

NSG Village Green-1, LLC
0 Rear Hawley
Off 78 Route 130
Sandwich, MA

APPLICATION FOR PROJECT ELIGIBILITY



Presented to:



Mr. Michael Busby
40B Relationship Manager
One Beacon Street |
Boston, MA 02108-3110

MASSACHUSETTS HOUSING
APPLICATION FOR A PROJECT ELIGIBILITY LETTER
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

NSG Village Green-1, LLC. (the “Applicant”) hereby applies to the Massachusetts Housing Partnership, pursuant to Massachusetts General Laws, Chapter 40B and 760 CMR 56.00, as amended (“Chapter 40B”), for the issuance of a Project Eligibility Letter authorizing the applicant to proceed with a Comprehensive Permit Application to the Town of Sandwich Zoning Board of Appeals to construct on the below-referenced premises one-hundred-forty-four (144) rental dwelling units within six, 3-story buildings along with open space area and related parking and infrastructure to be called “Village Green.” Thirty-eight (38) of the dwelling units representing 26.0% of the total will be affordable to households earning no more than eighty percent (80%) of the Area Median Income, in accordance with applicable state regulations and guidelines. 12.5% of the dwelling units are three- bedrooms.

This application and the documents, plans, exhibits, and other materials submitted simultaneously herewith, all of which are incorporated herein by reference, contain a complete description of the applicant and the proposed development and constitute the complete application package required to be submitted to the Massachusetts Housing pursuant to: (i) Chapter 40B, (ii) the rules, regulations, and guidelines adopted by the Commonwealth of Massachusetts Department of Housing and Community Development with respect to Chapter 40B, including, but not limited to, the regulations set forth at 760 CMR 56.00 (the “Chapter 40B Regulations”); and (iii) the Mass Housing Requirements for 40B Project Eligibility.

Premises affected: That certain parcels of land on Route 130 in Sandwich, Massachusetts, containing 7.3 acres of land, including:

Assessor Parcel ID 11 - 242A

Assessor Parcel ID 11- 242 B

The premises are more particularly described in the documents, plans, exhibits, and other materials included in this application.

The statute and the regulations have established a Subsidized Housing Inventory (“SHI”) maintained by the Massachusetts Department of Housing and Community Development (“DHCD”) that lists each municipality’s percentage of low and moderate- income units. The Town of Sandwich falls short of the state threshold of 10%: the Town has 3.8% based on DHCD SHI list dated September 14, 2017 and the applicant believes that none of the other regulatory Safe Harbors have been met. *A copy of the SHI listing is submitted herewith.* The Applicant believes, for all the reasons hereinafter set forth, that the project meets all of the requirements for a Comprehensive Permit under the statute, that it will be a benefit to the Town of Sandwich, and that a Comprehensive Permit should be issued.

ECONOMIC DEVELOPMENT DISTRICT

Cape Cod (Barnstable County), Massachusetts has been designated as a Federal Economic Development District by the Economic Development Administration of the U.S. Department of Commerce. The major areas identified as critical needs in Barnstable County are wastewater, energy, telecommunications, and transportation infrastructure. These substandard infrastructure requirements have led to additional critical needs in the areas of job force diversity, housing affordability, and research and development investment.



**Comprehensive Permit
Site Approval Application
Rental**

www.masshousing.com | www.masshousingrental.com



Comprehensive Permit Site Approval Application/Rental

Attached is the Massachusetts Housing Finance Agency (“MassHousing”) application form for Project Eligibility/Site Approval (“Site Approval”) under the state’s comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as “Chapter 40B”. Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund (“NEF”) program must receive Site Approval from MassHousing. This approval (also referred to as “project eligibility approval”) is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located .

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site, (ii) the applicant is a public agency, non-profit organization or limited dividend organization, and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

Please note that MassHousing requires that all applicants meet with a member of our Planning and Programs Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves , conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing’s Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

<https://www.mass.gov/doc/760-cmr-56-comprehensive-permit-low-or-moderate-income-housing/download>
www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf.

Instructions for completing the Site Approval Application are included in the application form which is attached . The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

**Manager of Planning Programs
One Beacon Street, Boston, MA 02108**

We look forward to working with you on your proposed development. Please contact Jessica Malcolm at 617-854-1201 or jmalcolm@masshousing.com to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one .

Our Commitment to You

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval :

Within one week of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.

If we have received the information which is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal, (ii) schedule and conduct a site visit, and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 90 days of our receipt of your application package.



Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund ("NEF") Rental Projects

Section 1: GENERAL INFORMATION

Name of Proposed Project: Village Green

Municipality: Sandwich

County: Barnstable

Address of Site: 76-78 Falmouth Road, Route 130

Cross Street: Route 130

Zip Code: 02644

Tax Parcel I.D. Number(s): 11-242 A, 11-242 B

Name of Proposed Development Entity NSG Village Green-1, LLC

(typically a single purpose entity):

Entity Type: Limited Dividend Organization

** If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.*

Has this entity already been formed? No

State Formed: Massachusetts

Name of Applicant: NSG Village Green-1, LLC

(typically the Proposed Development Entity or its controlling entity or individual)

Applicant's Web Address: www.autonomouscre.com

Does the applicant have a related party relationship with any other member of the development team? Yes

If yes, please explain:

Jay Stinson and Thomas Ruhan are managers of Route 130 Land Development, LLC the owner of the land to be developed by a related limited dividend organization: NSG Village Green-1, LLC.

Primary Contact Information:

Contact Name: Stephen John Cleary

Relationship to Applicant:

Company Name: NSG Village Green-1, LLC

Address: 897 Main Street, Route 28

Municipality: Yarmouth

State: Massachusetts

Zip: 02664

Phone: 6179806744

Cell Phone: 6179806744

Email: sjc@acreplus.org

Secondary Contact Information:

Contact Name: Jonathan Fitch

Relationship to Applicant:

Company Name: Jonathan Fitch, Esq.

Legal counsel all entities

Address: 88 Route 6A

Municipality: Sandwich

State: Massachusetts

Zip: 02563

Phone:

Cell Phone: 508-888-2454

Email: macfitchjdf@aol.com

Additional Contact Information:

Contact Name: John J. Stinson

Relationship to Applicant:

Company Name: Route 130 Land Development

Project partner, property owner.

Address: 39 Discovery Hill Road

Municipality: East Sandwich

State: Massachusetts

Zip: 02537

Phone: 508-888-8076

Cell Phone:

Email: jayjohn65@aol.com

Anticipated Construction Financing: MassHousing

Name of Lender (if not MassHousing financed):

Anticipated Permanent Financing: MassHousing

Name of NEF Bank:
(if not MassHousing financed)

Please note: under the NEF Program, a minimum of 25% of the Permanent financing must be obtained from an NEF Lender and remain in place for 5 years

Age Restriction: None

Brief Project Description:

Village Green is a 7.27 acre property (Lot 242-A: 2.75 acre, Lot 242 B: 4.52 acre) with frontage along Route 130 in Sandwich, Massachusetts. Village Green is a planned residential component within a 18.67+/- acre mixed-use development known as Cape Crossing. The entire 18.67+/- acre parcel is zoned Business Limited, BL-1.

76-78 Route 130 is located in the Forestdale section of Sandwich. Forestdale is located in the southern part of town and it is bordered by the town of Mashpee to the south and by Joint Base Cape Cod (22,000 acres) to the west. Route 130 (Falmouth Road) is the main route through the community, leading north to Sandwich Village and south through Mashpee to Santuit in Barnstable. There are 7 environmental justice communities within 1 and 5 miles of Village Green; the entire 22,000 acres of Joint Base Cape Cod is a designated Federal Opportunity Zone. The site is a designated Smart Growth Center and Strategic Planning Area in the Town of Sandwich Comprehensive Plan.

Village Green will offer 144 rental apartments with 180 bedrooms in six (6), three (3) story, wood-framed, garden-style buildings. Approximately 25,000 square feet of commercial use, by-right buildings, may be included in the future, particularly along Stinson Way and Route 130. This connected community plan will follow the guidance and planning efforts of the Cape Cod Commission's

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 2: EXISTING CONDITIONS / SITE INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.

Buildable Area Calculations (Acres)

| | |
|--|-------------|
| Total Site Area: | 7.27 |
| Wetland Area (per MA DEP): | 0.00 |
| Flood Hazard Area (per FEMA): | 0.00 |
| Endangered Species Habitat (per MESA): | 0.00 |
| Conservation / Article 97 Land: | 0.00 |
| Protected Agricultural Land (i.e. EO 193): | 0.00 |
| Other Non-Buildable: | 0.00 |
| Total Non-Buildable Area: | 0.00 |
| Total Buildable Area: | 7.27 |

Current use of the site and prior use if known:

The site is a wooded lot, with no previous use.

Is the site located entirely within one municipality? Yes

If not, in what other municipality is the site located?

How much land is in each municipality?

Additional Site Addresses:

| Address 1 | Address 2 | Municipality | State | Zip Code | County | Tax Parcel |
|-----------|-----------|--------------|--------|----------|------------|------------|
| | | Sandwich | Massac | 02537 | Barnstable | 11-242 A |
| | | Sandwich | Massac | 02537 | Barnstable | 11-242 B |

Current zoning classification and principal permitted uses:

BL-1: Business limited

Previous Development Efforts

Please list any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant’s role, if any, in the previous applications.

Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

There have been no previous development efforts in the BL-1 district. Town rezoned from R-2 to BL-1 in 2009 to allow mixed-use, never changed zoning bylaw to allow for mixed-use development.

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? No

If Rejected, Please Explain:

| Existing Utilities and Infrastructure | Yes/No | Description |
|--|--------|---------------------------------------|
| Wastewater- private wastewater treatment | Yes | Packaged treatment system |
| Wastewater - public sewer | No | Town proposed plan for sewer on 130 |
| Storm Sewer | Yes | On-site and Town |
| Water-public water | Yes | Sandwich Water Authority |
| Water-private well | Yes | Developer to install irrigation wells |
| Natural Gas | Yes | Eversource |
| Electricity | Yes | Eversource |
| Roadway Access to Site | Yes | County Road 130, Stinson Way |
| Sidewalk Access to Site | Yes | Developer & County |
| Other | Yes | Renewable energy, battery storage |

Describe Surrounding Land Uses:

The site lies to the west of a residential housing community on Jeanne’s Way , residential homes and a 40B townhouse development to the west. It directly abuts a Shell Gas Station and is across the street from a former restaurant with 2nd floor housing, the Wampanoag Tribe’s Emergency Services and a medical office building operated by Beth Israel . To the south are

| Surrounding Land Use/Amenities | Distance from Site | Available by Public Transportation? |
|--------------------------------|--------------------|-------------------------------------|
| Shopping Facilities | 1.08 | Yes |
| Schools | 1.02 | Yes |
| Government Offices | 1.08 | Yes |
| Multi-Family Housing | 0.05 | Yes |
| Public Safety Facilities | 1.80 | Yes |

| | | |
|--------------------------------|------|-----|
| Office/Industrial Uses | 0.05 | Yes |
| Conservation Land | 0.01 | Yes |
| Recreational Facilities | 0.05 | Yes |
| Houses of Worship | 1.00 | Yes |
| Other | 0.05 | Yes |

Public transportation near the Site, including type of transportation and distance from site:

The property has no direct access to scheduled public transportation, other than school buses, the closest CCRTA stop is at the Stop & Shop Plaza, more than a mile away. This provides scheduled routes between Bourne, Sandwich, Mashpee to Hyannis. Dial a Ride is an on-call transportation service that is available between 8 and 5, six days per week. The developer will implement ride and bike-sharing and when enough units are complete, a shuttle service. Peter Pan, a regional bus service available.

Site Characteristics and Development Constraints

| | |
|--|----|
| Are there any easements, rights of way or other restrictions of record affecting the development of the site ? | No |
| Is there any evidence of hazardous, flammable or explosive material on the site? | No |
| Is the site, or any portion thereof, located within a designated flood hazard area? | No |
| Does the site include areas designated by Natural Heritage as endangered species habitat? | No |
| Are there documented state-designated wetlands on the site? | No |
| Are there documented vernal pools on the site? | No |
| Is the site within a local or state Historic District or listed on the National Register or Historic Places? | No |
| Has the site or any building(s) on the site been designated as a local, state or national landmark? | No |
| Are there existing buildings and structures on site? | No |
| Does the site include documented archeological resources? | No |
| Does the site include any known significant areas of ledge or steep slopes? | No |

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund ("NEF") Rental Projects

Section 3: PROJECT INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

Construction Type: New Construction

| | | | |
|--------------------------------|-----|--|----|
| Total Dwelling Units: | 144 | Total Number of Affordable Units: | 38 |
| Number of Market Units: | 106 | Number of AMI 50% Affordable Units: | 0 |
| | | Number of AMI 80% Affordable Units: | 38 |

Unit Information:

| Unit Type | Bedrooms | Baths | # Of Units | Unit Sq. Ft. | Rent | Utilities |
|-----------------------------|-----------|---------|------------|--------------|---------|-----------|
| Market | Studio | 1 Bath | 27 | 522 | \$1,410 | \$0 |
| Market | 3 Bedroom | 2 Baths | 13 | 1,029 | \$2,575 | \$0 |
| Market | 1 Bedroom | 1 Bath | 40 | 741 | \$1,815 | \$0 |
| Market | 1 Bedroom | 1 Bath | 13 | 646 | \$1,590 | \$0 |
| Market | 1 Bedroom | 1 Bath | 13 | 764 | \$1,875 | \$0 |
| Affordable Unit - Below 80% | Studio | 1 Bath | 9 | 522 | \$1,409 | \$129 |
| Affordable Unit - Below 80% | 3 Bedroom | 2 Baths | 5 | 1,029 | \$2,021 | \$286 |
| Affordable Unit - Below 80% | 1 Bedroom | 1 Bath | 14 | 741 | \$1,458 | \$175 |
| Affordable Unit - Below 80% | 1 Bedroom | 1 Bath | 5 | 646 | \$1,458 | \$175 |
| Affordable Unit - Below 80% | 1 Bedroom | 1 Bath | 5 | 764 | \$1,458 | \$175 |

Utility Allowance Assumptions *(utilities to be paid by tenants):*

All electric, fossil free building powered by renewable energy at reduced and fixed rates: heating and air conditioning, cooking, water heating, water, sewer and trash.

Percentage of Units with 3 or More Bedrooms: 12.50

** Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the Project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.*

| | | | | | |
|--|---------|---|---------|--------------------|---|
| Handicapped Accessible Units - Total: | 10 | Market Rate: | 7 | Affordable: | 3 |
| Gross Density (units per acre): | 19.8074 | Net Density (units per buildableacre): | 19.8074 | | |

Building Information:

| Building Type | Building Style | Construction Type | Stories | Height | GFA | Number Bldg |
|---------------|------------------------|-------------------|---------|--------|--------|-------------|
| Residential | Single family detached | Construction | 3 | 35 | 19,344 | 6 |

Will all features and amenities available to market unit residents also be available to affordable unit residents?

