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October 16, 2018

RECEIVED
OCT 17 2018
TOWN OF NORFOLK
ZONING BOARD OF APPEALS

Via Hand Delivery and Email

Gregory P. Watson
Massachusetts Housing Finance Agency
One Beacon Street
Boston, MA 02108

Re: NOTICE OF PROJECT CHANGE – 760 CMR 56.04(5)
Lakeland Hills LLC, Project Eligibility Letter #924
Lakeland Commons LLC, Project Eligibility Letter #925

Dear Mr. Watson:

I represent Lakeland Hills LLC ("Lakeland Hills") and Lakeland Commons LLC ("Lakeland Commons") in connection with their comprehensive permit applications pending before the Norfolk Zoning Board of Appeals. Pursuant to 760 CMR 56.04(5), please accept this correspondence as formal notice of certain changes to the Lakeland Hills / Lakeland Commons comprehensive permit development described in the above-referenced project eligibility letters ("PEL").

As you may recall, Lakeland Hills submitted an application to MassHousing for project eligibility with respect to 104 units of new construction – consisting of a 76-unit for-sale housing development, to be built concurrent with a 28-unit rental development permitted by Lakeland Commons, an affiliated entity. Lakeland Hills desires to change its proposal to provide for the development of 96 for-sale units, with no rental units. Lakeland Hills respectfully requests that MassHousing confirm that the changes proposed to Lakeland Hill's proposal are not substantial, as more particularly demonstrated herein and on Exhibit A.

Lakeland Hills asks MassHousing to reaffirm that Project Eligibility Letter #924, issued to Lakeland Hills on July 12, 2017, remains in full force and effect with respect to its modified proposal for the development of 96 for-sale units. Procedurally, MassHousing may affirm Lakeland Hill's PEL by modifying PEL #924 so as to incorporate additional units previously identified as rental units under Lakeland Common's PEL #925 or by consolidating the two prior Lakeland PEL's into PEL #924.

Because the Lakeland Hills and Lakeland Commons PEL's were considered and issued concurrently for what is effectively one development, the changes described herein must be reviewed relative to the combined project that was originally described in both PEL #924 and PEL #925. The changes proposed herein reduce the overall density of the project and improve access, all as further described on Exhibit A; therefore, Lakeland Hills respectfully suggests that

{00747273.DOCX/2}

the changes are not substantial. The changes described in Exhibit A were precipitated in part by concerns of neighbors regarding density, wetlands protection and access to the site. Abutters to the development site have also recently commented that they would prefer all for-sale housing, rather than a mix of rental and for-sale units.

Please note that 760 CMR 56.04(5) requires a determination within fifteen (15) days of this request. If there is any additional information that Lakeland Hills can provide in order to facilitate and expedite MassHousing's review, please do not hesitate to contact me at your convenience. While a failure to respond within the time allowed under Section 56.04(5) constitutes a determination that any proposed changes to PEL #924 are not substantial, Lakeland Hills would prefer an affirmative determination in order to complete the record and move forward with the permitting process. Thank you for your assistance in this matter.

Respectfully yours,

CHRISTOPHER R. AGOSTINO

Enclosures
Cc: Client (via email only)
Norfolk Board of Selectmen (via Federal Express)
Norfolk Zoning Board (via email and Federal Express)
Department of Housing and Community Development (via Federal Express)

EXHIBIT A – NOTICE OF PROJECT CHANGE – DESCRIPTION OF CHANGES

That there are no changes in unit style or type of homes from the original submittal. The number of duplexes and unit combinations have been adjusted in this new concept plan which is detailed below in Table A and Table B. The reduction of 8 homes achieved in this new concept also reduces the bedroom count from 244 bedrooms to 221 bedrooms which is a net decrease of 11,763 square feet in the development. This translates to a reduction of 5.8% in living area square footage and a reduction of 7.7% in total unit count.

Although this project change has resulted in a reduction in total road length, the reduction in the total number of units also results in a reduction in total impervious area from 7.02± acres to 6.65± acres.

This project change is now proposing fee simple lots that vary is lot area and range from 3,500± s.f. to 10,000± s.f.

TABLE A

2017 Lakeland Commons	S.F.
10 duplex units (D) = 20 x 2BR = 40 BR… 2,040 sq. ft.	> 40,800
4 single units (B) = 4 x 3BR = 12 BR……..1,869 sq. ft.	> 7,476
4 single units (A) = 4 x 2BR = 8 BR……1,872 sq. ft.	> 7,488
28 total homes = 60 BR	Total > 55,764 s.f.

2017 Lakeland Hills	S.F.
22 single units (A) = 22 x 2 BR = 44 BR	> 41,184
32 single units (B) = 32 x 3BR = 96 BR	> 59,808
22 single units (C) = 22 x 2BR = 44 BR ….2,040 sq. ft.	> 44,880
76 total homes = 184 BR	Total > 145,872 s.f.

- (104 total homes) = 60 BR (Hills) & 184 BR (Commons) = 244 BR (201,636 s.f.)

TABLE B

2018 Lakeland Hills	S.F.
6 single units (A) = 6 x 2 BR = 12 BR	> 11,232
29 single units (B) = 29 x 3 BR = 87 BR	> 54,201
23 single units (C) = 23 x 2 BR = 46 BR	> 46,920
19 duplex units (D) = 38 x 2 BR = 76 BR	>77,520
96 total homes = 221 BR	Total > 189,873 s.f.

- (96 total homes - 38 duplex & 58 singles) = 221 BR (189,873 s.f.)

- **SEE MODIFIED SITE PLAN ATTACHED HERETO**

F:\ACAD\2015 PROJECTS\2015-219\DWG\2015-219_40B_CONCEPT 10-01-18.DWG 10-10-18 5:56:41 PM - LAYOUT CONCEPT

ASE

Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Menden Street
Uxbridge, Massachusetts 01569
P: 508-278-3897 F: 508-278-2289

500 East Washington Street
North Attleboro, Massachusetts 02760
P: 508-316-0452 F: 508-316-0963

PROJECT:
LAKELAND HILLS
COMPREHENSIVE PERMIT DEVELOPMENT
144 SEEKONK STREET
NORFOLK, MA 02056

PREPARED FOR:
LAKELAND HILLS, LLC
136 SEEKONK STREET
NORFOLK, MA 02056

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY	TRB, SJO
CHECKED BY	SJO
DATE	OCTOBER 1, 2018
PROJECT NO.	2015-219

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 feet

SHEET TITLE

CONCEPTUAL SITE PLAN

DRAWING NO.

SK1

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