions that are inconsistent with the regulatory requirements of the New England Fund Program of the FHLBB, for which MassHousing serves as Subsidizing Agency, as reflected in the applicable regulatory documents. In the interest of providing for an efficient review process and in order to avoid the potential lapse of certain appeal rights, the Applicant may wish to submit a "final draft" of the Comprehensive Permit to MassHousing for review. Applicants who avail themselves of this opportunity may avoid significant procedural delays that can result from the need to seek modification of the Comprehensive Permit after its initial issuance.

If you have any questions concerning this letter, please contact Jessica Malcolm at (617) 854-1201.

Sincerely,



Thomas R. Gleason
Executive Director

cc: Chrystal Kornegay, Undersecretary, DHCD
Jim Lehan, Chairman, Norfolk Board of Selectmen
Michael Kulesza, Chairman, Norfolk Zoning Board of Appeals

Attachment 1.

760 CMR 56.04 Project Eligibility: Other Responsibilities of Subsidizing Agency
Section (4) Findings and Determinations

Lakeland Farms, Norfolk, MA #788

After the close of a 30-day review period and extension, if any, MassHousing hereby makes the following findings, based upon its review of the application, and taking into account information received during the site visit and from written comments:

(a) MassHousing finds that the proposed Project appears generally eligible under the requirements of the housing subsidy program, subject to final approval under 760 CMR 56.04(7);

The Project is eligible under the NEF housing subsidy program and at least 25% of the units will be available to households earning at or below 80% of the Area Median Income, adjusted for household size, as published by the U.S. Department of Housing and Urban Development ("HUD"). The most recent HUD income limits indicate that 80% of the current median income for a four-person household in Norfolk is \$65,800. The Applicant has a letter of financial interest from Rockland Trust Company, a member bank of the FHLBB under the NEF Program.

(b) MassHousing finds that the site of the proposed Project is generally appropriate for residential development, taking into consideration information provided by the Municipality or other parties regarding municipal actions previously taken to meet affordable housing needs, such as inclusionary zoning, multifamily districts adopted under c.40A, and overlay districts adopted under c.40R, (such finding, with supporting reasoning, to be set forth in reasonable detail);

Based on MassHousing staff's site inspections, internal discussions, and a thorough review of the application, MassHousing finds that the Site is suitable for residential use and development and that such use would be compatible with surrounding uses.

Norfolk does not have a current Housing Production Plan approved by DHCD. Norfolk has 111 Subsidized Housing Inventory (SHI) units (3.6% of its housing inventory) which is 200 SHI units shy of the 10% SHI threshold.

(c) MassHousing finds that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);

Relationship to Adjacent Building Typology

The surrounding neighborhood consists of single-family homes of moderate scale. As such, the proposed residential buildings, although planned as duplex units, are designed to have the

(d) MassHousing finds that the proposed Project appears financially feasible within the housing market in which it will be situated (based on comparable rentals or sales figures);

The Project appears financially feasible based on a comparable sales letter submitted by realtor Frank Niro of Century21 of Milford, MA.

(e) MassHousing finds that an initial pro forma has been reviewed, including a land valuation determination consistent with the Department's Guidelines, and the Project appears financially feasible and consistent with the Department's Guidelines for Cost Examination and Limitations on Profits and Distributions (if applicable) on the basis of estimated development costs;

The initial pro forma has been reviewed for the proposed residential use and the Project appears financially feasible with a projected profit margin of 15.37%. In addition, a third party appraisal commissioned by MassHousing has determined that the "As Is" land value for the Site of the proposed Project is \$750,000.

(f) MassHousing finds that the Applicant is a public agency, a non-profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards of the housing program; and

The Applicant must be organized as a Limited Dividend Organization prior to applying for Final Approval. MassHousing sees no reason this requirement could not be met given information reviewed to date. The Applicant meets the general eligibility standards of the NEF housing subsidy program.

(g) MassHousing finds that the Applicant controls the site, based on evidence that the Applicant or a related entity owns the site, or holds an option or contract to acquire such interest in the site, or has such other interest in the site as is deemed by the Subsidizing Agency to be sufficient to control the site.

The Applicant controls the entire 8.85 acre Site under a purchase and sale agreement expiring 30-days after issuance of a Comprehensive Permit.

appearance and scale of single-family homes. The height (2 ½ stories) and footprint of the proposed buildings are of a scale that is comparable to neighboring homes. Further, architectural details including pitched roofs, clapboard and shingle siding, architectural roof shingles, and double hung windows reflect the architecture of the surrounding neighborhood. The buildings will vary in color scheme and basic façade design to create visual interest. The proposed home designs include human scale elements such as porches and small exterior patio areas. The proposed development maintains consistent massing, scale, and building typology to the surrounding residential neighborhood.

Relationship to Adjacent Streets

The subject property is located in the northern portion of the Municipality on Cleveland Street, which is situated west of Fruit street and east of Route 115. The relationship of the proposed Site access and egress to Cleveland Street does not present any discernable public safety impacts. Overall, the proposed development is well integrated with prevailing development patterns.

Density

The Developer intends to build 44 homes on 8.85 acres, 7.35 of which are buildable acres. The Development's overall density is 5.98 units per buildable acre, which is acceptable given the proposed housing type.

Conceptual Site Plan

The 44 units configured in 22 duplex-style buildings will be located in a cul-de-sac off of Cleveland Street. The proposed Development will have a common mail area, sidewalks, a landscaped outdoor common, and shared open space to promote pedestrian accessibility and a sense of community. There appears to be adequate lines of sight for vehicles entering and exiting the proposed Site.

Topography

The subject property contains some areas with slopes greater than 10% on the western portion where the land slopes down toward a pond situated on an abutting property. No significant adverse conditions are present and the site's topography is not an impediment to the proposed development.

Environmental Resources

A wooded swamp is present along the western and southwestern portions of the property that is connected with a small pond that is situated on an abutting property. There is also a shrub swap located on the southeast corner of the property. The aforementioned resources do not impose an impediment to the proposed site plan, and result in significant portions of the Site remaining undeveloped.

Proposed Use

Based on MassHousing staff's site inspection, internal discussions, and a thorough review of the application, MassHousing finds that the Site is suitable for residential use and development and that such use would be compatible with surrounding uses.

Department of Housing and Community Development
Chapter 40B Subsidized Housing Inventory (SHI)
as of December 5, 2014

Community	2010 Census Year Round Housing Units	Total Development Units	SHI Units	%
Abington	6,364	511	478	7.5%
Acton	8,475	1,107	551	6.5%
Acushnet	4,097	133	103	2.5%
Adams	4,337	321	321	7.4%
Agawam	12,090	499	467	3.9%
Alford	231	0	0	0.0%
Amesbury	7,041	869	505	7.2%
Amherst	9,621	1,081	1,034	10.7%
Andover	12,324	1,428	1,145	9.3%
Aquinnah	158	41	41	25.9%
Arlington	19,881	1,429	1,121	5.6%
Ashburnham	2,272	147	32	1.4%
Ashby	1,150	0	0	0.0%
Ashfield	793	2	2	0.3%
Ashland	6,581	346	241	3.7%
Athol	5,148	247	247	4.8%
Attleboro	17,978	1,177	1,177	6.5%
Auburn	6,808	242	242	3.6%
Avon	1,763	74	74	4.2%
Ayer	3,440	456	290	8.4%
Barnstable	20,550	1,832	1,373	6.7%
Barre	2,164	83	83	3.8%
Becket	838	0	0	0.0%
Bedford	5,322	1,087	902	16.9%
Belchertown	5,771	398	372	6.4%
Bellingham	6,341	702	537	8.5%
Belmont	10,117	392	380	3.8%
Berkley	2,169	139	24	1.1%
Berlin	1,183	222	65	5.5%
Bernardston	930	24	24	2.6%
Beverly	16,522	2,142	1,946	11.8%
Billerica	14,442	1,487	857	5.9%
Blackstone	3,606	165	123	3.4%
Blandford	516	1	1	0.2%
Bolton	1,729	192	64	3.7%
Boston	269,482	52,453	49,324	18.3%
Bourne	8,584	1,227	596	6.9%
Boxborough	2,062	327	24	1.2%
Boxford	2,730	64	23	0.8%