Yes

If not, explain the differences:

Parking

Total Parking Spaces Provided: 216

Ratio of Parking Spaces to Housing Units: 1.5

Lot Coverage

Buildings: 38%

Parking and Paved Areas: 30%

Usable Open Space: 32%

Unusable Open Space: 0%

Lot Coverage: 68%

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))?

No

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund (“NEF”) Rental Projects**

Section 4: SITE CONTROL

Grantor/Seller: Forestdale Village, LLC

Grantee/Buyer: Ruhan and Stinson Realty Trust

Grantee/Buyer Type: Applicant

If Other, Explain:

Are the Parties Related? Yes Grantor and Grantee are NOT related. Thomas Ruhan and John Stir

For Deeds or Ground Leases:

Date(s) of Deed(s) or Ground Leases(s): 03/24/2015

Purchase Price: \$2,200,000

For Purchase and Sales Agreements or Option Agreements:

Date of Agreement:

Expiration Date:

Date of Extension *(if extension granted):*

New Expiration Date *(if extension granted):*

Purchase Price: \$0

Will any easements or rights of way over other properties be required in order to develop the site as proposed?: No

If Yes, Current Status of Easement: Owned by Development Entity

Date(s) of Easements(s):

For Easements:

Date of Agreement:

Purchase Price: \$0

For Easement Purchase and Sales Agreements or Easement Option Agreements:

Expiration Date:

Date of Extension *(if extension granted):*

New Expiration Date *(if extension granted):*

Purchase Price: \$0

Grantor/Seller: Ruhan and Stinson Realty Trust

Grantee/Buyer: Route 130 Land Development

Grantee/Buyer Type: Development Entity

If Other, Explain:

Are the Parties Related? Yes Internal transfer to put BL-1 zoned lots in separate ownership than R

For Deeds or Ground Leases:

Date(s) of Deed(s) or Ground Leases(s): 08/11/2015

Purchase Price: \$300,000

For Purchase and Sales Agreements or Option Agreements:

Date of Agreement:

Expiration Date:

Date of Extension *(if extension granted):*

New Expiration Date *(if extension granted):*

Purchase Price: \$0

Will any easements or rights of way over other properties be required in order to develop the site as proposed?: No

If Yes, Current Status of Easement: Owned by Development Entity

Date(s) of Easements(s):

For Easements:

Date of Agreement:

Purchase Price: \$0

For Easement Purchase and Sales Agreements or Easement Option Agreements:

Expiration Date:

Date of Extension *(if extension granted):*

New Expiration Date *(if extension granted):*

Purchase Price: \$0

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 5: FINANCIAL INFORMATION

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.

Initial Capital Budget

Sources

| Description | Source | Budgeted |
|----------------------|---|---------------------|
| Private Equity | Owner's Cash Equity | \$2,125,122 |
| Private Equity | Tax Credit Equity | \$0 |
| Private Equity | Developer Fee Contributed or Loaned | \$2,504,676 |
| Private Equity | Developer Overhead Contributed or Loaned | \$0 |
| Other Private Equity | | \$0 |
| Public/Soft Debt | | \$0 |
| Subordinate Debt | | \$0 |
| Permanent Debt | Mass Housing Construction to Permanent/Workforce | \$26,400,968 |
| Permanent Debt | | \$0 |
| Construction Debt | <i>for informational purposes only, not included in Sources T</i> | \$0 |
| Additional Source | | \$0 |
| Additional Source | | \$0 |
| Total Sources | | \$31,030,766 |

Pre-Permit Land Value

| Item | Budgeted |
|-------------------------------------|------------|
| As-Is Market Value*: | \$0 |
| Reasonable Carrying Costs: | \$0 |
| Total Pre-Permit Land Value: | \$0 |

* As-Is market value to be determined by a MassHousing commissioned appraisal

Uses (Costs)

| Item | Budgeted |
|--|---------------------|
| Acquisition Cost (Actual): | |
| Actual Acquisition Cost: Land | \$1,300,000 |
| Actual Acquisition Cost: Buildings | \$0 |
| Reasonable Carrying Costs | \$92,768 |
| Subtotal - Acquisition Costs | \$1,392,768 |
| Construction Costs-Building Structural Costs (Hard Costs): | |
| Building Structure Costs | \$17,418,809 |
| Hard Cost Contingency | \$695,710 |
| Subtotal - Building Structural Costs (Hard Costs) | \$18,114,519 |
| Construction Costs-Site Work (Hard Costs): | |
| Earth Work | \$667,360 |
| Utilities: On-Site | \$696,400 |
| Utilities: Off-Site | \$232,128 |
| Roads and Walks | \$580,320 |
| Site Improvement | \$577,673 |
| Lawns and Plantings | \$232,128 |
| Geotechnical Condition | \$0 |
| Environmental Remediation | \$0 |
| Demolition | \$0 |
| Unusual Site Conditions/Other Site Work | \$116,064 |
| Subtotal - Site Work (Hard Costs) | \$3,102,073 |
| Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs): | |
| General Conditions | \$1,392,768 |
| Builder's Overhead | \$580,320 |
| Builder's Profit | \$696,384 |
| Subtotal - General Conditions, Builder's Overhead & Profit | \$2,669,472 |
| General Development Costs (Soft Costs): | |
| Appraisal and Marketing Study <i>(not 40B "As Is" Appraisal)</i> | \$29,016 |
| Marketing and Initial Rent Up <i>(include model units if any)</i> | \$203,112 |
| Real Estate Taxes <i>(during construction)</i> | \$174,096 |
| Utility Usage <i>(during construction)</i> | \$0 |
| Insurance <i>(during construction)</i> | \$94,514 |
| Security <i>(during construction)</i> | \$87,048 |
| Inspecting Engineer <i>(during construction)</i> | \$58,032 |
| Construction Loan Interest | \$464,256 |
| Fees to Construction Lender: | \$116,064 |
| Fees to Permanent Lender: | \$232,128 |
| Fees to Other Lenders: | \$0 |

General Development Costs (Soft Costs) - continued

| Item | Budgeted |
|---|--------------------|
| Architecture / Engineering | \$435,240 |
| Survey, Permits, etc. | \$290,160 |
| Clerk of the Works | \$94,514 |
| Construction Manager | \$0 |
| Bond Premiums | \$0 |
| Environmental Engineer | \$0 |
| Legal | \$58,032 |
| Title (including title insurance) and Recording | \$37,140 |
| Accounting and Cost Certification (incl. 40B) | \$37,140 |
| Relocation | \$0 |
| 40B Site Approval Processing Fee | \$7,650 |
| 40B Technical Assistance / Mediation Fee | \$9,700 |
| 40B Land Appraisal Cost (as-is value) | \$5,000 |
| 40B Final Approval Processing Fee | \$0 |
| 40B Subsidizing Agency Cost Certification Examination Fee | \$0 |
| 40B Monitoring Agent Fee | \$15,000 |
| MIP | \$0 |
| Credit Enhancement | \$0 |
| Letter of Credit Fees | \$0 |
| Tax Credit Allocation Fee | \$0 |
| Other Financing Fees | \$0 |
| Development Consultant | \$174,096 |
| Other Consultant: Lottery | \$20,000 |
| Other Consultant: Peer Review | \$25,000 |
| Syndication Costs | \$0 |
| Soft Cost Contingency | \$232,128 |
| Other Development Costs: | \$0 |
| Subtotal - General Development Costs (Soft Costs) | \$2,899,066 |
| Developer Fee and Overhead: | |
| Developer Fee | \$2,504,676 |
| Developer Overhead | \$0 |
| Subtotal Developer Fee and Overhead | \$2,504,676 |
| Capitalized Reserves: | |
| Development Reserves | \$0 |
| Initial Rent Up Reserves | \$0 |
| Operating Reserves | \$348,192 |
| Net Worth Account | \$0 |
| Other Capitalized Reserves | \$0 |

Subtotal - Capitalized Reserves **\$348,192**

Summary of Subtotals

| Item | Budgeted |
|--|---------------------|
| Acquisition Costs (Actual): | \$1,392,768 |
| Building Structural Costs (Hard Costs) | \$18,114,519 |
| Site Work (Hard Costs) | \$3,102,073 |
| General Conditions, Builder's Overhead & Profit (Hard Costs) | \$2,669,472 |
| Developer Fee and Overhead | \$2,504,676 |
| General Development Costs (Soft Costs) | \$2,899,066 |
| Capitalized Reserves | \$348,192 |
| Total Development Costs (TDC) | \$31,030,766 |

Summary

| | |
|-------------------------|---------------------|
| Total Sources | \$31,030,766 |
| Total Uses (TDC) | \$31,030,766 |

Projected Developer Fee and Overhead*: \$2,504,676

Maximum Allowable Developer Fee and Overhead::** \$2,504,676

Projected Developer Fee and Overhead Equals 100.00% of Maximum Allowable Fee and Overhead

** Note in particular the provisions of Section IV.B.5.a of the Guidelines, which detail the tasks (i) for which a developer may or may not receive compensation beyond the Maximum Allowable Developer Fee and Overhead and (ii) the costs of which must, if the tasks were performed by third parties, be included within the Maximum Allowable Developer Fee and Overhead.*

*** Please consult the most recent DHCD Qualified Allocation Plan (QAP) to determine how to calculate the maximum allowable developer fee and overhead. If you have any questions regarding this calculation, please contact MassHousing.*

Initial Rental Operating Pro-Forma (for year one of operations)

| Item | Notes | Amount |
|--|-------------------------|--------------|
| Permanent Debt Assumptions | | |
| Loan Amount | Lende Mass Housing | \$26,400,000 |
| Annual Rate | | 0.05% |
| Term | | 420 Months |
| Amortization | | 420 Months |
| Lender Required Debt Service Coverage Ratio | | 1.20 |
| | | |
| Gross Rental Income | | \$3,198,420 |
| Other Income (utilities, parking) | Parking and Pet | \$44,928 |
| Less Vacancy (Market Units): 5% (vacancy rate) | | \$125,513 |
| Less Vacancy (Affordable Units): 5% (vacancy rate) | | \$34,408 |
| | | |
| Gross Effective Income | | \$3,083,427 |
| Less Operating Expenses | | \$5,840 |
| | | |
| Net Operating Income | | \$2,242,399 |
| Less Permanent Loan Debt Service | | \$1,598,850 |
| Cash Flow | | \$643,548 |
| Debt Service Coverage | | 1.40 |

Describe Other Income:

Pet fee: \$50.00 per month, second parking space \$80.00 per month.

Rental Operating Expense Assumption

| Item | Notes | Amount |
|---|---|-------------|
| Assumed Maximum Operating Expenses | Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above. | \$1,918,620 |
| Assumed Maximum Operating Expense/Unit* | Number of Units: 8,088 | \$1,598,850 |

* MassHousing may request further detail regarding projected operating expenses if such expenses appear higher or lower than market comparables.

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund (“NEF”) Rental Projects

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

Development Team:

| Company Name | Contact Name | Contact Role | Applicant | Dev Entity | Primary For Role |
|----------------------------|-------------------------|------------------------------------|-----------|------------|------------------|
| NSG Village Green-1, LLC | Stephen John Cleary | Developer | Yes | Yes | Yes |
| Route 130 Land Developm | John J. Stinson | Other | No | No | No |
| Route 130 Land Developm | Thomas J. Ruhan | Developer | No | No | No |
| Autonomous CRE+ | Stephen John Cleary | Developer | No | No | Yes |
| Catalyze-ACRE, SPV, LLC | James Geshwiler | Other | No | No | Yes |
| Jonathan Fitch, Esq. | Jonathan Fitch | Attorney | No | No | Yes |
| Oaktree Development/Gre | Arthur A. Klipfel, III | Consultant - Architect and Enginee | No | No | No |
| Bruce Ronayne Hamilton A | Scott Vlasik | Consultant - Architect and Enginee | No | No | Yes |
| Merrill Engineering and Su | Deborah W. Keller, P.E. | Consultant - Architect and Enginee | No | No | No |
| Hurricane Hill Developmen | Michael McGuire | Consultant - Architect and Enginee | No | No | No |
| New Horizons Technolog | Michael Kapopoulos | Consultant - Architect and Enginee | No | No | No |
| Pearl Construction, Inc. | Seth Adams | Consultant - Construction Manager | No | No | Yes |
| Onsite Engineering | David Formato, P.E. | Consultant - Architect and Enginee | No | No | No |

Entities Responsible for Development Tasks:

| Development Task | Developer / Applicant | Contact Name / Company |
|------------------------------|-----------------------|--|
| | No | Catalyze-ACRE, SPV, LLC, James Geshwiler |
| Architecture and Engineering | No | Bruce Ronayne Hamilton Architects, Scott Vlasik |
| Architecture and Engineering | No | Hurricane Hill Development, Michael McGuire |
| Architecture and Engineering | No | Merrill Engineering and Surveying, Deborah W. Keller, P.E. |
| Architecture and Engineering | No | New Horizons Technologies, Inc., Michael Kapopoulos |
| Architecture and Engineering | No | Oaktree Development/Greenstaxx, Arthur A. Klipfel, III |
| Architecture and Engineering | No | Onsite Engineering, David Formato, P.E. |
| Construction Management | No | Pearl Construction, Inc., Seth Adams |
| Finance Package | No | Autonomous CRE+, Stephen John Cleary |
| Local Permitting | No | Autonomous CRE+, Stephen John Cleary |
| Local Permitting | No | Jonathan Fitch, Esq., Jonathan Fitch |
| Preconstruction services | No | Autonomous CRE+, Stephen John Cleary |
| Preconstruction services | No | Catalyze-ACRE, SPV, LLC, James Geshwiler |
| Preconstruction services | No | Oaktree Development/Greenstaxx, Arthur A. Klipfel, III |
| Preconstruction services | No | Pearl Construction, Inc., Seth Adams |

Affiliated Entities:

| Company Name | Individual Name | Affiliation | Relation |
|--------------------------------|-----------------|-------------------|-----------|
| Route 130 Land Development, LI | Thomas Ruhan | Related Affiliate | Applicant |
| Route 130 Land Development, LI | John J. Stinson | Related Affiliate | Applicant |

Previous Applications:

| | | | |
|----------------------------|------------------------------|-------------------------|--|
| Project Name: | Foretdale Village Comp Permi | Filing Date: | 09/30/2009 |
| Municipality: | Sandwich | | |
| Subsidizing Agency: | DHCD 09-03 | Decision: | Approval |
| Type: | Comprehensive Permit | Other Reference: | Abutting Site, Ruhan & Stinson Lenders |

Certification and Acknowledgement

I hereby certify on behalf of the Applicant, under pains and penalties of perjury, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)

| Question | Answer |
|---|--------|
| Is there pending litigation with respect to any of the Applicant Entities ? | No |
| Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ? | No |
| Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes , reporting of employees and contractors, or withholding of child support? | No |
| Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ? | No |
| During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud , gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy? | No |
| Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions? | No |
| Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements ? | No |
| Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts , and any agency, authority or instrument thereof? | No |

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

Signature: _____

Name: Stephen J. Cleary

Title: Secretary

Date: 02/14/2022

Application for Chapter 40B Project Eligibility / Site Approval

for MassHousing-Financed and New England Fund ("NEF") Rental Projects

Section 7: NOTIFICATION AND FEES

Notices

| Event | Date |
|---|------------|
| Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing : | 12/01/2021 |
| Date of Pre-Application Meeting with MassHousing: | 01/12/2022 |
| Date copy of complete application sent to chief elected office of municipality : | 02/14/2022 |
| Date notice of application sent to DHCD: | 02/14/2022 |

Fees

All fees that are payable to MassHousing should be sent via ACH/Wire Transfer. Please contact MassHousing for the ACH/Wire Transfer instructions.

