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October 29, 2018

Matthew J. Mayo, Chairman  
Zoning Board of Appeals  
Lancaster Town Offices  
701 Main Street  
Lancaster, MA 01523

Re: Goodridge Brook Estates, PE-963

Dear Mr. Mayo:

Thank you for your email dated October 10, 2018 regarding proposed changes to the site plan for the homeownership portion of Goodridge Brook Estates (the "Project"). This letter is intended to reaffirm the findings made by MassHousing regarding the Determination of Project Eligibility (Site Approval) letter dated March 28, 2018 (the "Project Eligibility Letter").

In accordance with 760 CMR 56.04(5) MassHousing has reviewed preliminary information regarding the proposed changes to the Project and has determined that, while they are substantial, they do not alter any of the findings required to be made by MassHousing when it issued the Project Eligibility Letter.

Since the changes outlined in your letter have been proposed prior to the issuance or denial of a Comprehensive Permit, 760 CMR 56.04(5) narrowly limits the Subsidizing Agency's review to changes which affect the project eligibility requirements set forth at 760 CMR 56.04(1). Since compliance with those eligibility requirements will not be affected by the proposed changes, MassHousing is able to reaffirm the Project Eligibility Letter.

Please be assured that MassHousing will carefully review the plans approved by the ZBA once the applicant 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 me at 617-854-1880.

Very truly yours,

Gregory P. Watson  
Manager, Planning and Programs

Charles D. Baker, Governor  
Karyn E. Polito, Lt. Governor

Michael J. Dirrane, Chairman  
Ping Yin Chai, Vice Chair

Chrystal Komegay, Executive Director

**From:** Michael Busby  
**Sent:** Thursday, October 25, 2018 9:55 AM  
**To:** Matthew J. Mayo  
**Subject:** RE: GBE Permit Application Lancaster MA

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Yes, the Applicant sent us the proposed revisions to the homeownership portion of the development and are currently reviewing the plan.

**From:** Matthew J. Mayo  
**Sent:** Thursday, October 25, 2018 9:50 AM  
**To:** Michael Busby  
**Subject:** RE: GBE Permit Application Lancaster MA

Thanks Mike,

Have you been provided any additional information from the application regarding the request below?

-M

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**Matthew J. Mayo, M.S.,**

**From:** Michael Busby  
**Sent:** Friday, October 12, 2018 11:18 AM  
**To:** Matthew J. Mayo  
  
**Subject:** RE: GBE Permit Application Lancaster MA

Hi Matt,

We will request from the Applicant the proposed changes to the original site plan and determine whether they are a substantial change from the original proposal as presented at the time of Site Eligibility in accordance with Regulation 760 CMR 56.04 (5) that covers making important changes to projects in the course of a Permit Hearing. Thank you.

Mike

**From:** Matthew J. Mayo  
**Sent:** Wednesday, October 10, 2018 7:50 AM  
**To:** Michael Busby  
**Cc:** 'Orlando Pacheco'  
**Subject:** GBE Permit Application Lancaster MA

Mike,

I have been asked to contact you on behalf of the Town of Lancaster ZBA to inquire about the home ownership portion of the project (see below). While they have decreased the number of units from the

original proposal, they have increased the number of building footprints. Could you review this situation and let us know if you feel this change would be deemed significant in the eyes of MassHousing.

Any information/advice you could provide will be helpful.

Regards,

Dear Matt,

The Applicant for Goodridge Brook has changed the home ownership portion of the project to a new proposal that is outside of MassHousing's Project Eligibility Letter dated March 28, 2018. I spoke about this on public record at the last Board of Appeals meeting held Thursday, September 27. A large number of Lancaster residents are very concerned about this switch. We are respectfully asking that the home ownership portion of the proposal remain within the eligibility parameters established in writing by MassHousing on March 28, 2018.

After you brought to light that the rental units were in excess of the 120 cap, MassHousing instructed the Applicant to go back to the submission MassHousing had reviewed – and they did. So we are now appropriately reviewing the 120 apartments (not 136) – right on the same page with MassHousing.

However, the home ownership portion is still a very different project from what MassHousing reviewed and issued preliminary eligibility for. MassHousing reviewed 40 duplexes – and notably that are set back from Sterling Road on an interior site road. The condos in the original application are 3 bedrooms, with a master bedroom on the ground floor.

What the Applicant has switched to is a different building type – 4 bedroom houses – and 62 footprints – instead of 40. Notably, the new proposal also calls for houses with direct driveway access to Sterling Road – so much greater visual impact and a significant traffic safety consequence with more curb cuts coming right on to Sterling Road (already a dangerous road). The 40 duplexes set back in to the site make much more sense for public safety.

IMPORTANT: Regulation 760 CMR 56.04 (5) that covers making important changes to projects in the course of a Permit Hearing is very clear. A developer can not simply change 40 duplexes to 62 4 bedroom houses without notifying MassHousing. We are currently reviewing a home ownership project that is outside of preliminary eligibility approval.

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**Matthew J. Mayo, M.S., GISP, CPG, P.G.**

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