Methuen	18,268	1,938	1,649	9.0%
Middleborough	8,921	928	509	5.7%
Middlefield	230	4	4	1.7%
Middleton	3,011	173	151	5.0%
Milford	11,379	980	718	6.3%
Millbury	5,592	244	221	4.0%
Millis	3,148	184	121	3.8%
Millville	1,157	26	26	2.2%
Milton	9,641	733	477	4.9%
Monroe	64	0	0	0.0%
Monson	3,406	152	152	4.5%
Montague	3,926	423	391	10.0%
Monterey	465	0	0	0.0%
Montgomery	337	0	0	0.0%
Mount Washington	80	0	0	0.0%
Nahant	1,612	48	48	3.0%
Nantucket	4,896	179	121	2.5%
Natick	14,052	1,672	1,442	10.3%
Needham	11,047	969	838	7.6%
New Ashford	104	0	0	0.0%
New Bedford	42,816	5,155	5,124	12.0%
New Braintree	386	0	0	0.0%
New Marlborough	692	0	0	0.0%
New Salem	433	0	0	0.0%
Newbury	2,699	94	94	3.5%
Newburyport	8,015	720	606	7.6%
Newton	32,346	2,515	2,438	7.5%
Norfolk	3,112	144	111	3.6%
North Adams	6,681	886	880	13.2%
North Andover	10,902	1,393	932	8.5%
North Attleborough	11,553	308	296	2.6%
North Brookfield	2,014	142	142	7.1%
North Reading	5,597	645	533	9.5%
Northampton	12,604	1,586	1,521	12.1%
Northborough	5,297	718	605	11.4%
Northbridge	6,144	470	455	7.4%
Northfield	1,290	27	27	2.1%
Norton	6,707	898	588	8.8%
Norwell	3,652	426	271	7.4%
Norwood	12,441	992	980	7.9%
Oak Bluffs	2,138	158	146	6.8%
Oakham	702	0	0	0.0%
Orange	3,461	431	431	12.5%
Orleans	3,290	337	307	9.3%
Otis	763	0	0	0.0%
Oxford	5,520	404	404	7.3%
Palmer	5,495	329	284	5.2%

PRO FORMA

LAW OFFICE OF W. ROBERT KNAPIK, P.C.

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April 17, 2016

Mr. Michael Kulesza, Chairman
Zoning Board of Appeals
Norfolk Town Hall
1 Liberty Lane
Norfolk, MA 02056

Re: Lakeland Farms, Norfolk Massachusetts

Dear Chairman Kulesza:

We represent Lakeland Farms, LLC (the "Applicant"), a Massachusetts limited liability corporation and limited dividend organization, in connection with an application ("Application") for a Comprehensive Permit pursuant to Massachusetts General Laws, Chapter 40B, §§20-23 for the construction of forty (40) residential units (the "Project") on an approximately 8.90 acre parcel of land at 84 Cleveland Street in Norfolk, Massachusetts (the "Property"). The Property is shown on Norfolk Assessor's Tax Map 15, Block 15, Lot 43.

Included in the Application is a Project Eligibility / Site Approval issued by MassHousing. In its Project Eligibility / Site Approval letter MassHousing has made a determination of Land Value, and has reviewed the Pro Forma submitted by the Applicant. A copy of the Pro Forma submitted to MassHousing as part of the Applicant's Project Eligibility / Site Approval Application is attached hereto.

Mr. Michael Kulesza, Chairman
Zoning Board of Appeals
April 17, 2016
Page 2

As a result of its review of the Pro Forma, MassHousing has determined the following:

- that the Project appears to be financially feasible;
- found that the Project is fundable;
- the Project is marketable; and
- that the Applicant is able to finance, construct and manage the Project.

If you should have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

W. Robert Knapik

enclosure

cc: Lakeland Farms, LLC

**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: Lakeland Farms

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

Sales/Revenue

Market	16,980,000
Affordable	1,900,000
Identity of Interest (Market)	0
Other Income	0
Total Sales/Revenue	18,880,000

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.	775,000

Costs

Item	Budgeted
-------------	-----------------

Acquisition Cost

Site Acquisition: pre-permit land value (to be determined by MassHousing Commissioned Appraisal) plus reasonable carrying costs	775,000
Subtotal - Acquisition Costs	775,000

Construction Costs - Residential Construction (Hard Costs)

Building Structure Costs	10,126,152
Hard Cost Contingency	506,308
Subtotal - Residential Construction (Hard Costs)	10,632,460

Costs

Item	Budgeted
Construction Costs – Site Work (Hard Costs)	
Earth Work	170,000
Utilities: On Site	150,000
Utilities: Off Site	12,000
Roads and Walks	506,000
Site Improvement	236,400
Lawns and Planting	181,600
Geotechnical Condition	40,000
Environmental Remediation	0
Demolition	75,000
Unusual Site Conditions/Other Site Work	10,000
Subtotal – Site Work (Hard Costs)	1,381,000
Construction Costs – General Conditions, Builders Overhead and Profit (Hard Costs)	
General Conditions	720,807
Builder's Overhead	240,289
Builder's Profit	720,807
Subtotal – General Conditions Builder's Overhead and Profit (Hard Costs)	1,681,883
General Development Costs (Soft Costs)	
Appraisal and Marketing Study <i>(not 40B "as is" appraisal)</i>	15,000
Lottery	25,000
Commissions/Advertising-Affordable	25,000
Commissions/Advertising-Market	830,000
Model Unit	80,000
Closing Costs <i>(unit sales)</i>	120,000
Real Estate Taxes <i>(during construction)</i>	40,000
Utility Usage <i>(during construction)</i>	44,000
Insurance <i>(during construction)</i>	50,000
Security <i>(during construction)</i>	10,000
Inspecting Engineer	20,000
Fees to Others	0
Construction Loan Interest	150,000
Fees to Construction Lender	35,000
Architectural	40,000
Engineering	60,000
Survey, Permits, etc.	30,000
Clerk of the Works	0
Construction Manager	0

Item	Budgeted
General Development Costs (Soft Costs) – Continued	
Bond Premiums (<i>Payment/Performance/Lien Bond</i>)	25,000
Legal	30,000
Title (<i>including title insurance</i>) and Recording	5,000
Accounting and Cost Certification (<i>incl. 40B</i>)	44,000
Relocation	0
40B Site Approval Processing Fee	6,320
40B Technical Assistance/Mediation Fund Fee	0
40B Land Appraisal Cost (<i>as-is value</i>)	3,500
40B Final Approval Processing Fee	2,500
40B Subsidizing Agency Cost Certification Examination Fee	5,000
40B Monitoring Agent Fees	11,000
40B Surety Fees	20,000
Other Financing Fees	0
Development Consultant	5,000
Other Consultants (<i>describe</i>)	0
Other Consultants (<i>describe</i>)	0
Soft Cost Contingency	0
Other General Development (Soft) Costs	35,680
Subtotal – General Development Costs (Soft Costs)	1,767,000
Developer Overhead	
Developer Overhead	128,000
Subtotal – Developer Overhead	128,000
Summary of Subtotals	
Sales/Revenue	18,880,000
Site Acquisition	775,000
Residential Construction	10,632,460
Site Work	1,381,000
Builder's Overhead, Profit and General Conditions	1,681,883
General Development Costs	1,767,000
Developer Overhead	128,000
Summary	
Total Sales/Revenue	18,880,000
Total Development Costs (TDC)	16,365,343
Profit (Loss) from Sales/Revenue	2,514,657
Percentage of Profit (Loss) Over the Total Development Costs	15.37%

WAIVER REQUEST LIST

LAKELAND FARMS
TOWNHOUSE COMMUNITY
NORFOLK, MASSACHUSETTS

WAIVER REQUEST LIST
April 19, 2016

PLANNING BOARD RULES & REGULATIONS

A general waiver is sought from all site plan approval requirements under Planning Board's jurisdiction where the project will be reviewed by the Zoning Board of Appeals per the Comprehensive Permit and M.G.L. Ch. 40B regulations.