Fees payable to the Massachusetts Housing Partnership should be sent directly to MHP with the [MHP Cover Letter](#)

| Fee | Amount | Description |
|---|----------------|--|
| MassHousing Application Processing Fee: | \$7,650 | <i>payable to MassHousing</i> |
| Chapter 40B Technical Assistance/Mediation Fee: | \$2,500 | <i>(Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000)</i> |
| Unit Fee: | \$7,200 | <i>(\$50 per Unit)</i> |
| Total TA/Mediation and Unit Fee: | \$9,700 | <i>(Payable to Massachusetts Housing Partnership)</i> |

Land Appraisal Cost: You will be required to pay for an "as-is" market value appraisal of the Site to be commission by MassHousing. MasHousing will contact you once a quote has been received for the cost of the appraisal.

SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Please provide information indicating that your development complies with either Method 1 or Method 2 of the Sustainable Development Principles

Method 1 - Redevelop First

If Rehabilitation:

| | |
|---|----|
| Rehabilitation/Redevelopment/Improvements to Structure | No |
| Rehabilitation/Redevelopment/Improvements to Infrastructure | No |

If New Construction:

| | |
|--|-----|
| - Contributes to revitalization of town center or neighborhood | Yes |
| - Walkable to: | |
| (a) transit | Yes |
| (b) downtown or village center | Yes |
| (c) school | Yes |
| (d) library | Yes |
| (e) retail, services, or employment center | Yes |
| - Located in municipally-approved growth center | Yes |

Explanation (Required):

We are creating the Village Center on-site in what will become a mixed-use Village. Location is a designated Smart Growth Center and Strategic Planning area, which was added to the Local Comprehensive Plan. Town never followed through with zoning changes.

Method 2 - Consistency with Sustainable Development Principals

Development meets a minimum of **five (5)** of the Commonwealth's *Sustainable Development Principles* as shown in the next section below.

If the development involves strong municipal support, the development need only meet four (4) of the Sustainable Development Principles. However, one (1) of the Principles met must be **Protect Land and Ecosystems**. Please check the applicable boxes within the "Optional - Demonstration of Municipal Support" section below, include an explanation in the box if necessary and provide attachments where applicable.

Optional - Demonstration of Municipal Support

- | | |
|---|----|
| - Letter of Support from the Chief Elected Official of the municipality * | No |
| - Housing development involves municipal funding | No |
| - Housing development involves land owned or donated by the municipality | No |

**Other acceptable evidence: Zoning variance issued by ZBA for project; Minutes from Board of Selectman meeting showing that project was discussed and approved, etc.*

Explanation (Required)

The town is against any development in town which is not in their control. They are hostile and blind to this development. They have a history of challenging 40B's and creating HPP's as shields, but not following through. Built 43 units of planned 658 from 04/24/02 to 12/21/20: 2.26 units per year. 4/02 3.58%, 12/20 3.8%

Please explain at the end of each category how the development follows the relevant *Sustainable Development Principle(s)* and explain how the development demonstrates each of the checked "X" statements listed under the *Sustainable Development Principle(s)*.

(1) Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

- | | |
|---|-----|
| - Higher density than surrounding area | Yes |
| - Mixes uses or adds new uses to an existing neighborhood | Yes |
| - Includes multi-family housing | Yes |
| - Utilizes existing water/sewer infrastructure | Yes |
| - Compact and/or clustered so as to preserve undeveloped land | Yes |
| - Reuse existing sites, structured, or infrastructure | No |
| - Pedestrian friendly | Yes |
| - Other (discuss below) | Yes |

Explanation (Required)

Development creates a town center in an underutilized neighborhood. Is the residential portion of a larger mixed-use development. No garden style, residential development in town offering rental, 1, 2 and 3 bedrooms. Developer may utilize existing water, the town has no sewers, so a packaged treatment plant will be utilized on site. This is a small part of a 65 acre site, which will have

(2) Advance Equity & Make Efficient Decisions

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.

Promote development in accordance with smart growth and environmental stewardship.

- Concerted public participation effort (beyond the minimally required public hearings) No
- Streamlined permitting process, such as 40B or 40R Yes
- Universal Design and/or visitability Yes
- Creates affordable housing in middle to upper income area and/or meets regional need Yes
- Creates affordable housing in high poverty area Yes
- Promotes diversity and social equity and improves the neighborhood Yes
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community Yes
- Other (discuss below) Yes

Explanation (Required)

7 EJC's within 1 and 5 miles of site. Village Green will be a leader in residential living by incorporating social justice principles in providing residents, their guests and surrounding community with a comfortable and safe living environment that supports success. The common space will promote inclusion and a sense of community and will be intended to promote and engage in activities that promote core values, which include equality, fairness, access, scholarship, intercultural dialogue.

(3) Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

- Creation or preservation of open space or passive recreational facilities Yes
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands Yes
- Environmental remediation or clean up Yes
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.) Yes
- Eliminates or reduces neighborhood blight Yes
- Addresses public health and safety risk Yes
- Cultural or Historic landscape/existing neighborhood enhancement Yes
- Other (discuss below) Yes

Explanation (Required)

Village Green is located in the Popponesset Bay Watershed. The Popponesset Bay area is often considered the most polluted bay on Cape Cod. Nitrogen pollution from septic systems is at the center of multiple lawsuits filed against the Massachusetts Department of Environmental Protection. The design of our integrated ecosystems provide "Significant Community Benefits" to the surrounding region and lays out a pollution prevention plan that supports and protects the watershed.

(4) Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water and materials.

- Uses alternative technologies for water and/or wastewater treatment Yes
- Uses low impact development (LID) for other innovative techniques Yes
- Other (discuss below) Yes

Explanation (Required)

Village Green will be built on a resilient infrastructure and secure water/energy platform. The wastewater treatment facilities protect the Popponesset Bay Watershed from additional pollution impacts. The treatment facilities follow the guidance of the Section 208 Area Wide Water Quality Management Plan and finally address an integrated implementation strategy. The development team is currently working on a "Significant Community Benefit" upgrade to the area water quality and public safety.

(5) Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

- Includes rental units, including for low/mod households Yes
- Includes homeownership units, including for low/mod households No
- Includes housing options for special needs and disabled population Yes
- Expands the term of affordability Yes
- Homes are near jobs, transit and other services Yes
- Other (discuss below) No

Explanation (Required)

Village Green will provide much needed new and affordable housing for people of all means. The units have been designed to provide work-force housing options as well as housing for families with children. The CCC Housing study found If seniors were given the option of downsizing into appropriately sized units, this option could potentially fill about one-third of the current housing gap opening up housing units that have stranded seniors in homes they no longer need. Affordable on-site nrg.

(6) Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

- Walkable to public transportation Yes
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses) Yes
- Increased bike and ped access Yes
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations Yes
- Other (discuss below) Yes

Explanation (Required)

The site has easy access off exits 2 and 3 of the mid Cape Highway (Route 6) and access to Route 28 to access Mashpee and other parts of Cape Cod. The Forestdale site is currently not serviced by public transportation, though the Cape Cod Regional Transit Authority has considered adding a stop on the Mashpee Line. The property will have EV charging stations, shared-ride vehicles and bike storage lockers. On-site services and employment.

(7) Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training and entrepreneurial opportunities. Support growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology and fisheries.

- Permanent Jobs Yes
- Permanent jobs for low- or moderate- income persons Yes
- Jobs near housing, service or transit Yes
- Housing near an employment center Yes
- Expand access to education, training or entrepreneurial opportunities Yes
- Support local business Yes
- Support natural resource-based businesses (i.e., farming, forestry, or aquaculture) Yes
- Re-uses or recycles materials from a local or regional industry's waste stream Yes
- Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials Yes
- Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products Yes
- Other (discuss below) Yes

Explanation (Required)

Village Green follows the direction of Economic Development Agency (EDA) approved Comprehensive Economic Development Strategy (CED's) for Barnstable County. The CED's under the framework of the regional vision defines the goals of the community, built, and natural systems that are required to support smart growth in the region. The CED's promote a sustainable regional economy that requires an adequate supply of rental housing and advanced reliable,

(8) Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

- Energy Star or Equivalent* Yes
- Uses renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in was reduction and conservation of resources Yes
- Other (discuss below) Yes

*All units are required by MassHousing to be Energy Star Efficient. Please include in your explanation a description of how the development will meet Energy Star criteria.

Explanation (Required)

Buildings are responsible for 28% of energy-related CO2 emissions. The design of the grid-interactive efficient buildings (GEB) exceeds the current State energy code and are fueled by a combined cooling, heating power system (CCHP) that eliminates fossil fuels. Local clean, renewable power generation supports the affordability of the project and significantly reduces green house gas emissions. The integrated design of the GEB and CCHP systems will meet or exceed an Energy Star score of 75+

(9) Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long term costs and benefits to the Commonwealth.

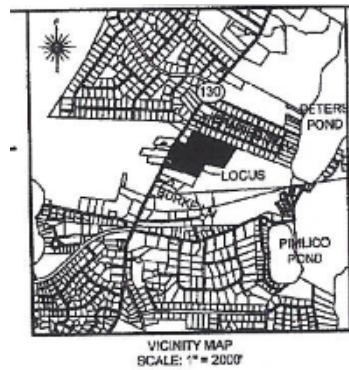
- Consistent with a municipally supported regional plan Yes
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing Yes
- Measureable public benefit beyond the applicant community Yes
- Other (discuss below) Yes

Explanation (Required)

Organized around the Popponesset Bay Watershed's natural, build, and community systems and follows the guidelines of the CCC's Regional Policy Plan (RPP). The RPP adopts goals and objectives to guide and plan for the future of the region in a manner consistent with the vision and growth policy. The CCC's report Regional Housing Market Analysis and 10-year Forecast of Housing Supply and Demand for Barnstable County, Massachusetts highlights the critical obstacles to address fair housing.

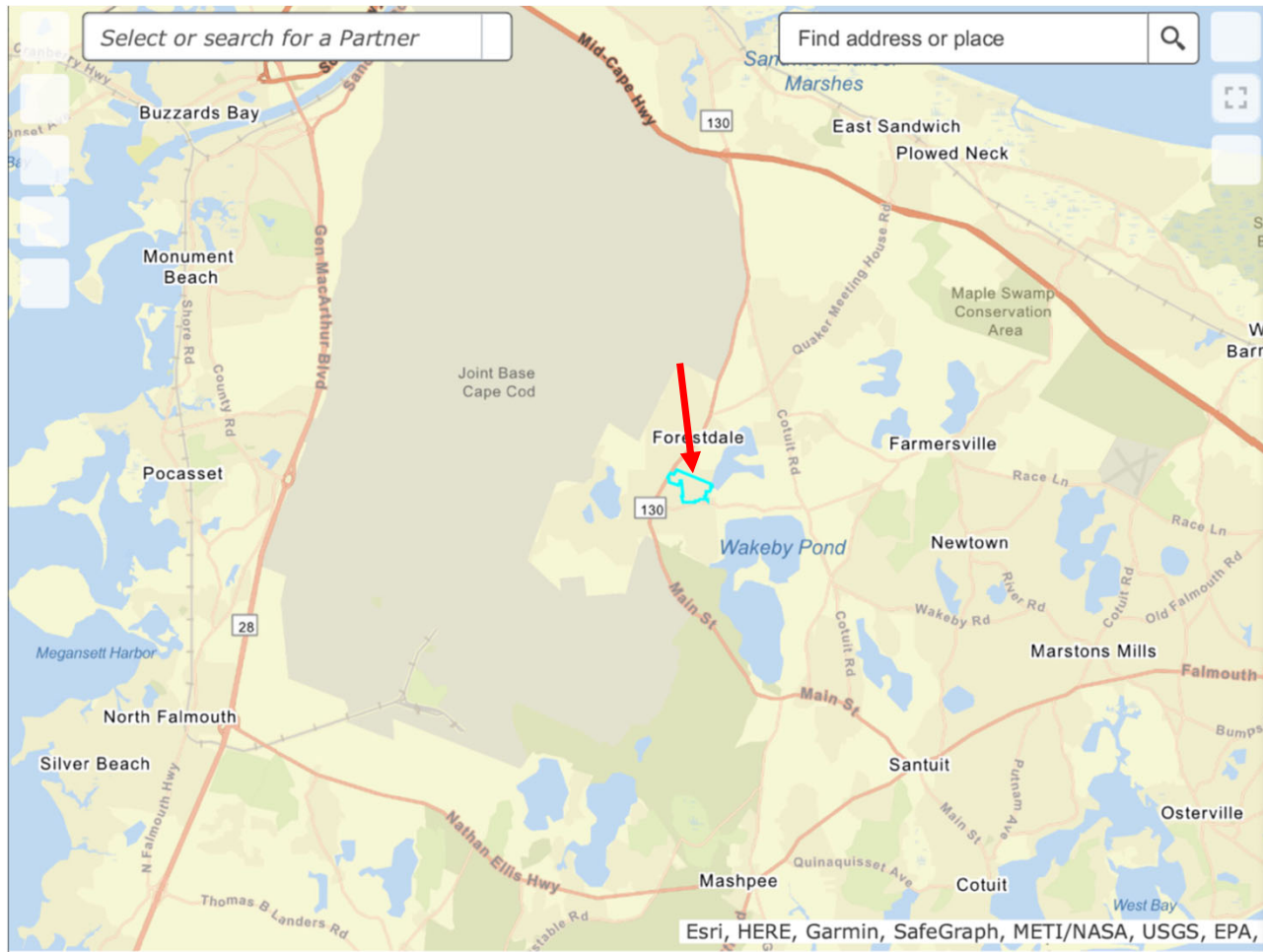
VILLAGE GREEN
O Hawley
Off 76-78 Route 130
Sandwich, MA

