



Massachusetts Housing Finance Agency
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January 30, 2019

Abbyville Residential, LLC
Abbyville Development, LLC
200 Stonewall Boulevard, Suite 4
Wrentham, MA 02903
Attn: Thomas DiPlacido, Manager

Re: The Preserve at Abbyville; MH ID No. 910
Abbyville Commons; MH ID No. 911
Project Change

Dear Mr. DiPlacido:

We have received your letter of January 16 (attached as Exhibit A) describing a proposed modification to the above-captioned proposed 40B developments located off Lawrence Street in Norfolk, Massachusetts, known as The Preserve at Abbyville and Abbyville Commons (the "Projects"). Both projects received a Determination of Project Eligibility (Site Approval) from MassHousing on March 8, 2018 and are currently under deliberation by the Norfolk Zoning Board of Appeals (the "Board of Appeals") following the filing of an application for a Comprehensive Permit pursuant to M.G.L Chapter 40B.

You have requested a determination as to whether the proposed modifications to each project, including a change in tenure for Abbyville Commons from rental to homeownership, would be considered a Substantial Change in accordance with 760 CMR 56.04 (5).

MassHousing has reviewed the revised plans included and has determined that the proposed changes are, in fact, substantial in accordance with 760 CMR 56.04 (5). MassHousing has also reviewed the revised Site Plan with attention to the project eligibility requirements set forth in 760 CMR 56.04(1). Since compliance with those requirements will not be affected by the proposed changes, MassHousing can confirm that a new Project Eligibility Letter is **not** required in this instance.

You have also inquired about the possibility of merging the two proposed projects (The Preserve at Abbyville and Abbyville Commons) into a single project, now that both projects are proposed to be homeownership. It is MassHousing's interpretation that both The Preserve at Abbyville and Abbyville Commons can be merged as a single project for review by the Town of Norfolk Zoning Board of Appeals as a consolidated project consisting of 176 residential homeownership units. Such combined project would fall below the Large Project provisions described under 760

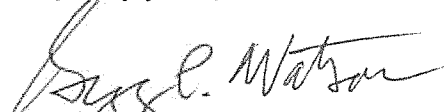
CMR 56.03(6) since the Town of Norfolk has between 2,500 and 5,000 housing units and, therefore, the number of units proposed under the combined project would be less than the 200-unit Large Project threshold.

It is MassHousing's interpretation of the Comprehensive Permit Regulations that Subsidizing Agencies should normally not update Project Eligibility Letters as a project develops but should, rather, consider whether the initial proposal is eligible for a subsidy program at the project eligibility stage and then consider whether the final proposal is eligible directly before construction at the Final Approval stage. Any other approach could interfere with Chapter 40B's goal of expedited permitting. It is for this reason that a Project Eligibility Letter issued pursuant to the comprehensive permit regulations shall, pursuant to 760 CMR 56.04(6), be conclusive evidence that the project and the applicant have satisfied the project eligibility requirements.

Please be assured that MassHousing will carefully review the approved plans once the Project comes back to us for Final Approval, and at that point will determine whether the approved plans still meet the requirements of the 40B regulations and guidelines.

If you have any further questions regarding this project, please contact Jessica Malcolm in this office at (617) 854-1201.

Very truly yours,



Gregory P. Watson
Manager, Planning and Programs

cc: Norfolk Zoning Board of Appeals (via e-mail)

**Abbyville Residential LLC
& Abbyville Development LLC
200 Stonewall Boulevard, Suite 4
Wrentham, Massachusetts, 02093**

January 16, 2019

Mr. Gregory Watson
Manager of Comprehensive Permit Programs
MassHousing
One Beacon Street
Boston, Massachusetts, 02108

Re: The Preserve at Abbyville (PEL ID#910) and Abbyville Commons, Norfolk (PEL ID# 911)

Greg,

At this time I would like to update you to the status of The Preserve at Abbyville, a Homeownership Comprehensive Project and Abbyville Commons, a Rental Comprehensive Project. Both are located within the same locus in the Town of Norfolk and both were granted Project Eligibility Letters from MassHousing on March 8, 2018. Both PELs are attached.

The Preserve at Abbyville

The Preserve at Abbyville, was granted a Project Eligibility Letter for 148 homes. This was comprised of 32 two-bedroom homes, 60 three-bedroom homes and 56 four-bedroom homes situated on approximately 190.67 acres of land. The project proposed to dedicate 140 acres of the 190.67 acres as Open Space for passive recreation.

The current proposal is 88 detached single family 4-bedroom homes on approximately 185 acres of land. The Open Space is now planned to be 131.60 acres which will still be dedicated for passive recreation.