3.3.2.21 Waive the impact study and assessment report, where project will be designed in compliance with Title 5 septic system requirements, DEP Stormwater Management Regulations, DEP Wetlands Protection Act and its regulations, and roadway infrastructure will be sufficient to support the proposed project as shown on the plans. Solid waste and site/landscape maintenance shall be the responsibility of a homeowners association who shall contract these services with professional companies approved to do business in Norfolk.

4.1.1 Waive requirement for the applicant to observe all design standards of Sections 4, 5, and 6 of Town's land subdivision/site plan approvals.

4.9.4 Waive requirement for trees to be planted at 40 foot or lesser intervals on both sides of all streets, where a landscaping plan with appropriate trees and other plantings shall be provided for this condominium project.

4.12.1 Waive requirement that prior to the removal of any trees over four (4) inches in diameter in the right of way and within any tree easement and prior to grading, the developer shall mark all trees proposed for removal and the developer shall plot these marked trees on site plan to be reviewed by the Planning Board. Applicant proposes to show limits of work (and not individual trees) on site plans to be reviewed by the Zoning Board, and all trees within these limits shall be flagged for clearing prior to construction.

4.14.6 Waive town's secondary road (serving between 7 & 50 homes) design requirements of 26' paved width, 170' centerline radius, 340' intersection sight distance for internal roadways, 350' spacing of intersections (centerline to centerline), and other town roadway design standards as may be necessary to construct the private driveway network as shown on the site plans, where this project is a private development with lower design speeds. The proposed side roadway is proposed to be 22' wide.

4.14.9.1 Waive requirement that paved cul-de-sacs shall not exceed 500 feet in length from the intersection of the nearest intersecting through-street to the farthest end of the paved turnaround.

4.17 Waive requirement for drafting street cross sections at 50' station intervals, where the site plans show a proposed private development permitted under M.G.L. Ch. 40B.

4.19.7.1 Waive requirement for no new point source discharge within 100 feet of a bordering vegetated wetland, as overflows are provided for all infiltration systems.

4.19.7.2 Waive requirement for a closed stormwater collection system consisting of precast concrete drain manholes, precast concrete catch basins (5' I.D.), precast concrete water quality structures connected by straight segments of drain line (min. 12"), and cross-culverts consisting of straight segments of Class IV reinforced concrete pipe with gasketed joints, where site design may utilize other collection and conveyance methods including use of hydrodynamic separators and other pipe materials in accordance with MassDEP Stormwater Management Regulations.

4.19.7.4 Waive requirement for separate roof runoff recharge systems on all homes with capacity to accommodate 1-inch of runoff from roofs. The proposed drainage design of the project intends to comply with MassDEP Stormwater Management Regulations, and provides the required amount of stormwater recharge based on the impervious surfaces proposed.

4.19.7.5 Waive requirement that basin embankments having a height of greater than four feet between the required freeboard elevation and finished grade exterior to the basin shall require geotechnical testing and an embankment design prepared by a Massachusetts Geotechnical Professional Engineer, and for sections through such embankments be provided showing slopes, impervious cores, and surface armoring. Basins shall be designed in accordance with standard engineering practice according to the MassDEP Stormwater Management Regulations.

Waive requirement for surface stormwater basins and surrounding maintenance access berms be provided on separate lots not part of any building lot, with a 10-foot wide minimum access and maintenance easement extending from the public way to the stormwater basin lot, and a 10-foot wide tree easement with plantings around the berm, where the drainage basins on this project are all part of a single project lot to be privately maintained, and landscaping plan being provided such that easements are not needed.

Waive requirement for the edge of surface stormwater basins (measured at the required freeboard elevation) to be set back 100 feet from building cellars/basements and 200 feet from street intersections.

4.19.9.1 Waive requirement to recharge all stormwater onsite to allow offsite stormwater discharge. Peak rates of runoff will be controlled such that there is no increase from existing conditions.

5.2.1.1 Waive requirements for 26' wide pavement, 7' grass strip and sidewalks on both sides of a secondary street. The two-way roadway loop will be 22' wide.

5.2.3. Waive requirement for an Earth Relocation/Removal Permit when 500 cubic yards or more of earth materials are to be removed from the site or relocated within the site.

5.2.6.3 Waive requirement of a plan showing as-built surface grades at 50' stations of the completed dense grade prior to installing bituminous concrete binder course for Planning Board approval, where this is a private development with no public ways proposed.

5.2.8 & 5.2.9 Waive the use of sloped granite curbing, to allow the use of cape cod berm.

5.3.3.3 Waive requirement of curb inlet stones at catch basins, to allow the use of cape cod berm.

5.3.5 Waive requirement to provide field stone masonry ends at culverts per Section 685 of the M.H.D. Standard Specifications, where proposed culverts shall make use of concrete headwalls.

5.7 Waive requirement for retaining walls to be 4-ft. max height and of cemented stone masonry conforming to the relevant provisions of Section 685 of the M.H.D. Standard Specifications, where proposed retaining walls shall be as shown on the plans poured in place concrete.

5.9. & 5.9.1 Waive requirements for street trees to be planted within a grass strip (or in tree easements per Planning Board discretion) at 35-foot or lesser intervals, on both sides of all streets, and other planting and guarantee requirements of the Planning Board where the roadways shall not be offered up for acceptance by the town. Also waive requirement for Planning Board approval of tree species where this project is permitted by the ZBA under M.G.L. Ch. 40B.

5.10 Waive requirements for loaming & seeding where a landscape plan has been prepared for this private development with specific details have been provided for ground covers and sequencing of construction. Also waive the prohibition on the removal of topsoil from the development where we anticipate the project area will have a surplus of loam that will be transported offsite to other land owned by the applicant.

5.12 Waive requirement for Street Light fees to be paid to the town and other street light requirements where there are no street lights proposed for this project since building lighting is anticipated to provide adequate lighting throughout.

7.3.1 Waive requirement for dwelling to be constructed and residential use of the subject property to be expanded with a site plan approved by the Planning Board, where the ZBA will review these plans under a Comprehensive Permit per M.G.L. Ch. 40B. Waivers from all such site plan approval requirements are hereby requested.

7.4.2 Waive requirement for all site plans to be at 1" = 20' scale. 1" = 40' scale is used for site plan set which provides sufficient detail and clarity of the proposed work.

7.4.2.2 Waive those provisions of Sections 4 & 5 as necessary, substituting the words "site" for "subdivision" and "applicant" for "subdivider" where site plan approval by the Planning Board and no Special Permits are requested, and this project is permitted under M.G.L. Ch. 40B by a Comprehensive Permit from the Zoning Board of Appeals.

7.4.3.16 Waive requirements that all storm water drainage shall be contained on site unless otherwise approved by the Planning Board, that Soil Percolation tests shall be conducted in accordance with Subsection 5.3.12.2., that all facilities for accommodating storm water drainage shall comply with the relevant paragraphs of Regulation 5.3, that runoff from all structures shall be accommodated into leaching basins unless otherwise approved by the Planning Board, that all runoff from parking areas, driveways and service areas on the site shall be directed into a dedicated oil-water separator, and that roof runoff shall be discharged into drywells. The applicant requests waivers from all town stormwater management regulations (Planning Board & Conservation Commission) such that the drainage system intends to comply with MassDEP Stormwater Management Regulations.