1.1 Location Map

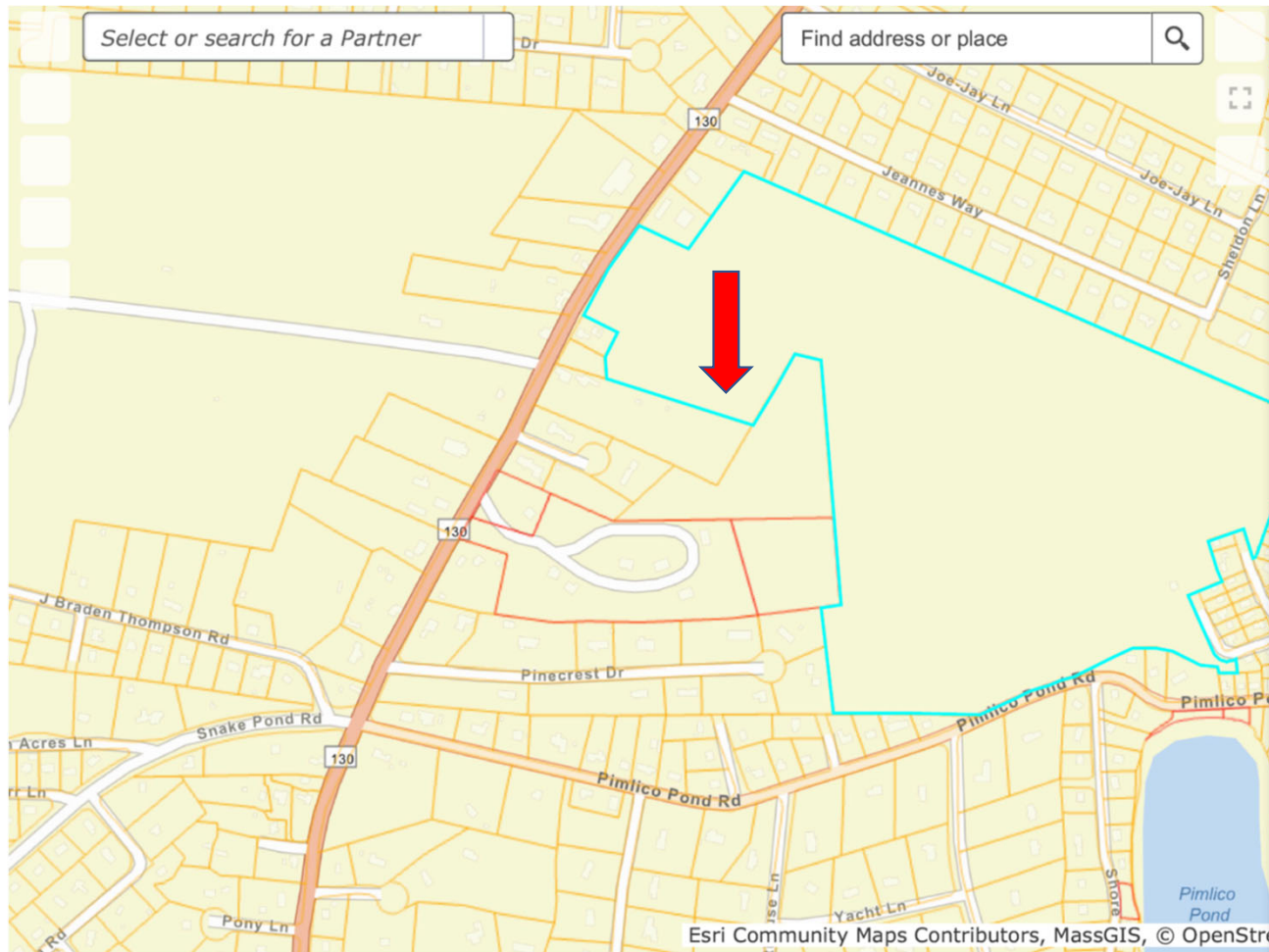




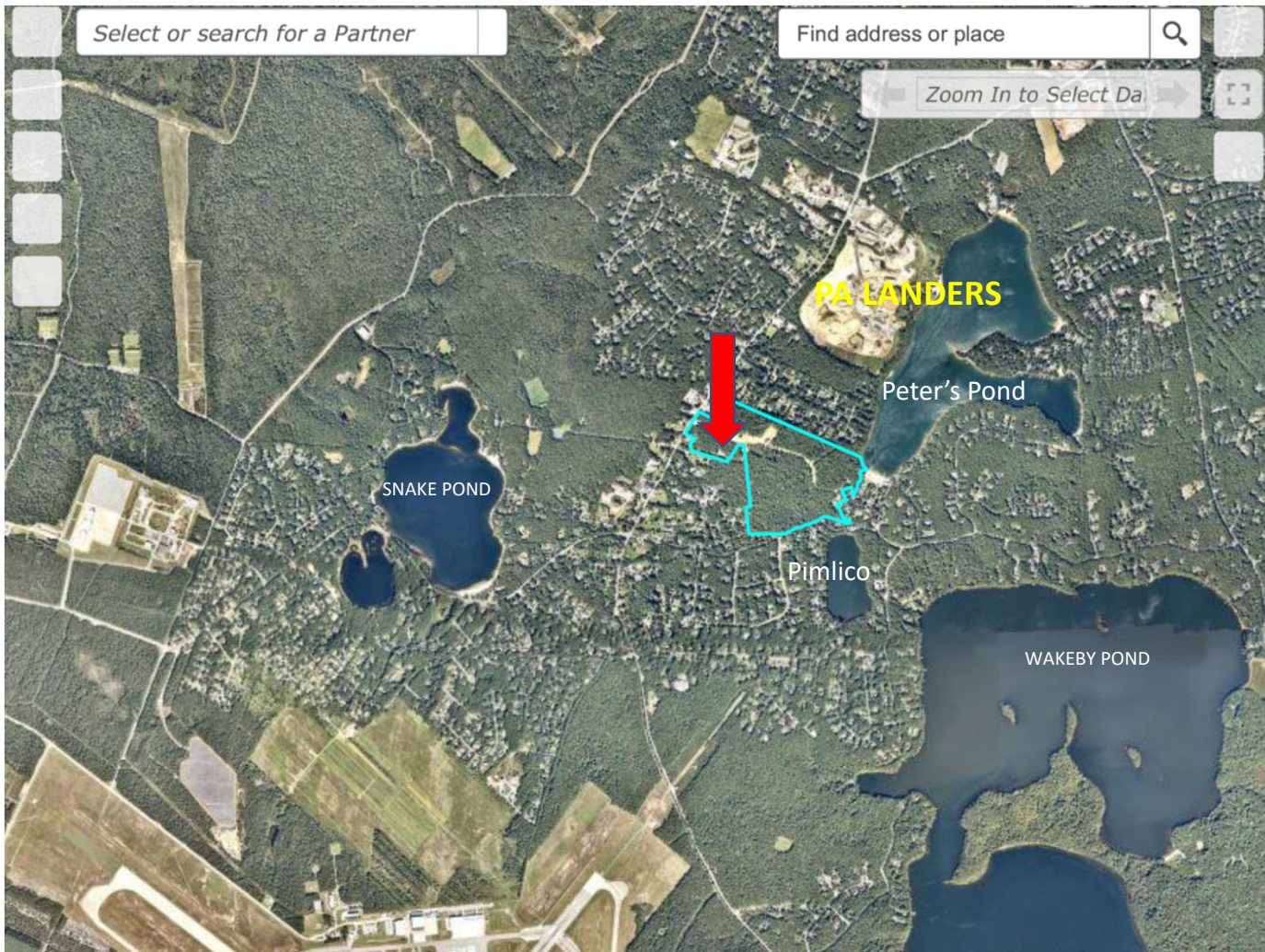
0 Rear Hawley, off 76-78 Route 130, Sandwich (Forestdale), MA



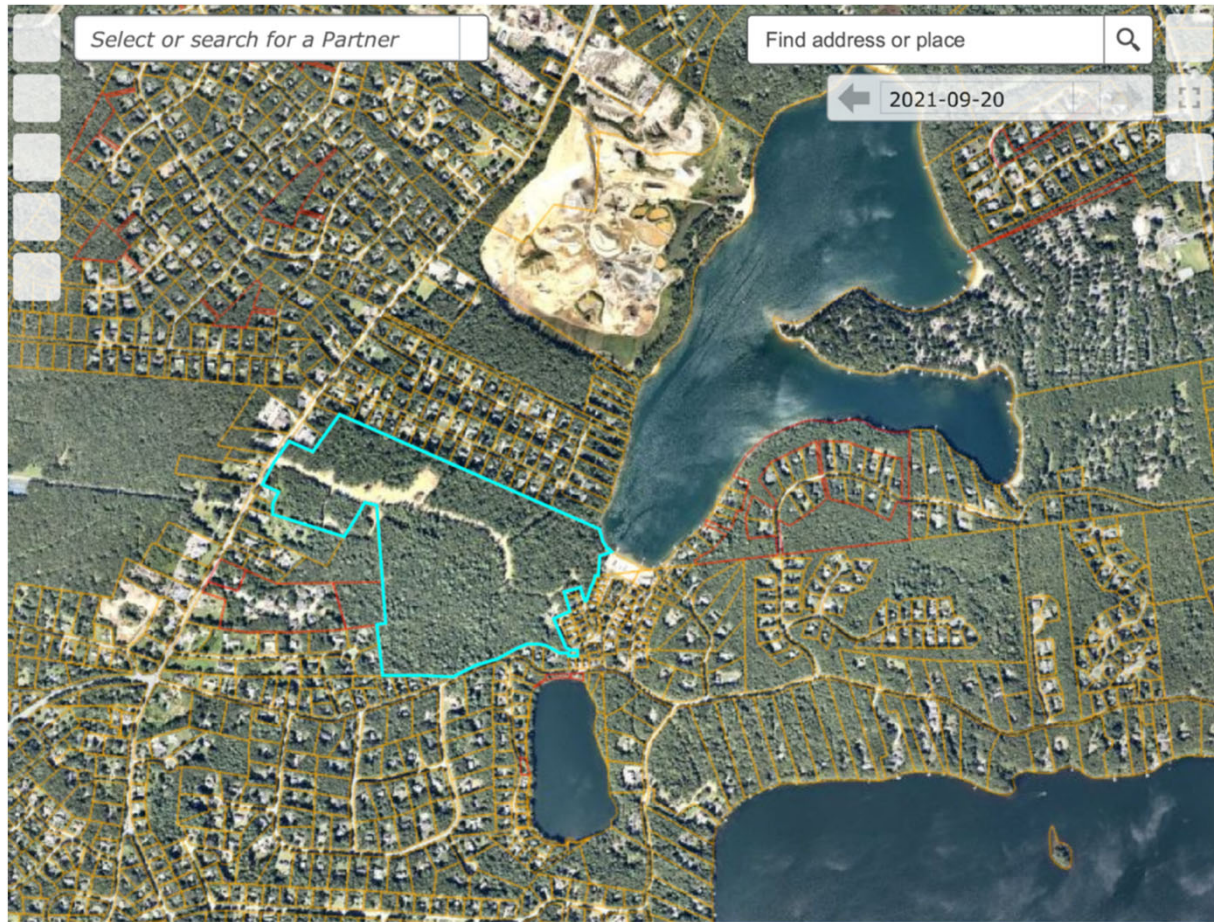
0 Rear Hawley, off 76-78 Route 130, Sandwich (Forestdale), MA



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0 Rear Hawley, off 76-78 Route 130, Sandwich (Forestdale), MA

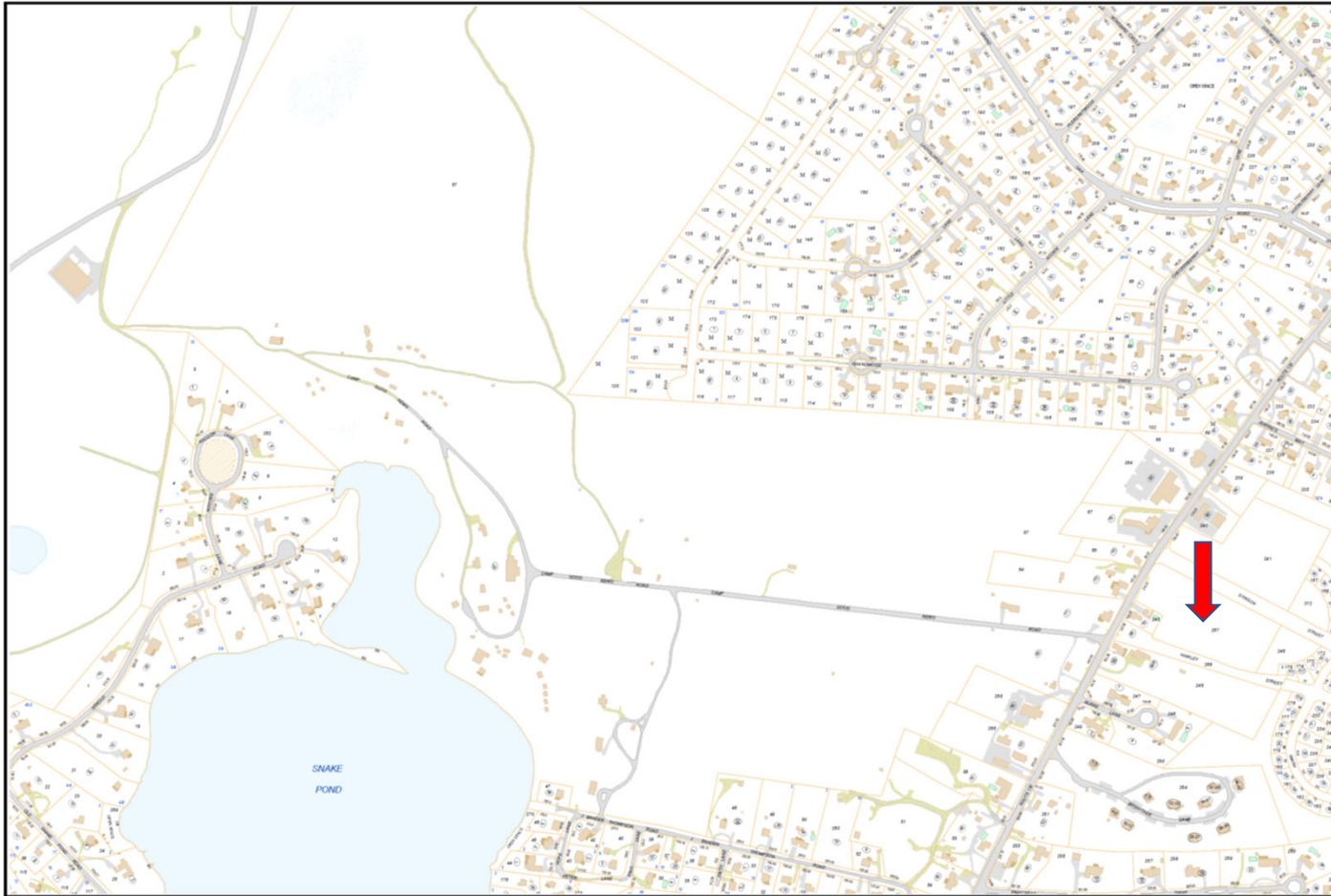
VILLAGE GREEN
O Hawley
Off 76-78 Route 130
Sandwich, MA

1.2 Tax Map

The Town of Sandwich Tax Map has not been updated to show two ANR subdivisions of Lots 11-241 and 11-267.