The original proposal had single family homes sited on lots that averaged 10,000sf, but could be as small as 6,000sf. The average continuous frontage was 80 feet but at least one lot had only 20 feet of continuous feet. The homes were also only setback from the street a minimum of 20' in most instances while there were zero side yard setbacks for the 32 two bedroom homes.

The current proposal has 23,000sf average single family lot sizes with the minimum lot size being 15,000sf. The frontage for each lot averages 114 feet, but the minimum frontage would be 100 feet with a proposed minimum front yard setback of 40 feet and side yard setbacks of no less than 10 feet. This side yard setback would allow homes to be closer to one lot line thus allowing for side entry garages on the opposite lot line. The home plans are similar in style, but no longer offer 2 and 3 bedroom options. Please see Attachment "A," Floor Plans & Elevations for The Preserve at Abbyville to see the revised Architectural Styles.

There has also been a significant reduction of proposed public infrastructure from the initial submittal. The total public road length has been reduced from approximately 11,000 feet to 6,000 feet. This will significantly reduce impervious areas and enhance infiltration. Lastly, in lieu of individual septic systems on each lot, the 88 homes of the Preserve at Abbyville will be part of a Homeowners Association in conjunction with the Abbyville Commons Condominiums. Together they will operate a Wastewater Treatment Plant that will be constructed as part of the Project. This will provide additional treatment to protect the underlying Zone II Aquifer.

Abbyville Commons

Abbyville Commons was granted a Project Eligibility Letter to develop 48 rental units. This was comprised of 11 one-bedroom units, 32 two-bedroom units, 5 three-bedroom units and 2 buildings with 10 garages in each. These units were situated on 8.84 acres of land that included a large common green.

As a result of input from the community we were encouraged to eliminate the rental units and to develop the site with homeownership units. This has created a development of 88 three-bedroom duplex-style condominiums each with its own two-car attached garage. The total area of this developed site is now 14.6 acres with a similar common green that is approximately 1.25 acres. The total combined land area of The Preserve at Abbyville and Abbyville Commons is still approximately 200 acres and the land areas for each project have been modified slightly although the entire property area for the combined projects has not changed. Please see Attachment "B" Floor Plans & Elevations for Abbyville Commons to see the proposed Condominiums.

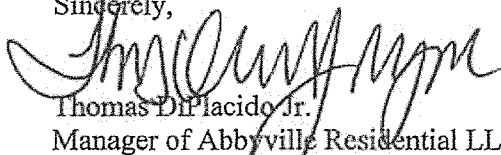
The Condominiums would be centrally located within the overall site to create an "inner core of development." This allows the larger lot sizes and homes of The Preserve at Abbyville to be a buffer around the perimeter of the property. Thereby blending more closely with the existing neighborhood and creating a buffer to the more densely developed condominiums. The distance between each duplex condominium building is no less than 10 feet and the setback line from any building to the property line is 20 feet. An enhanced landscape buffer is proposed along these property lines to create privacy between the Condominiums and the Single Family Homes. Please see Attachment "C" Revised Landscape Plans to review the new layout of both projects.

Lastly, the most significant revision of both projects is the significant reduction in earth removal. The project originally proposed significant cuts and fills which resulted in 1,482,000 cubic yards of removal. With significantly less road infrastructure and larger lots we have been able to reduce that amount by 832,000 cubic yards to 650,000 cubic yards. This is a reduction of over 68,500 truck trips in and out of the site. This reduces construction traffic, emissions, dust and noise significantly over the development of the project. Please see Addendum "D", The Preserve at Abbyville and Abbyville Commons Combined Progression/Analysis/Comparison 12/20/2018 Matrix. This chart summarizes the project from where it began to where it is currently and compares it to our other conventional developments in The Town of Norfolk.

For each of these revised projects, the Zoning Board of Appeals is asking for MassHousing clarification concerning the process by which the proposed changes for each project would be handled, and whether MassHousing can provide assurances that the proposed project modifications for each could be reviewed and adjusted at the final approval stage for each project as there may be questions about land value, adjustments to the pro forma, and other "process" questions. The Board of Appeals will likely want assurances that new PELs will not be required to be issued for each project, and that a conversion of the Abbyville Commons Project from rental to ownership is the type of change that can be accommodated that the final approval process stage. Based upon other projects you have reviewed having similar circumstances, I assume there may be other matters that might be appropriately addressed in such a letter.

If you have any questions or comments please feel free to contact me by email or mobile phone (508-726-9573)

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas DiPlacido Jr.", written over the typed name.

Thomas DiPlacido Jr.
Manager of Abbyville Residential LLC
Manager of Abbyville Development LLC