7.4.3.25 Waive requirement that all waivers required for the project, be shown on the plans, and that such waivers are subject to approval of the Planning Board, where this project is permitted under M.G.L. Ch. 40B and the site plans are subject to Comprehensive Permit approvals by the Zoning Board of Appeals.

7.5 through 7.9 Waive all Site Plan submission, fee, hearing, and approval requirements administered by the Planning Board, where the Zoning Board of Appeals will review this application and plans under a Comprehensive Permit per M.G.L. Ch. 40B.

EARTH RELOCATION/REMOVAL

Waivers of all Town of Norfolk Bylaws and Regulations regarding the removal and/or relocation of earth, where this private development project is subject to a Comprehensive Permit issued by the Zoning Board of Appeals per M.G.L. Ch. 40B.

Zoning Bylaws with Amendments through May 2014

WATERSHED PROTECTION DISTRICT

D.3.d.1.b Waiver to allow structures, land disturbing activities, excavation within 25 feet of on-site wetlands/streams/ponds, and excavation to create ponding areas/drainage basins where portions of the proposed the entrance roadway (with retaining walls and box culvert) and drainage system will be constructed within 25 ft. of wetlands as shown on the plans.

D.3.f.1 - 5 Waiver to submit a Special Permit application to the Zoning Board of Appeals, and all plan submittal and procedural hearing requirements for proposed work within the Watershed Protection District, where the Zoning Board of Appeals will review this application and plans as part of the Comprehensive Permit per M.G.L. Ch. 40B, including but not necessarily limited to waivers to allow:

- D.3.e.1.c Residential construction of roads, landscaping, stormwater controls, dwellings, and associated utilities upon issuance of an Order of Conditions from the Norfolk Conservation Commission
- D.3.e.1.d Excavation, filling, dumping, transferring of earth materials or the filling, dumping or transferring of any earth material within the district. Portions of roads, landscaping, and stormwater controls are located within 25' of wetland resource areas.
- D.3.e.1.e Any use not expressly allowed in Section D.3.c or prohibited in Section D.3.d.

PARKING

F.7.a Waive requirement for the Planning Board to make a decision on the adequacy of the parking by a Special Permit, where this project is to be reviewed by the Zoning Board of Appeals pursuant to M.G.L. Ch. 40B.

F.7.b.1 & F.7.b.1.a Waive requirements for off-street parking of 2 spaces per single family dwelling and 1.5 spaces for other dwellings, where the project will consist of a mix of single-family detached and

duplex dwelling units, and will include 2-car garages integral to each of the dwellings. A total of 40 dwellings are proposed with 80 garage spaces and 94 off-street parking spaces are proposed (80 driveway spaces plus 14 spaces designated in two separate areas).

F.7.e Waive requirement for a Special Permit by the Zoning Board of Appeals for parking spaces in the front yard where the project is to be reviewed by the Zoning Board of Appeals pursuant to M.G.L. Ch. 40B.

F.7.i Waive requirement for travel lane widths as specified in this section, to allow two-way travel lanes at 22 feet wide with 90° parking spaces.

F.7.n Waive requirement for parking lots and appurtenances to be constructed in accordance with Planning Board regulations for same, where the project driveways and parking areas shall be constructed as shown on the plans.

SITE PLAN APPROVAL

F.11. and subsections a - d Waive requirements for Site Plan Review and Approval by the Planning Board, where this project is being review pursuant to M.G.L. Ch. 40B by a Comprehensive Permit by the Zoning Board of Appeals.

DESIGN REVIEW

F.12, F.12.c.1, & F.12.d - g Waive all requirements for applications to the Design Review Board, where this project is being review pursuant to M.G.L. Ch. 40B by a Comprehensive Permit by the Zoning Board of Appeals.

F.12.f.1 Waive requirement for a study model or final presentation model.

AFFORDABLE HOUSING DEVELOPMENT

H.3 Waive all requirements for providing affordable housing by Special Permit issued by the Planning Board, where ten (10) affordable housing units are to be provided by this project pursuant to M.G.L. Ch. 40B subject to a Comprehensive Permit by the Zoning Board of Appeals.

Board of Health Regulations for Siting, Construction, Inspection, Upgrade, Repair, and Expansion of On-Site Wastewater Disposal Systems - February 11, 1997

IV.5 Waive requirements for Board of Health approval of the water supply and stormwater drainage systems for this private development project where it is permitted pursuant to M.G.L. Ch. 40B subject to a Comprehensive Permit by the Zoning Board of Appeals. Wastewater disposal system plans shall be prepared in accordance with MassDEP Title 5 for approval by the Board of Health.

VII.3 Waive town requirements for sizing septic tanks and allow use of MassDEP Title 5. Section

VII.4.A - C Waive requirement that only leaching trenches be used, and allow use of other leaching systems approved for use in MassDEP Title 5. The proposed design incorporates the use of Enviro-Septic technology as permitted by MassDEP for general use. A different leaching systems may be utilized in the final design.

VII.4.G Waive requirement for a maximum 36" of cover over the septic tank and pump chamber, where gravity flows to the septic tank required up to 60" of cover.

VII.6 Waive requirement for 10' spacing between leaching trenches, and to allow use of Title 5 leaching system design guidelines.

XII Waive requirements for pump systems, to allow use of Title 5 requirements for use of Enviro-Septic technology system, or other approved MassDEP approved technology as may be required in the final design.

CONSERVATION COMMISSION WETLANDS PROTECTION REGULATIONS

SECTION 2(1)(b) Waive requirement that lands within 100 feet of any of the other resource areas listed shall be regulated as a resource area, and to allow this buffer zone area to be regulated per the MA Wetlands Protection Act and its regulations.

SECTION 2(1)(c) Waive requirement that ephemeral streams be treated as a wetland resource area, and to follow MA Wetlands Protection Act and its regulations.

SECTION 3 Waive all town buffer zone performance standards, and follow MA Wetlands Protection Act and its regulations.

SECTION 14(4) Waive requirement for Stormwater Management design in strict compliance with the provisions of the "Rules and Regulations for the subdivision of Land and Site Plan Approval of the Town of Norfolk Planning Board", where Stormwater Management design is intended to compliance with MassDEP Stormwater Management Regulations.

Section 14(7) Waive all bylaw (Municipal) Filing Fees.

The applicant reserves the right to modify this waiver list as necessary for final design.

CERTIFIED ABUTTERS LIST

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
0015-0054-0043	84 CLEVELAND ST	O'HARTE EDWARD B & SANDRA A 84 CLEVELAND ST NORFOLK, MA 02056
----- A B U T T E R S -----		
0016-0034-0229	79 CLEVELAND ST	FRECHETTE ROBERT M 79 CLEVELAND ST NORFOLK, MA 02056
* 0016-0034-0238	87 CLEVELAND ST	BAILEY EUGENE M JR. & LUCILLE V 87 CLEVELAND ST NORFOLK, MA 02056
0016-0054-0101	80 CLEVELAND ST	CHRISTOPHER P JOYCE REV TR & SUSAN M GRANTHAM REV TR 80 CLEVELAND ST NORFOLK, MA 02056
* 0016-0054-0105	82 CLEVELAND ST	BUTTERS ALFRED E JR & BARBARA A 78 CLEVELAND ST NORFOLK, MA 02056
* 0016-0054-0106	OFF CLEVELAND ST	WEEBER REALTY TRUST ELNA & CHARLES WEEBER TR OFF CLEVELAND ST 108 N VALLEY RD PELHAM, MA 01002
0016-034-141-1	75 CLEVELAND ST	WEEBER REALTY TRUST C/O CHARLES WEEBER TR 108 N VALLEY RD PELHAM, MA 01002-9769
* 0022-0054-0042	103 BOARDMAN ST	MUSTO EDWARD J. & BONNIE J. 36 BLUE HILL DR WESTWOOD, MA 02090
* 0022-0054-0138	CLEVELAND ST	WEEBER ELNA O & CHARLES III WEEBER REALTY TRUST 108 NORTH VALLEY RD PELHAM, MA 01002
0023-0034-0142	89 CLEVELAND ST	POGGI DAVID N 89 CLEVELAND ST NORFOLK, MA 02056
* 0023-0054-0129	86 CLEVELAND ST	DURANT RICHARD A 98 MEDWAY ST NORFOLK, MA 02056