ANR Dated 03/05/2019 creates two lots on Route 130 Land Development Land, Lot 11-241, Lot 11-242

ANR Dated 11/16/2021 further divides Lot 11-242 to two lots 11-242 A, 11-242 B



MAP TILE 11

PROPERTY
PARCEL MAP
FY 2022
SANDWICH
MASSACHUSETTS



1" = 400'



- LEGEND
- Property Parcels
 - Easements
 - Buildings
 - Decks
 - Pools
 - Surface Water
 - Wetland
 - Bog
 - Rivers and Streams
 - Utility Line
 - Bridges
 - Paved Roads and Driveways
 - Unpaved Roads and Driveways

Last Lot Number = 270

| | | |
|----|----|----|
| | 16 | 17 |
| 10 | | 12 |
| 05 | 06 | 07 |

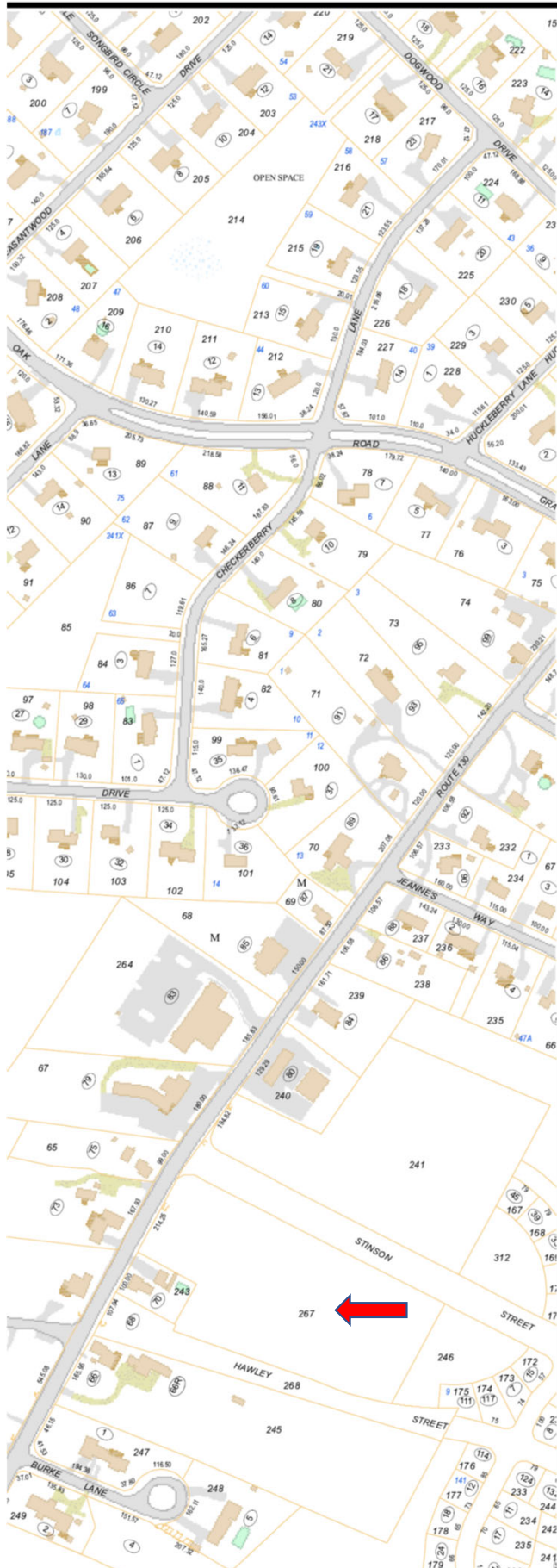
TOWN OF SANDWICH
ASSESSING
16 JAN SEBASTIAN DRIVE
SANDWICH
MASSACHUSETTS

For Assessment
Purposes Only
Not to be used
for conveyances.

DEC 2021

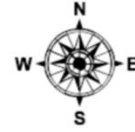


Town of Sandwich 2020 Tax Map Tile 11

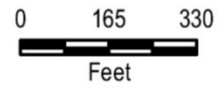


MAP TILE 11

PROPERTY PARCEL MAP FY 2022 SANDWICH MASSACHUSETTS



1" = 400'



LEGEND

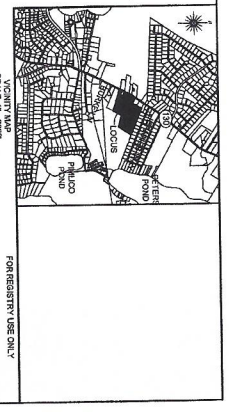
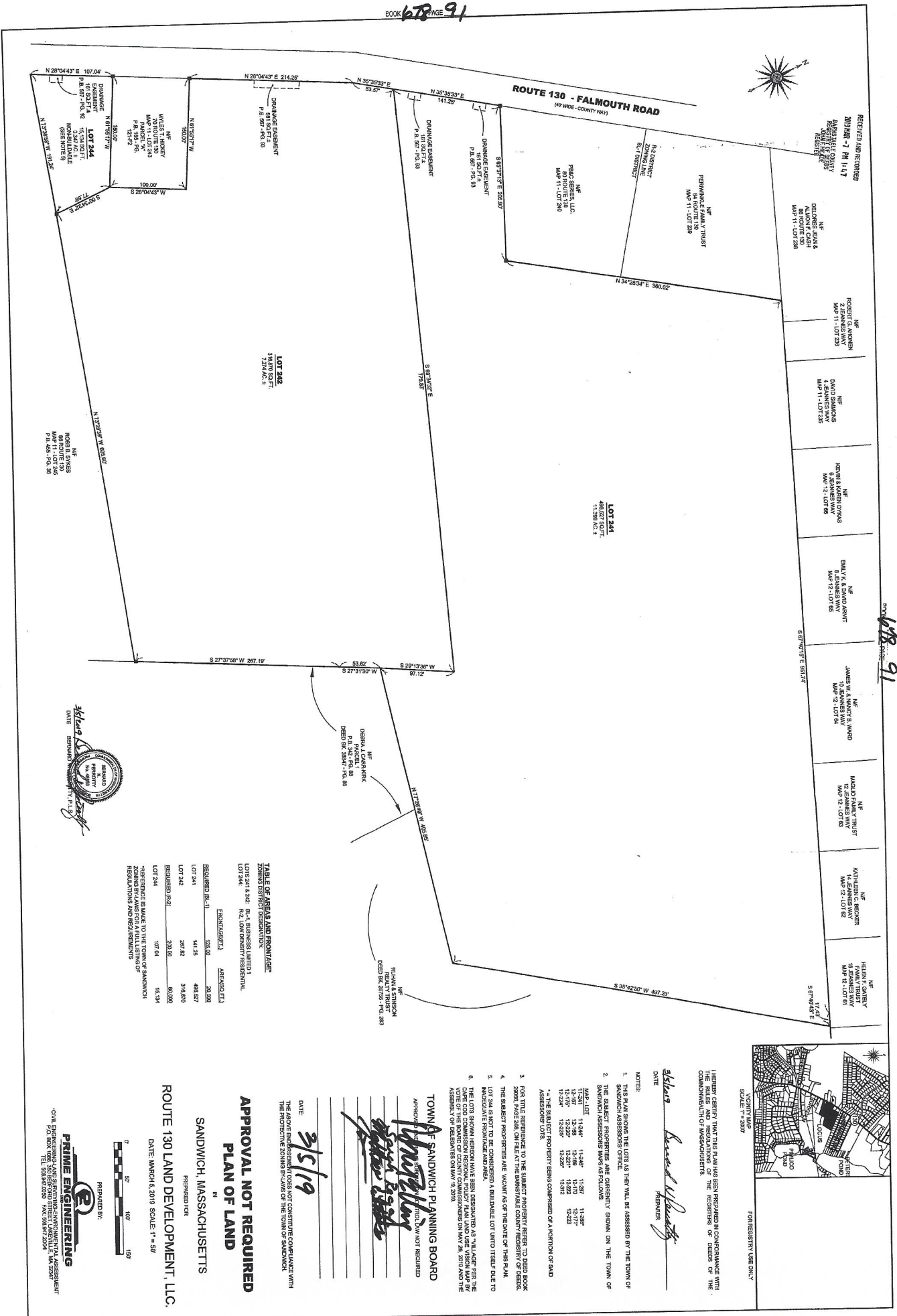
- Property Parcels
- Easements
- Buildings
- Decks
- Pools
- Surface Water
- Wetland
- Bog
- Rivers and Streams
- Utility Line
- Bridges
- Paved Roads and Driveways
- Unpaved Roads and Driveways

Last Lot Number = 270

| | | |
|----|----|----|
| | 16 | 17 |
| 10 | 12 | |
| 05 | 06 | 07 |

TOWN OF SANDWICH
ASSESSING
16 JAN SEBASTIAN DRIVE
SANDWICH
MASSACHUSETTS

For Assessment
Purposes Only.
Not to be used
for conveyances.



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

John F. Meade
 JOHN F. MEADE
 REGISTER

- NOTES:
1. THIS PLAN SHOWS THE LOTS AS THEY WILL BE ASSESSED BY THE TOWN OF SANDWICH ASSESSOR'S OFFICE.
 2. THE SUBJECT PROPERTIES ARE CURRENTLY SHOWN ON THE TOWN OF SANDWICH ASSESSOR'S MAPS AS FOLLOWS:

| MAP LOT | 14-242 | 14-243 | 14-244 | 14-245 |
|---------|--------|--------|--------|--------|
| AREA | 13,507 | 13,468 | 13,119 | 13,217 |
| VAL | 12,227 | 12,227 | 12,227 | 12,227 |
| ASST | 12,227 | 12,227 | 12,227 | 12,227 |

TOWN OF SANDWICH PLANNING BOARD
 APPROVED: *[Signature]*
 DATE: 3/5/19

APPROVAL NOT REQUIRED
PLAN OF LAND
 IN
 SANDWICH, MASSACHUSETTS
 PREPARED FOR
 ROUTE 130 LAND DEVELOPMENT, LLC.
 DATE: MARCH 5, 2019 SCALE: 1" = 50'

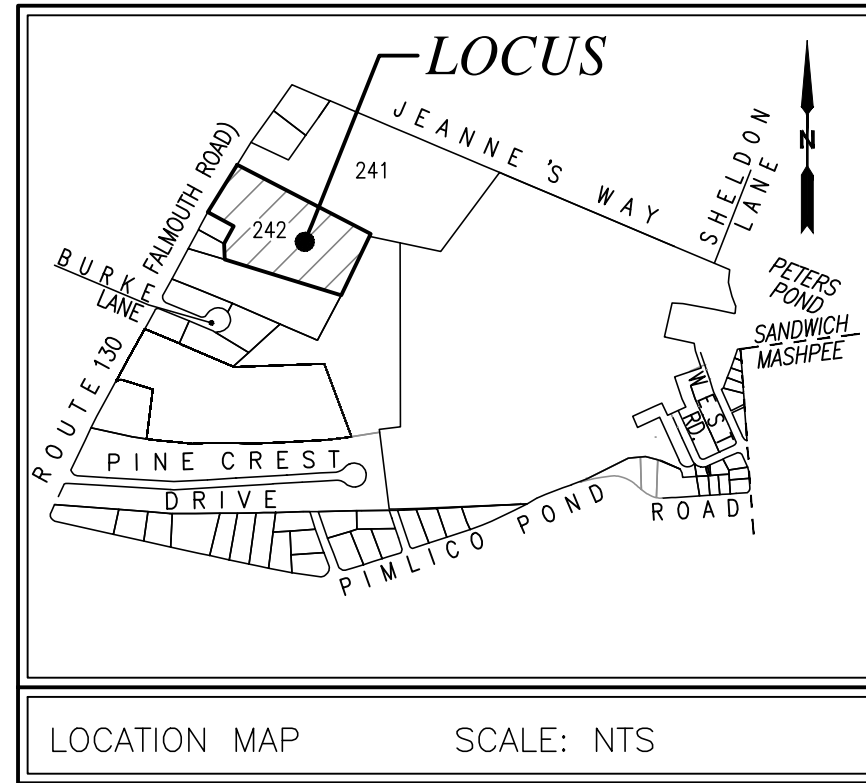
TABLE OF AREAS AND FRONTAGE

| REQUIREMENT | REQUIREMENT (SQ. FT.) | AREAS (SQ. FT.) | FRONTAGE (FEET) |
|-------------|-----------------------|-----------------|-----------------|
| LOT 242 | 138,000 | 20,000 | 200 |
| LOT 243 | 141,250 | 498,027 | 498 |
| LOT 244 | 207,120 | 318,970 | 319 |
| REQUIREMENT | 209,000 | 86,000 | 860 |
| LOT 245 | 107,240 | 16,134 | 161 |



PRIME ENGINEERING
 100 WASHINGTON STREET, SUITE 200
 SANDWICH, MASSACHUSETTS 01970
 TEL: 508-487-0200 FAX: 508-487-1200

SANDWICH COUNTY
 REGISTER OF DEEDS
 ATHUE COUNTY, ATTEST
[Signature]
 JOHN F. MEADE, REGISTER



LEGEND

- CB □ CONCRETE BOUND FOUND
- CB/DH □ CONCRETE BOUND W/DRILL HOLE FOUND
- IP ⊙ IRON PIPE FOUND
- R/C ⊙ REBAR AND CAP
- STK □ STAKE FOUND

ALL MONUMENTS FOUND UNLESS NOTED OTHERWISE

PARCEL ID No. 11-240
PB & C SERIES, LLC
S 65°37'28" E 206.24'

- NOTES:**
- LOT 242-A AND LOT 242-B SHOWN HEREON, ARE A DIVISION OF LOT 242 SHOWN ON THE PLAN ENTITLED "APPROVAL NOT REQUIRED PLAN OF LAND IN SANDWICH, MASSACHUSETTS PREPARED FOR ROUTE 130 LAND DEVELOPMENT, LLC" DATED MARCH 5, 2019 BY PRIME ENGINEERING, ENDORSED BY THE SANDWICH PLANNING BOARD ON 3/5/2019 AND RECORDED IN THE BARNSTABLE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 678, PAGE 91.
 - DISCREPANCIES BETWEEN THE PROPERTY BOUNDARIES SHOWN HEREON AND THOSE SHOWN ON THE RECORD PLAN REFERENCED IN NOTE 1, ARE THE RESULT OF MONUMENTS FOUND DURING A FIELD SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS IN 2021.
 - THE BASIS OF BEARINGS FOR THIS PLAN IS MASSACHUSETTS MAINLAND STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983
 - SUBJECT SITE IS IN THE BUSINESS LIMITED 1 (BL-1) DISTRICT.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25001C0536J, AND COMMUNITY MAP No. 25001C0517J WHICH BEARS AN EFFECTIVE DATE OF JULY 16, 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING REQUIREMENTS
BUSINESS LIMITED 1 "BL-1"

| | |
|------------------|-----------|
| AREA | 20,000 SF |
| WIDTH & FRONTAGE | 125 FEET |
| BUILDING HEIGHT | 35 FEET |
| MINIMUM YARDS: | |
| FRONT | 30 FEET |
| SIDE | 0 FEET * |
| REAR | 0 FEET * |

* SUBJECT TO ADDITIONAL DIMENSIONAL REQUIREMENTS. SEE ZONING BYLAWS

RECORD OWNER:
ROUTE 130 LAND DEVELOPMENT, LLC
3 CLARA STREET
SEEKONK, MA 02771
DEED BOOK 29066, PAGE 208

FOR REGISTRY USE ONLY

REVISIONS

| | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |

DRAFT

DRAWN BY: DLA

DESIGNED BY: DK

CHECKED BY: DK

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DOUGLAS L. ABERG, P.L.S. DATE

Merrill Engineers and Land Surveyors
427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
26 UNION STREET, PLYMOUTH MA 02560 / T: (508) 746-6060
WWW.MERRILLINC.COM

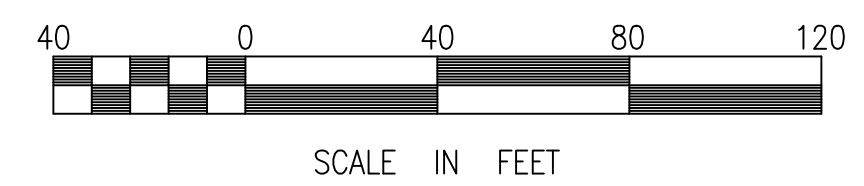
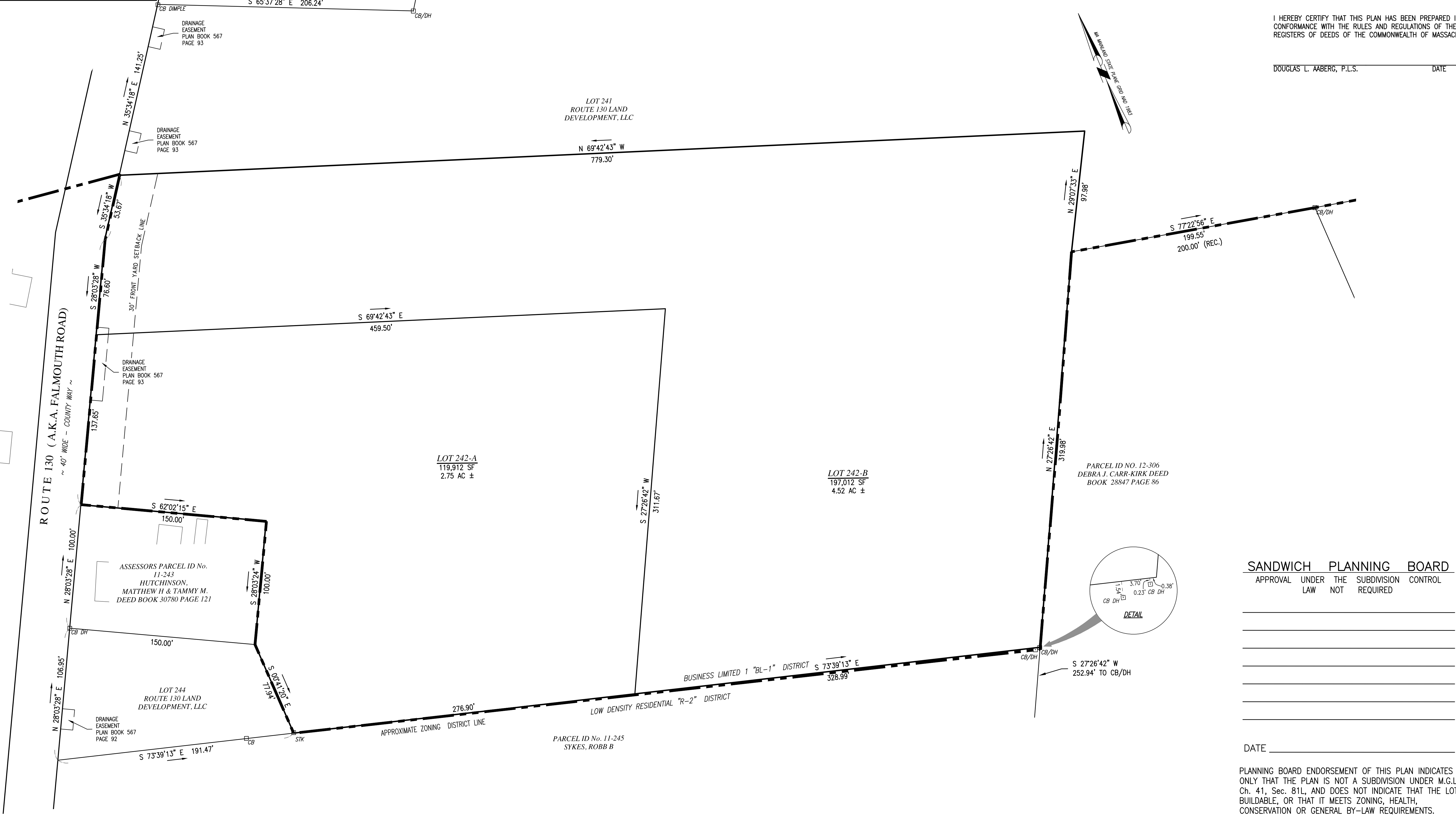
PLAN OF LAND
ROUTE 130
SANDWICH, MASSACHUSETTS

OWNER/APPLICANT
ROUTE 130 LAND DEVELOPMENT, LLC
3 CLARA STREET
SEEKONK, MA 02771

OCTOBER 30, 2021
SCALE: 1" = 40'
JOB NO. 19-161.1
LATEST REVISION:

ANR PLAN
SHEET 1 OF 1

COPYRIGHT © BY MERRILL CORPORATION. THIS PLAN IS TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRILL CORPORATION WITH THE EXCEPTION OF REPRODUCTION FOR PERSONAL USE ONLY. ANY REPRODUCTION FOR OTHER THAN PERSONAL USE WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRILL CORPORATION SHALL RENDER IT UNLAWFUL.



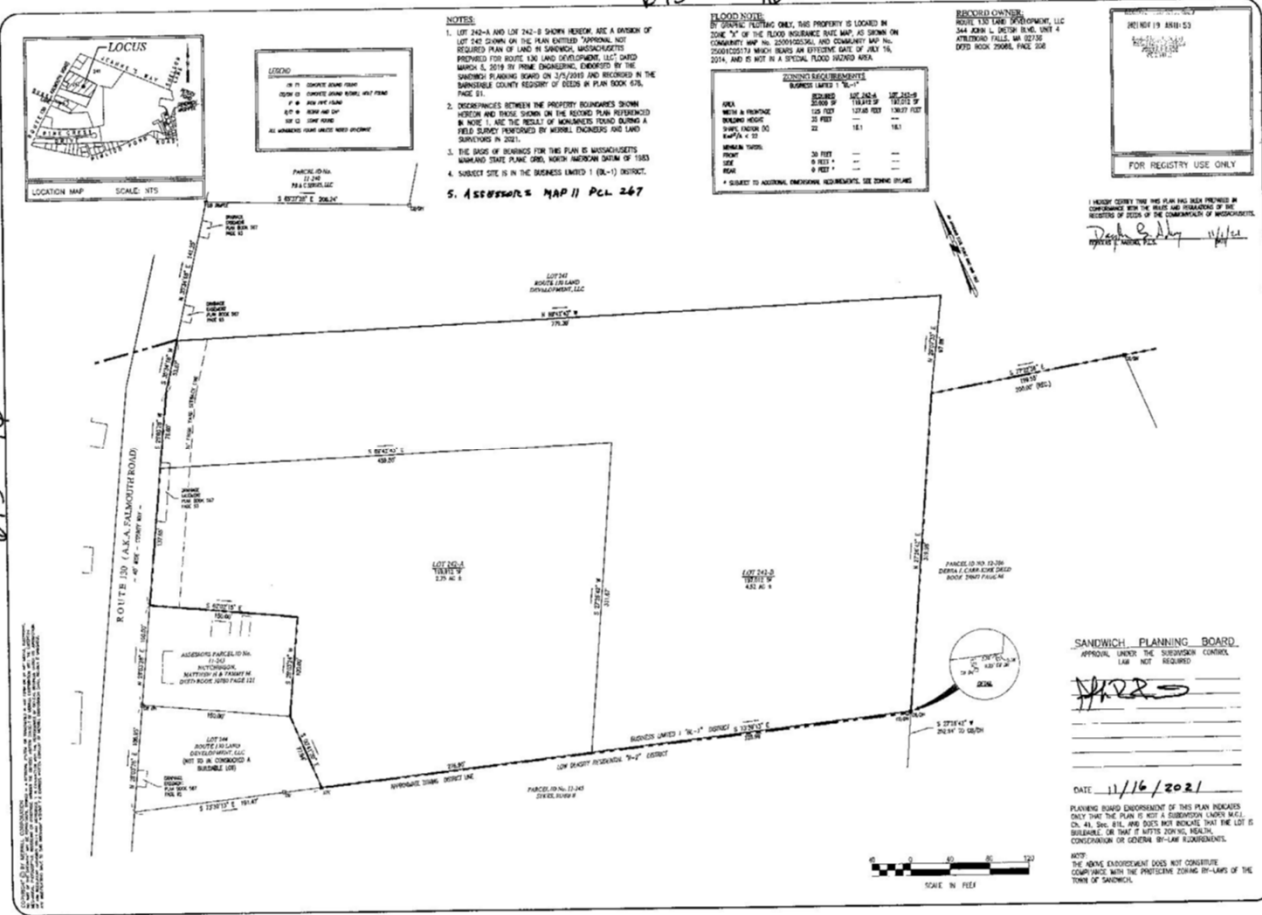
SANDWICH PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL
LAW NOT REQUIRED

DATE _____

PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER M.G.L. Ch. 41, Sec. 81L, AND DOES NOT INDICATE THAT THE LOT IS BUILDABLE, OR THAT IT MEETS ZONING, HEALTH, CONSERVATION OR GENERAL BY-LAW REQUIREMENTS.

NOTE:
THE ABOVE ENDORSEMENT DOES NOT CONSTITUTE COMPLIANCE WITH THE PROTECTIVE ZONING BY-LAWS OF THE TOWN OF SANDWICH.

693 H6



RECORDED SUBDIVISION PLAN

VILLAGE GREEN
SANDWICH, MA

DIRECTIONS & LOCUS

**CAUTION: if using directional app. there is more than 1 68, 76, 78 Route
130 Falmouth Road in Sandwich.**

Use Shell Station: 80 Route 130, Sandwich

Off of Route 6:

Take exit **59** for **MA-130 N** toward **Mashpee**

4 Miles site will be on left, white farmer fencing.

Shell Station on Left

Mashpee Wampanoag Tribe Emergency Service on Right

Industrial Ale House Directly across from site

Steve Cleary cell 617-980-6744

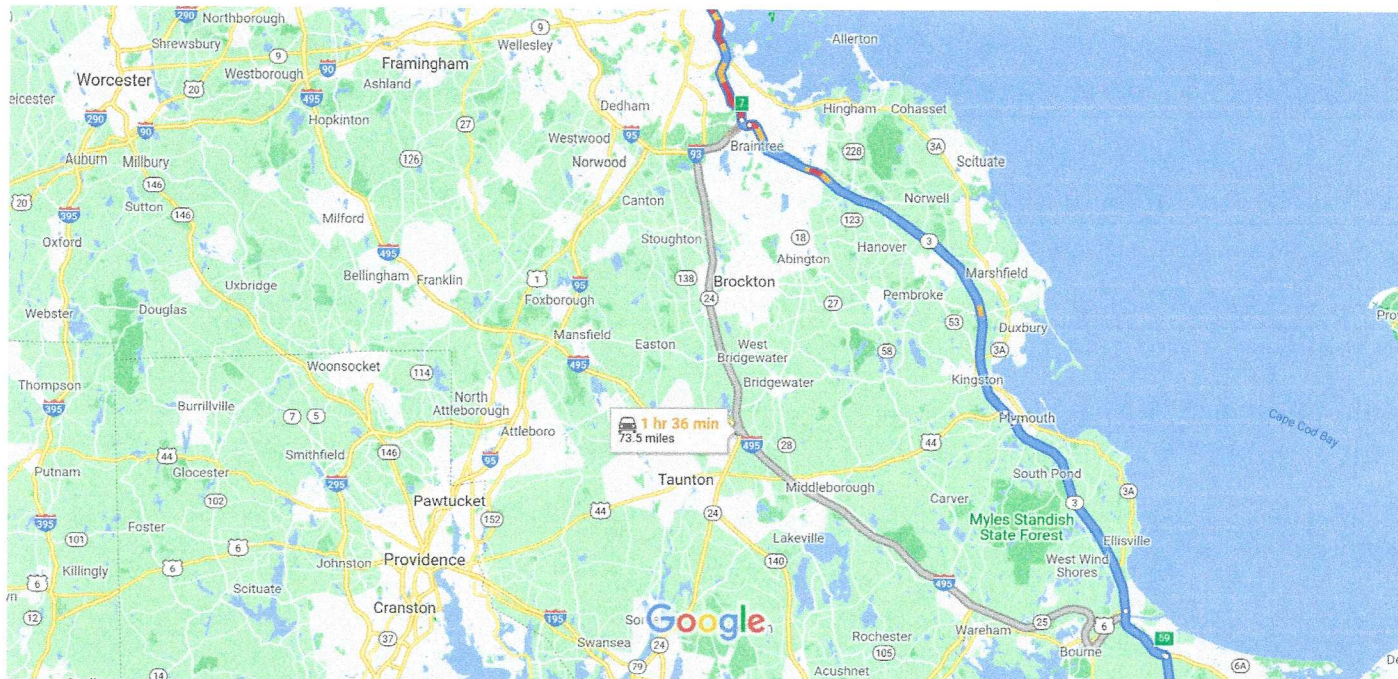
Paul Cleary cell 617-799-1741

Tom Ruhan cell 401-465-6751

DIRECTION TO 68 - 78 ROUTE 130 SANDWICH, MA



One Beacon Street to 68 MA-130, Forestdale, Drive 61.4 miles, 1 hr 25 min MA 02644



Map data ©2021 5 mi

One Beacon Street

1 Beacon St, Boston, MA 02108

Get on I-93 S from Congress St

- ↑ 1. Head east on Beacon St toward Freedom Trail/Tremont St
108 ft
- ↑ 2. Continue onto Freedom Trail/School St
0.1 mi
- ↶ 3. Turn left onto Freedom Trail/Washington St
108 ft
- ↷ 4. Turn right onto Water St
463 ft
- ↷ 5. Turn right onto Congress St
0.3 mi
- ↷ 6. Turn right onto Purchase St
43 ft
- ⬆ 7. Take the I-93 S ramp on the left to I-90 W/Quincy /Worcester
0.5 mi

- 8. Keep left at the fork, follow signs for I-93 S and merge onto I-93 S

433 ft

Continue on I-93 S. Take MA-3 S to MA-130 S/Forestdale Rd in Sandwich. Take exit 59 from US-6 E

55 min (56.4 mi)

- 9. Merge onto I-93 S

0.7 mi

- 10. Keep left to stay on I-93 S

8.4 mi

- 11. Take exit 7 on the left for MA-3 S toward Cape Cod

0.7 mi

- 12. Continue onto MA-3 S

26.8 mi

- 13. Continue onto MA-3 S/US-44 E

0.8 mi

- 14. Keep left to continue on MA-3 S

14.7 mi

- 15. Continue onto US-6 E (signs for 55/Sagamore)