CERTIFIED ABUTTERS' LIST

Parcel ID	Location	Owner Name/Address
0015-0054-0043	84 CLEVELAND ST	O'HARTE EDWARD B & SANDRA A 84 CLEVELAND ST NORFOLK, MA 02056

A B U T T E R S

0023-0054-0141	88 CLEVELAND ST	FERELLEC WILLIAM M & KATHLEEN M KUBIT 88 CLEVELAND ST NORFOLK, MA 02056
0023-0054-0142	90 CLEVELAND ST	MACDONALD SCOTT M & JEFFREY S BURGESS 90 CLEVELAND ST NORFOLK, MA 02056

13 parcels listed

Certified List of Record Owners as of January 1, 2016

Kathleen Mullins

Board of Assessors
Norfolk, Ma. 02056

Z.B.A.
*Immediate
300'
Zone/ R3

SITE CONTROL

PROPERTY DEED

CERTIFICATE OF ORGANIZATION

TOPKINS & BEVANS
255 BEAR HILL ROAD
WALTHAM MA 0245

QUITCLAIM DEED

I/We, Shawn A. Jorde, of Norfolk, County, Massachusetts

for consideration paid, and in full consideration of \$555,000.00, Five Hundred Fifty Five Thousand dollars and Zero cents,

grant to Edward B. O'Harte and Sandra A. O'Harte Husband and Wife as Tenants by the Entirety

with **QUITCLAIM COVENANTS** that certain parcel of land with the buildings thereon known and numbered as 84 Cleveland Street Norfolk situated in County, Massachusetts bounded and described as follows:

For description see Exhibit "A" attached hereto and made a part hereof.

Witness our hands seals this 6th day of May, 2004.

Shawn A. Jorde
Shawn A. Jorde

DEDHAM
CANCELLED
REGM17
NORFOLK

MAY 11 2004

05/12/04 11:21AM 01
000000 #1999

FEE \$2530.50

CASH \$2530.50

COMMONWEALTH OF MASSACHUSETTS

, ss.

May 6, 2004

Then personally appeared the above mentioned Shawn A. Jorde, and acknowledged the foregoing instrument to be his/her/their free act and deed, before me.

Laura J. Adams
Laura J. Adams - Notary Public
My Commission Expires: 3/19/2010

RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA
CERTIFY
William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

Exhibit A

Closing Date: May 6, 2004
Borrower: Edward B. O'Harte Sandra A. O'Harte
Property: 84 Cleveland Street, Norfolk, MA 02056

Beginning at a stake at the Northeasterly corner thereof on said Cleveland Street; thence running Southeasterly by a broken line on land now or formerly of Henry Parkman, three hundred four and 71/100 (304.71) feet and four hundred ninety-one and 98/100 (491.98) feet respectively; thence turning and running Southwesterly by land now or formerly of said Parkman, three hundred sixty and 82/100 (360.82) feet; thence turning and running Westerly by land now or formerly of said Parkman, five hundred seventy-three and 35/100 (573.35) feet to a stone wall thence turning and running Northeasterly by land now or formerly Elna O. Weeber by a broken line, one hundred fifty-four and 73/100 (154.73) feet, three hundred ninety-eight and 61/100 (398.61) feet, one hundred four and 37/100 (104.37) feet and seventy-two and 91/100 (72.91) feet respectively; thence turning and running Northwesterly by said land now or formerly of Weeber, one hundred forty-seven and 68/100 (147.68) feet to said Cleveland Street; thence turning and running Northeasterly by said Cleveland Street, one hundred eleven (111) feet to the point of beginning; all said distances being more or less.

Being the same premises conveyed by Deed at Book 18744, Page 023.

A-PO-OHART

A-PO-OHART

A true copy from Lib. 20999 Fol. 419
In Norfolk County Registry of Deeds
Dedham, MA
Certify: *Nathan P O'Donnell*
Register



**The Commonwealth of Massachusetts
William Francis Galvin**

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
One Ashburton Place, 17th floor
Boston, MA 02108-1512
Telephone: (617) 727-9640

Certificate of Organization

(General Laws, Chapter)

Identification Number: 001219355

1. The exact name of the limited liability company is: LAKELAND FARMS, LLC

2a. Location of its principal office:

No. and Street: 84 CLEVELAND STREET
City or Town: NORFOLK State: MA Zip: 02056 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 84 CLEVELAND STREET
City or Town: NORFOLK State: MA Zip: 02056 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

THE GENERAL CHARACTER OF THE BUSINESS OF THE LLC IS TO ACQUIRE, OWN, DEVELOP (INCLUDING, WITHOUT LIMITATION, THE CONSTRUCTION OF BUILDINGS, STRUCTURE AND OTHER IMPROVEMENTS) AND SELL REAL ESTATE, AND TO CARRY ON ANY LAWFUL BUSINESS, TRADE, PURPOSE OR ACTIVITY RELATED THERETO. IT IS INTENDED THAT THE LLC WILL, IN ALL RESPECTS WHEN APPROPRIATE, CONDUCT ITSELF AS A SO-CALLED "LIMITED DIVIDEND ORGANIZATION", AS SAID TERM IS USED IN MGL C. 40B, §§ 20-23 AND THE REGULATIONS APPLICABLE THERETO.

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: EDWARD B. O'HARTE
No. and Street: 84 CLEVELAND STREET
City or Town: NORFOLK State: MA Zip: 02056 Country: USA

I, EDWARD B. O'HARTE resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	EDWARD B O'HARTE	84 CLEVELAND STREET NORFOLK, MA 02056 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no

managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
SOC SIGNATORY	EDWARD B O'HARTE	84 CLEVELAND STREET NORFOLK, MA 02056 USA

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

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	EDWARD B O'HARTE	84 CLEVELAND STREET NORFOLK, MA 02056 USA

9. Additional matters:

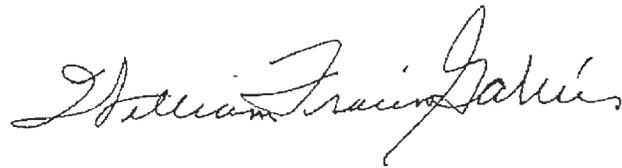
SIGNED UNDER THE PENALTIES OF PERJURY, this 15 Day of April, 2016,
EDWARD B. O'HARTE
(The certificate must be signed by the person forming the LLC.)

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

April 15, 2016 03:02 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large initial "W" and "G".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth

MassHOUSING NOTIFICATION

Lakeland Management Corp

84 Cleveland St.
Norfolk, Ma. 02056
1-508-520-2321

18 April 2016

Mass Housing
One Beacon Street
Boston, Ma. 02108

Attn: Jessica Malcolm

Dear Ms. Malcolm,

This letter is to advise you that we are submitting a comprehensive permit application request, to the Town of Norfolk's Zoning Board of Appeals, for our proposed Lakeland farms Town Home community. This is in accordance with MGL 40B.

Please advise, if your office would like a copy of our permit application forwarded.