4.1 mi

- 16. Take exit 59 for MA-130 N toward Mashpee

0.2 mi

- 17. Merge onto MA-130 S/Forestdale Rd

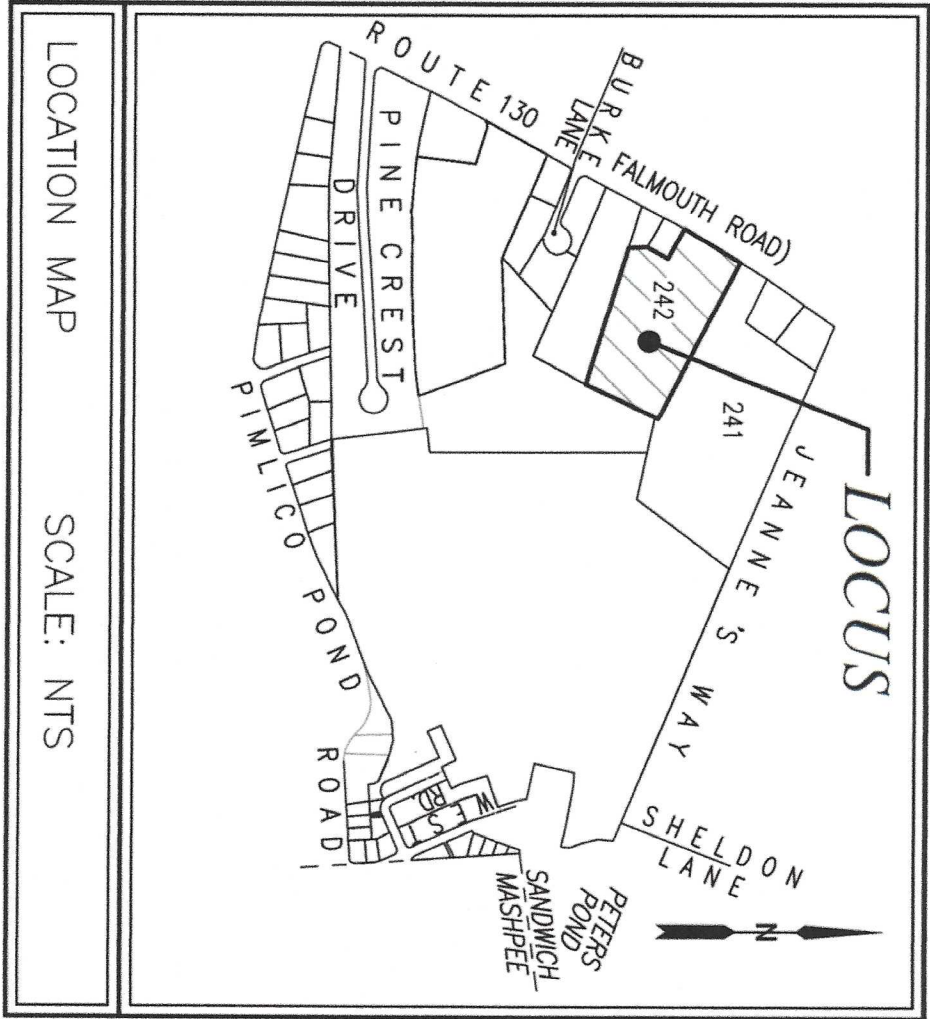
 Destination will be on the left

6 min (3.9 mi)

68 MA-130

Forestdale, MA 02644

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

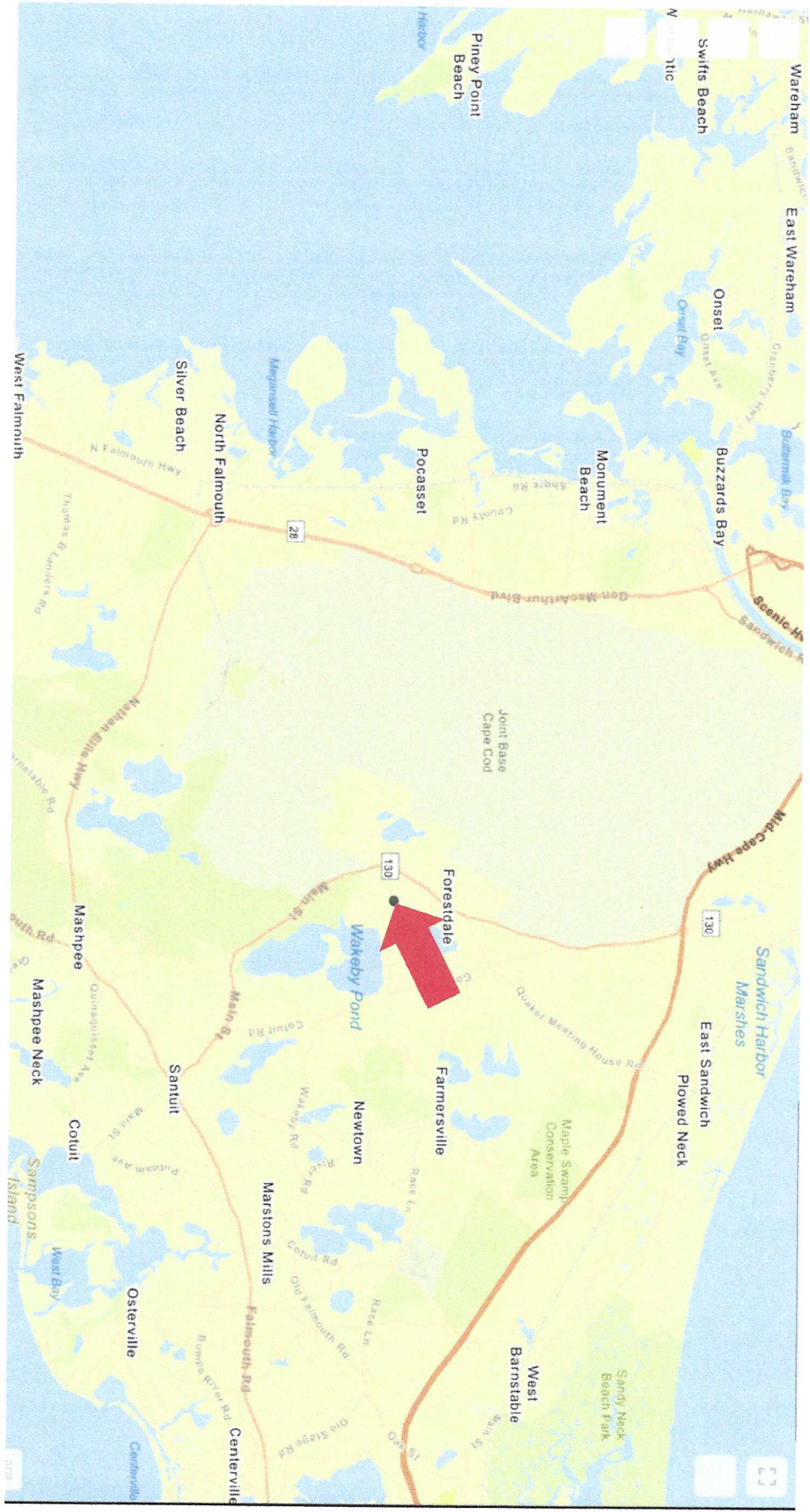


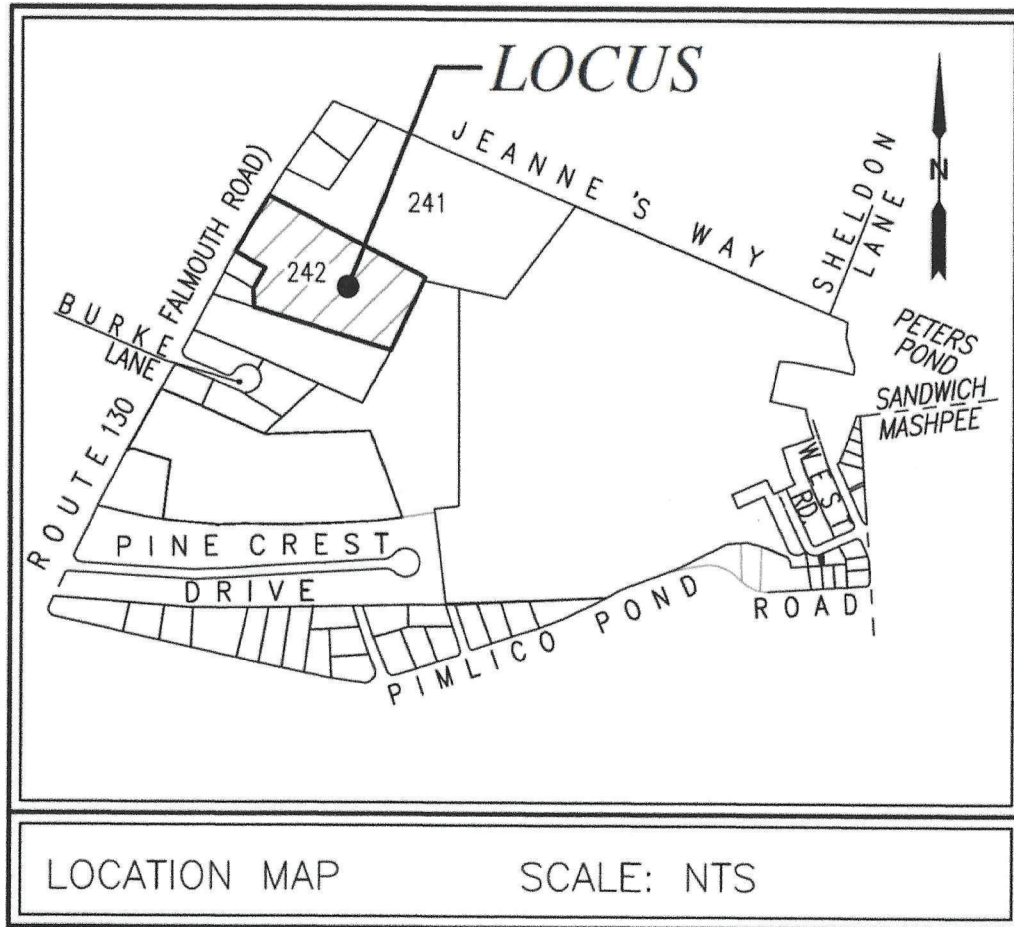
LOCATION MAP

SCALE: NTS

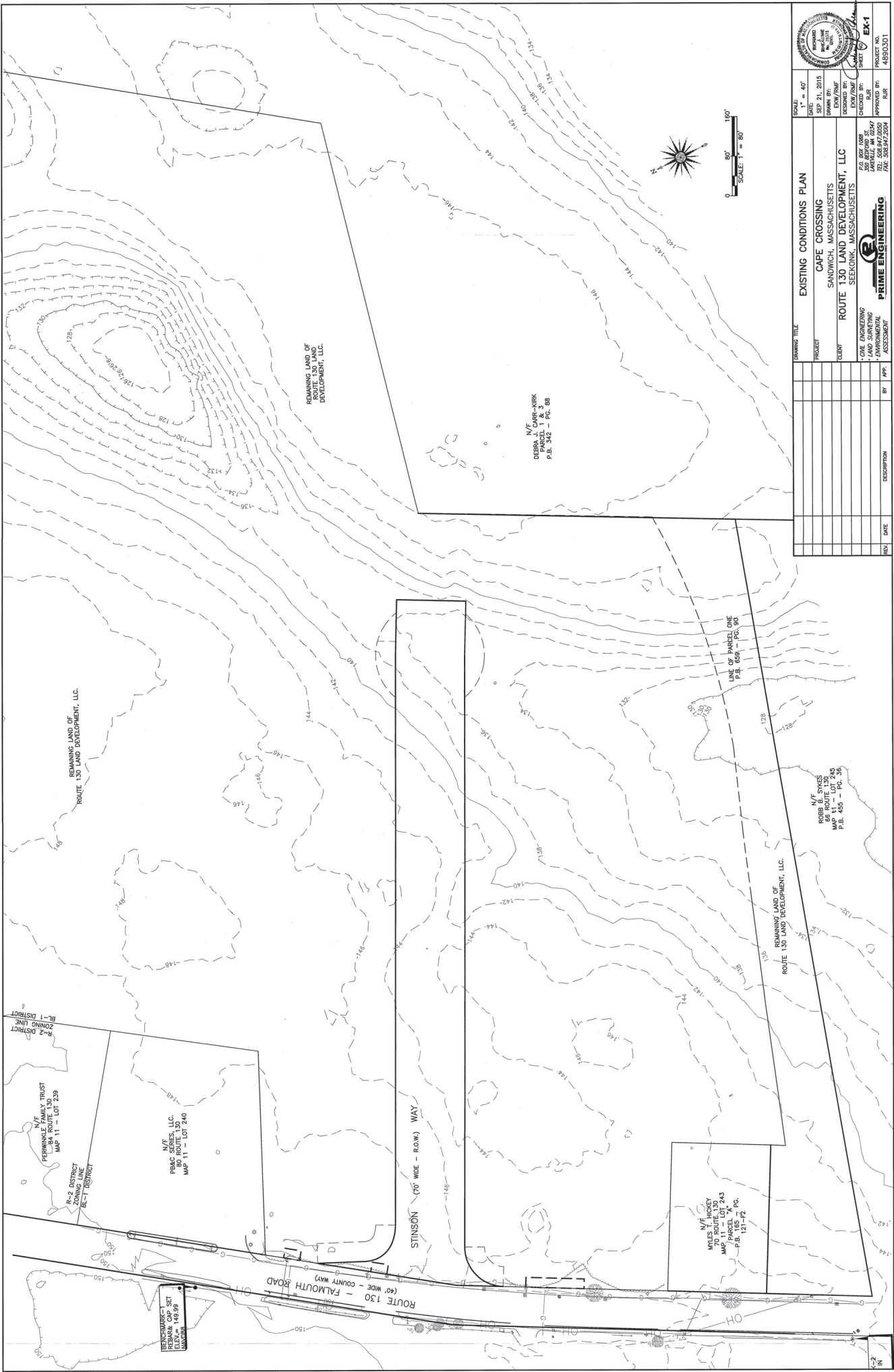
78 ROUTE 130 (Falmouth Road) SANDWICH, MA

VILLAGE GREEN
78 Route 130, Falmouth Road
Sandwich, MA





78 ROUTE 130 (Falmouth Road) SANDWICH, MA



| REV. | DATE | DESCRIPTION | BY | APP. |
|------|------|-------------|----|------|
| | | | | |
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| | |
|--------------|--------------|
| SCALE: | 1" = 40' |
| DATE: | SEP 21, 2014 |
| DRAWN BY: | ENV/DMF |
| DESIGNED BY: | ENV/DMF |
| CHECKED BY: | ENV/DMF |
| APPROVED BY: | ENV/DMF |
| PROJECT NO.: | 4830301 |

EXISTING CONDITIONS PLAN
CAPE CROSSING
 SANDWICH, MASSACHUSETTS

CLIENT: ROUTE 130 LAND DEVELOPMENT, LLC
 SEABOARD, MASSACHUSETTS

DATE: 09.16.14
PROJECT NO.: 4830301
SCALE: 1" = 80'

PRIME ENGINEERING
 1000 WEST MAIN STREET
 SEABOARD, MASSACHUSETTS 01960
 TEL: 508.847.0500
 FAX: 508.847.2804

© 2014 Prime Engineering, Inc.

REMAINING LAND OF
 ROUTE 130 LAND DEVELOPMENT, LLC.