Thank you
Edward O'Harte

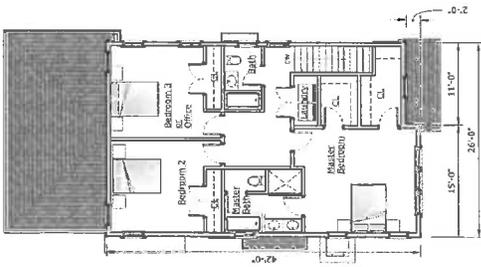
Lakeland Management Corp.

PROJECT PLANS

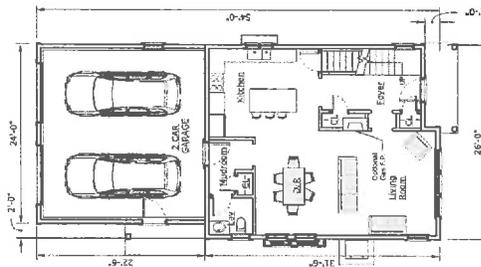
SITE PLANS (ATTACHED)

ARCHITECTURAL PLANS

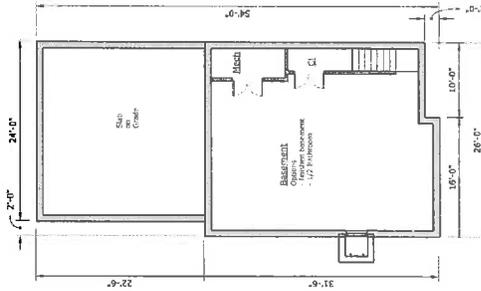
AFFORDABLE UNIT DISTRIBUTION PLAN



2nd Floor Plan
1/8" = 1'-0" on 22x34

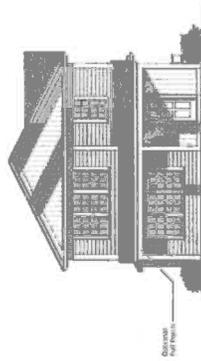


1st Floor Plan
1/8" = 1'-0" on 22x34

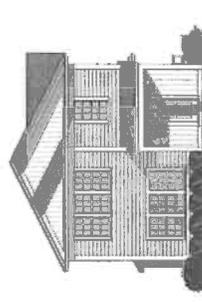


Garage Floor Plan
1/8" = 1'-0" on 22x34

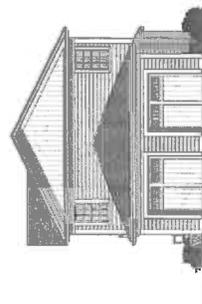
First Floor	799 Sq Ft
Second Floor	1072 Sq Ft
Basement	799 Sq Ft
Garage	540 Sq Ft



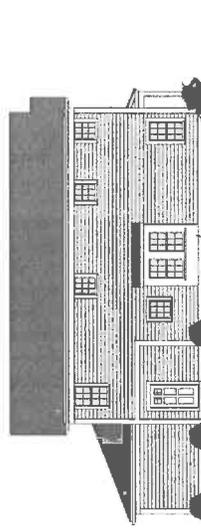
Front Elevation Alternate B
1/8" = 1'-0" on 22x34



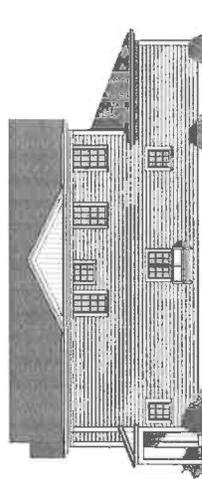
Front Elevation
1/8" = 1'-0" on 22x34



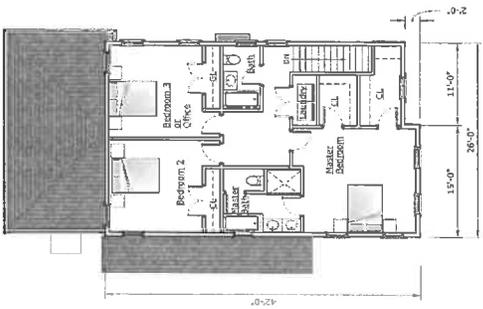
Rear Elevation
1/8" = 1'-0" on 22x34



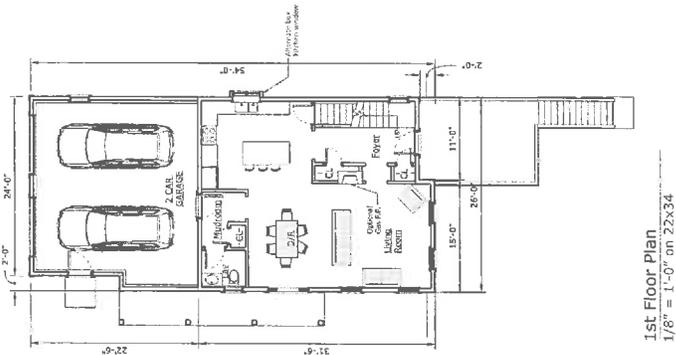
Left Elevation
1/8" = 1'-0" on 22x34



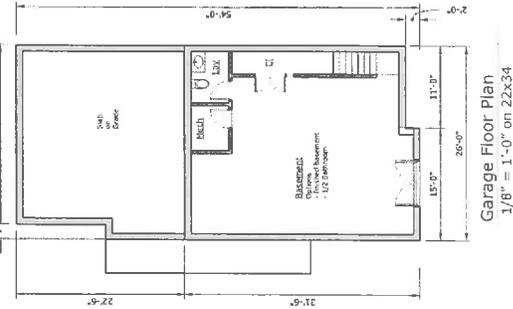
Right Elevation
1/8" = 1'-0" on 22x34



2nd Floor Plan
1/8" = 1'-0" on 22x34

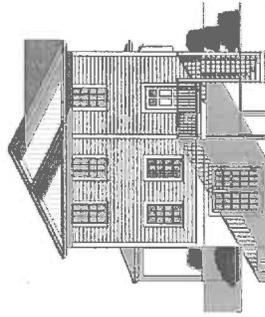


1st Floor Plan
1/8" = 1'-0" on 22x34

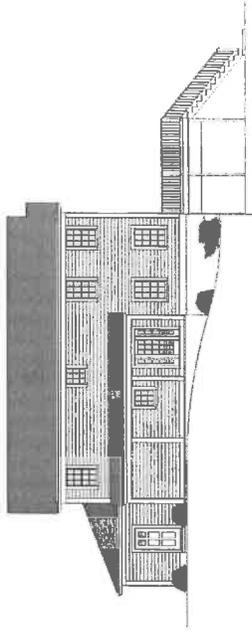


Garage Floor Plan
1/8" = 1'-0" on 22x34

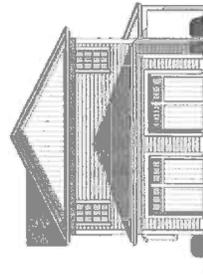
First Floor	799 Sq Ft
Second Floor	1072 Sq Ft
Basement	799 Sq Ft
Garage	540 Sq Ft



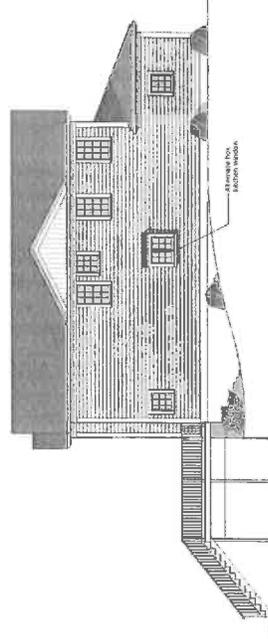
Front Elevation
1/8" = 1'-0" on 22x34



Left Elevation
1/8" = 1'-0" on 22x34

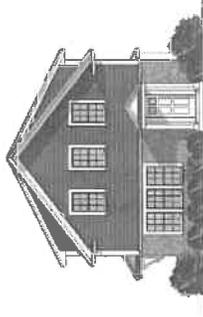


Rear Elevation
1/8" = 1'-0" on 22x34

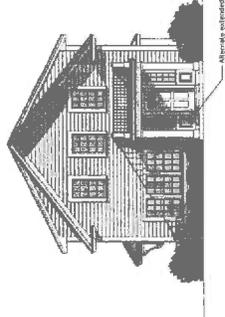


Right Elevation
1/8" = 1'-0" on 22x34

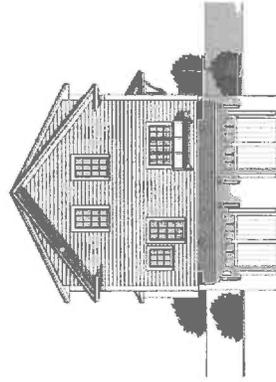
First Floor	936 Sq Ft
Second Floor	936 Sq Ft
Basement	325 Sq Ft
Garage	611 Sq Ft



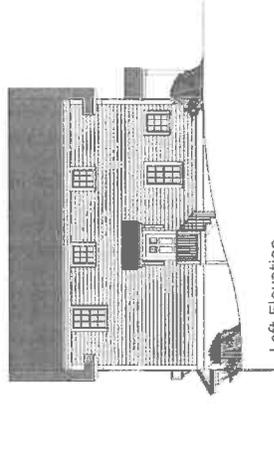
Front Elevation Alternate B
1/8" = 1'-0" on 22x34



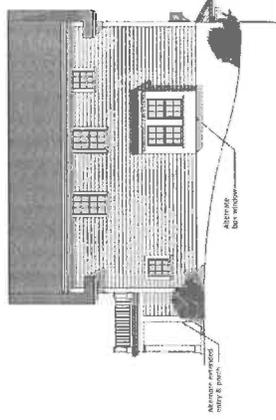
Front Elevation
1/8" = 1'-0" on 22x34



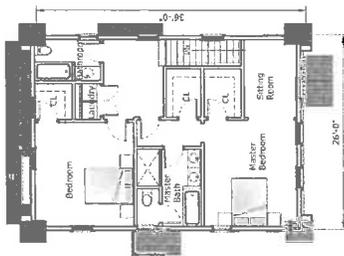
Rear Elevation
1/8" = 1'-0" on 22x34



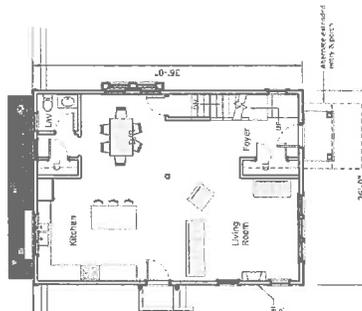
Left Elevation
1/8" = 1'-0" on 22x34



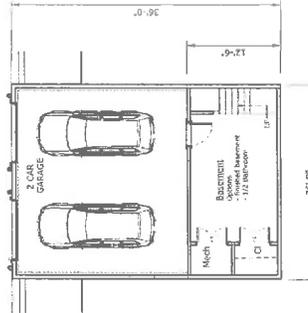
Right Elevation
1/8" = 1'-0" on 22x34



2nd Floor Plan
1/8" = 1'-0" on 22x34



1st Floor Plan
1/8" = 1'-0" on 22x34

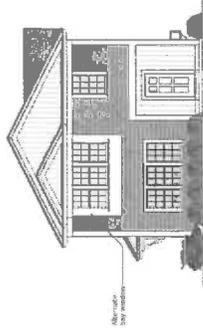


Garage Floor Plan
1/8" = 1'-0" on 22x34

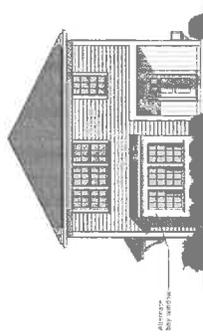
Yellow Unit
Lakeland Farms Townhouses
Norfolk, Massachusetts

Brian Donahue Architects
21 McGrath Highway
617.479.4122

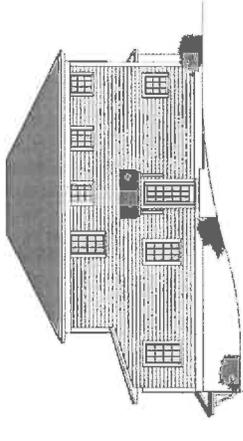
First Floor	1104 Sq Ft
Second Floor	936 Sq Ft
Basement	519 Sq Ft
Garage	585 Sq Ft



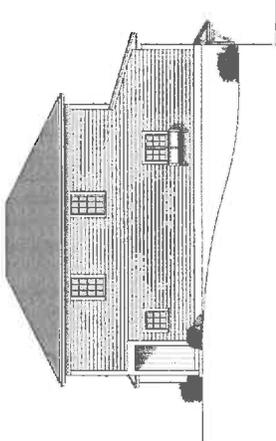
Front Elevation Alternate B
1/8" = 1'-0" on 22x34



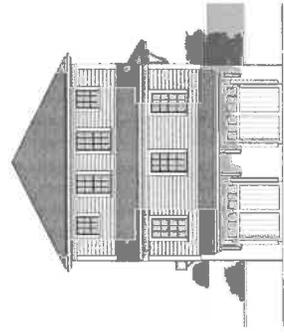
Front Elevation
1/8" = 1'-0" on 22x34



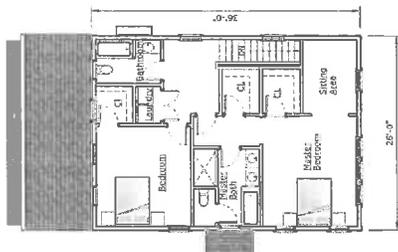
Right Elevation
1/8" = 1'-0" on 22x34



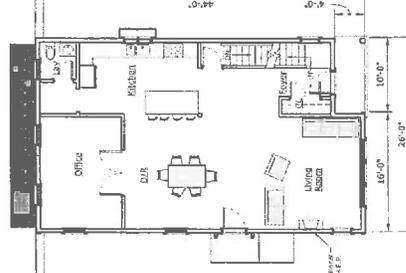
Left Elevation
1/8" = 1'-0" on 22x34



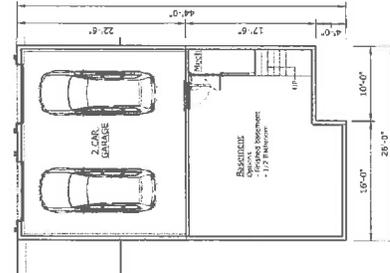
Rear Elevation
1/8" = 1'-0" on 22x34



2nd Floor Plan
1/8" = 1'-0" on 22x34



1st Floor Plan
1/8" = 1'-0" on 22x34

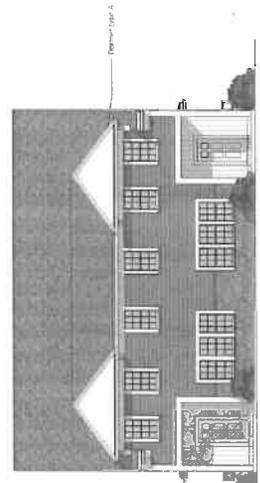


Garage Floor Plan
1/8" = 1'-0" on 22x34

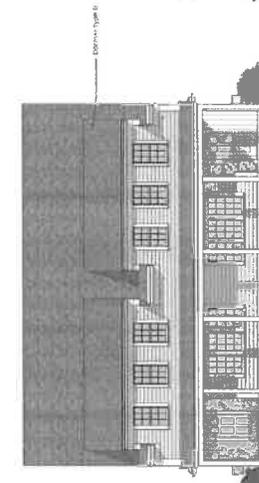
Brian Donahue Architects
21 McGrath Highway
617.479.4122

Brown Unit
Lakeland Farms Townhouses
Norfolk, Massachusetts

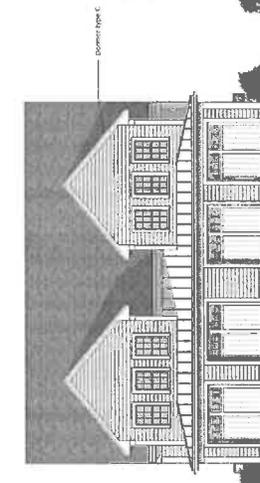
First Floor	6596 Sq Ft
Second Floor	1037 Sq Ft
Basement	6596 Sq Ft
Garage	564 Sq Ft



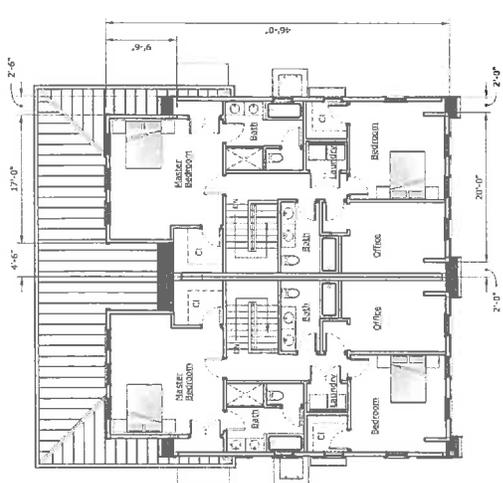
Front Elevation Alternate B
1/8" = 1'-0" on 22x34



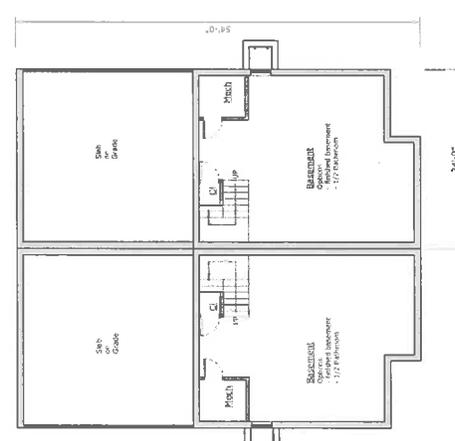
Left Elevation
1/8" = 1'-0" on 22x34



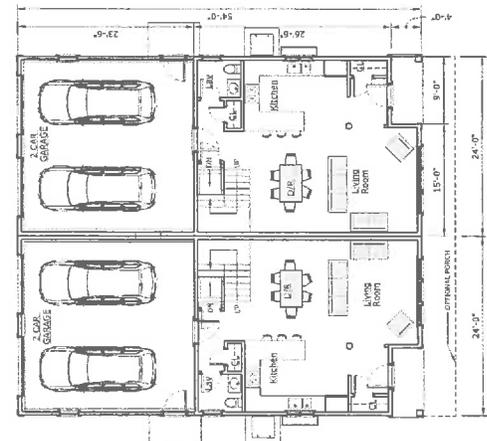
Right Elevation
1/8" = 1'-0" on 22x34



2nd Floor Plan
1/8" = 1'-0" on 22x34

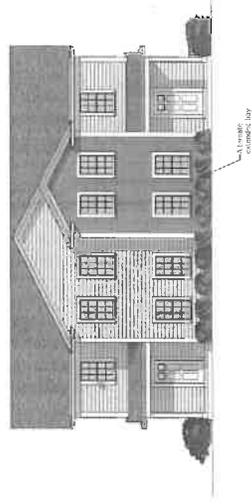


Basement Floor Plan
1/8" = 1'-0" on 22x34

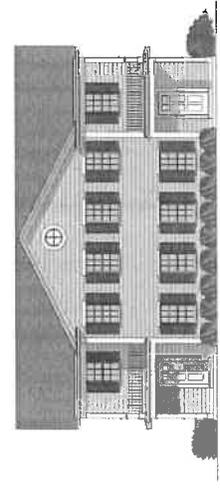


1st Floor Plan
1/8" = 1'-0" on 22x34

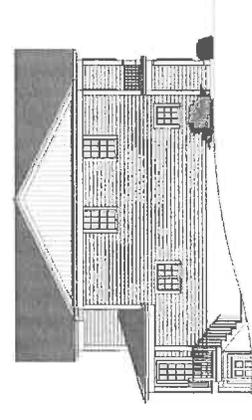
First Floor	1104 Sq Ft
Second Floor	936 Sq Ft
Basement	519 Sq Ft
Garage	585 Sq Ft



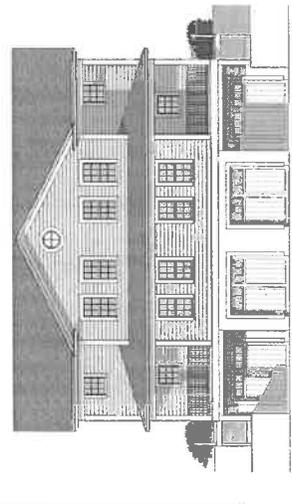
Front Elevation Alternate B
1/8" = 1'-0" on 22x34



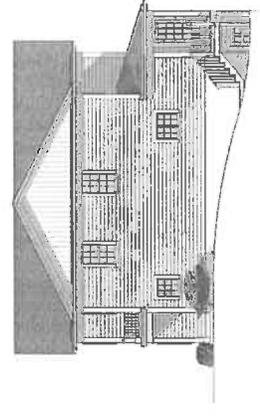
Front Elevation
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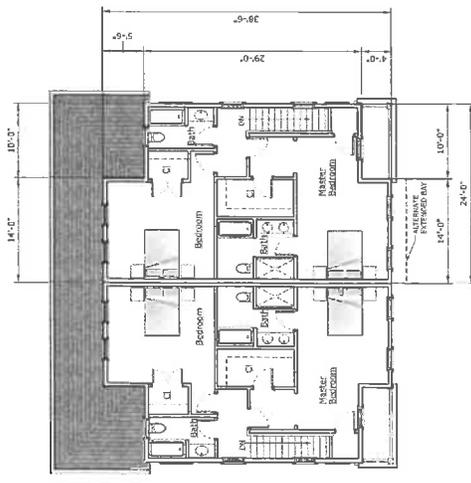
Left Elevation
1/8" = 1'-0" on 22x34



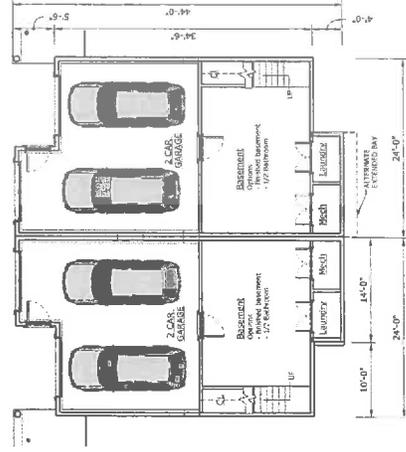
Rear Elevation
1/8" = 1'-0" on 22x34



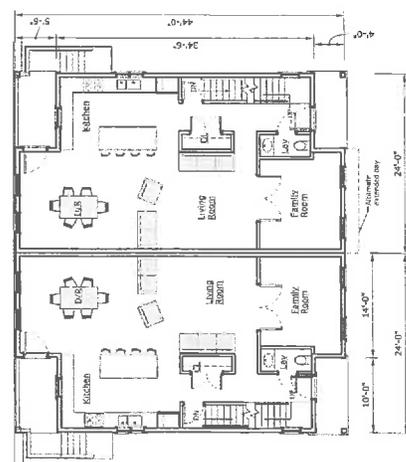
Right Elevation
1/8" = 1'-0" on 22x34



2nd Floor Plan
1/8" = 1'-0" on 22x34



Garage Plan
1/8" = 1'-0" on 22x34



1st Floor Plan
1/8" = 1'-0" on 22x34