N/E
 DEBRA J. CARR-NIRK
 PARCEL 1
 P.B. 9432 - PG. 88

REMAINING LAND OF
 ROUTE 130 LAND DEVELOPMENT, LLC.

LINE OF PARCEL ONE
 P.B. 659 - PG. 90

N/E SWES
 88 ROUTE 130
 MAP 145 - PG. 28
 P.B. 145 - PG. 28

REMAINING LAND OF
 ROUTE 130 LAND DEVELOPMENT, LLC.

FENNICK FAMILY TRUST
 80 ROUTE 130
 MAP 11 - LOT 239

N/E
 PRAC SERIES, LLC.
 80 ROUTE 130
 MAP 11 - LOT 240

STINSON (70' WIDE - R.O.W.) WAY

N/E HOXEY
 70 ROUTE 130
 MAP PARCEL 1
 P.B. 10172

REMARKS:
 REBAR CAP SET
 ELEV. = 149.99

ROUTE 130 - PALMOUTH ROAD
 (40' WIDE - COUNTY WAY)

Cape Crossing Development Route 130 Land Development Subdivision and Infrastructure Plans



** Development infrastructure by Route 130 Land Development, lot specific tie-ins by NSG Village Green-1, LLC. For reference only.

CAPE CROSSING OFF ROUTE 130 SANDWICH, MASSACHUSETTS

DEFINITIVE SUBDIVISION PLANS

OWNER:

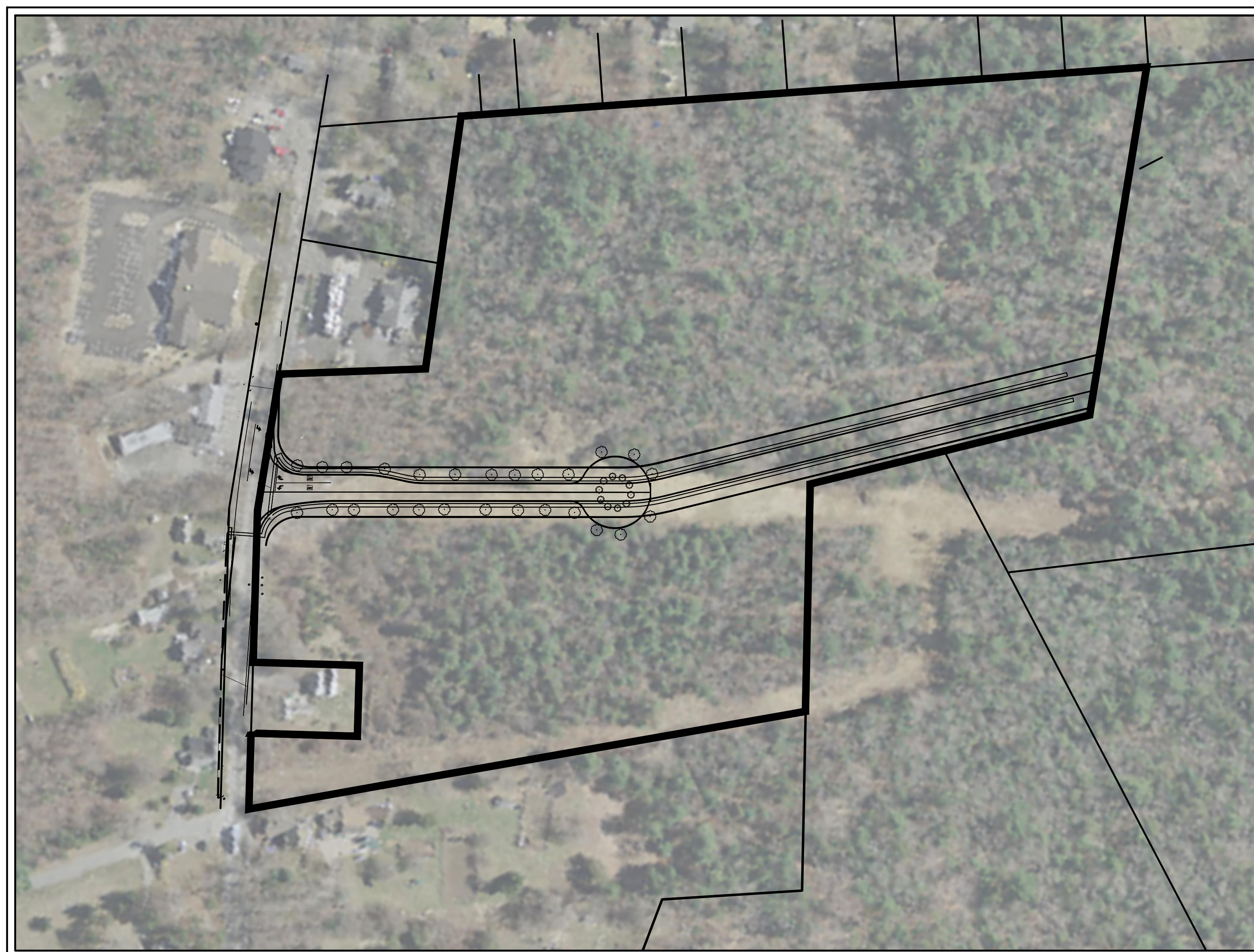
ROUTE 130 LAND DEVELOPMENT, LLC
3 CLARA STREET
SEEKONK, MA 02771

APPLICANT:

ROUTE 130 LAND DEVELOPMENT, LLC
3 CLARA STREET
SEEKONK, MA 02771

ENGINEER:

PRIME ENGINEERING
350 BEDFORD STREET
LAVEVILLE, MA 02347



AERIAL VICINITY PLAN

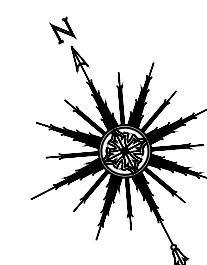
SCHEDULE OF DRAWINGS

| Sheet Number | Sheet Title |
|--------------|---------------------------------|
| - | COVER SHEET |
| DEF-1 | DEFINITIVE PLAN |
| EX-1 | EXISTING CONDITIONS PLAN |
| GR-1 | OVERALL GRADING & DRAINAGE PLAN |
| RI-1 | ROADWAY IMPROVEMENT PLAN |
| DET-1 | DETAIL SHEET-1 |
| DET-2 | DETAIL SHEET-2 |
| DET-3 | DETAIL SHEET-3 |

LIST OF REQUESTED WAIVERS:

SECTION 3.C.2.v:
TO NOT REQUIRE THE LOCATION OF HOLLY TREES OVER 6 IN
DIAMETER AND OTHER TREES OVER 12 IN DIAMETER.

SECTION 3.C.2.w:
TO NOT REQUIRE A LANDSCAPE PLAN BY MA LANDSCAPE
ARCHITECT.

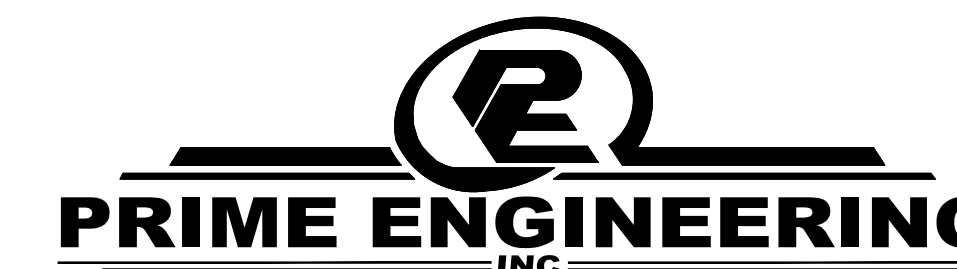


0 100' 200'
SCALE: 1" = 100'

SEPTEMBER 21, 2015

REVISED: APRIL 9, 2020

PREPARED BY:

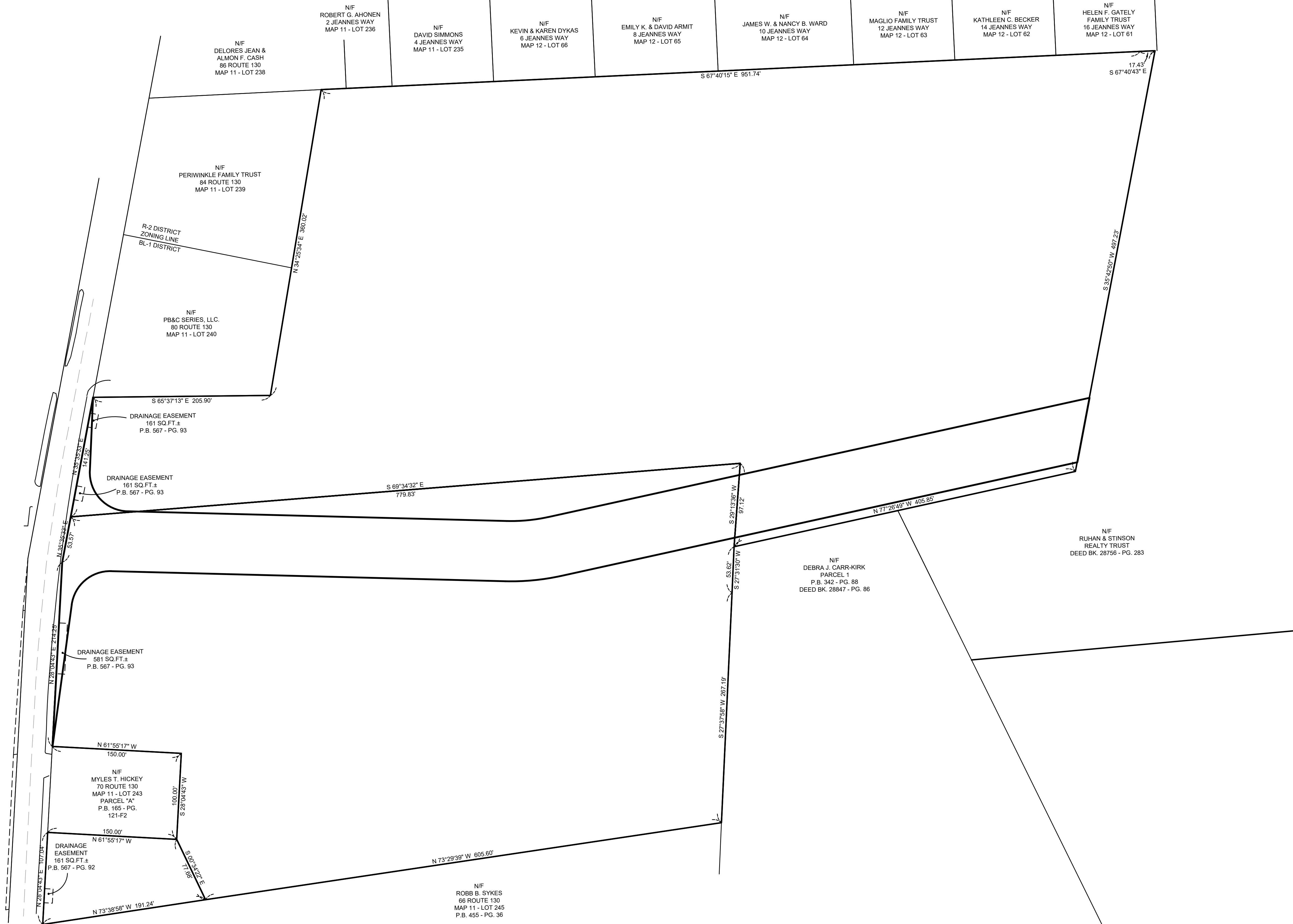


CIVIL ENGINEERING—LAND SURVEYING—ENVIRONMENTAL ASSESSMENT
P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347
TEL: 508.947.0050 FAX: 508.947.2004

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE TOWN OF SANDWICH PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, SANDWICH, MA DATE _____

SUBJECT TO A PERFORMANCE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED HERewith BY OR FOR THE OWNER OF RECORD.



VICINITY MAP
SCALE: 1" = 2000'

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE _____ PREPARER _____

NOTES:

1. THE SUBJECT PROPERTIES ARE SHOWN AS LOTS 241, 246, AND 267 ON ASSESSORS' MAP 11 AND LOTS 167, 175, AND 312 ON ASSESSORS' MAP 12.
2. THE SUBJECT PROPERTIES ARE SHOWN AS LOT 2 AND LOT 3 ON A PLAN ENTITLED, "PLAN OF LAND IN SANDWICH, MASSACHUSETTS AS PREPARED FOR PIMLICO PINES REALTY, LLC AND FORESTDALE VILLAGE, LLC", DATED DECEMBER 31, 2009, ON FILE AT THE BARNSTABLE COUNTY REGISTRY OF DEEDS, PLAN BOOK 639, PAGE 10.
3. REFER TO A PLAN ENTITLED, "PLAN OF LAND IN SANDWICH, MASSACHUSETTS PREPARED FOR ROUTE 130 LAND DEVELOPMENT, LLC.", DATE: JULY 29, 2015, SCALE: 1" = 40" ON FILE AT THE BARNSTABLE COUNTY REGISTRY OF DEEDS, PLAN BOOK 659, PAGE 90.
4. FOR TITLE REFERENCE TO THE SUBJECT PROPERTY REFER TO DEED BOOK 29066, PAGE 208, ON FILE AT THE BARNSTABLE COUNTY REGISTRY OF DEEDS.
5. THE SUBJECT PROPERTIES ARE VACANT AS OF THE DATE OF THIS PLAN.
6. THE SUBJECT PROPERTIES ARE LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM THE FLOOD INSURANCE RATE MAP FOR BARNSTABLE COUNTY, MASSACHUSETTS, PANEL 517 OF 875, MAP NUMBER 25001-C-0517J, EFFECTIVE DATE: JULY 16, 2014.

TOWN OF SANDWICH PLANNING BOARD

APPROVED UNDER THE SUBDIVISION CONTROL LAW

 DATE: _____

DEFINITIVE PLAN OF LAND

IN
SANDWICH, MASSACHUSETTS

PREPARED FOR
ROUTE 130 LAND DEVELOPMENT, LLC.

DATE: SEPTEMBER XX, XXXX SCALE: 1" = 60'



PREPARED BY:



CIVIL ENGINEERING-LAND SURVEYING-ENVIRONMENTAL ASSESSMENT
P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347
TEL: 508.947.0050 FAX: 508.947.2004

DATE BERNARD N. PERROTTY, P.L.S.

LAND OF RTE 130
DEVELOPMENT LLC.

BENCHMARK-1
REBAR & CAP SET
ELEV. = 149.99
NAVD88

CB-DH FND CB-DH FND

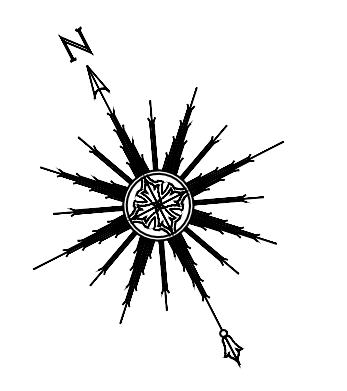
SIGHT DISTANCE
OVER 500'

CB-DH FND


CB-DH FND

CB-DH FND

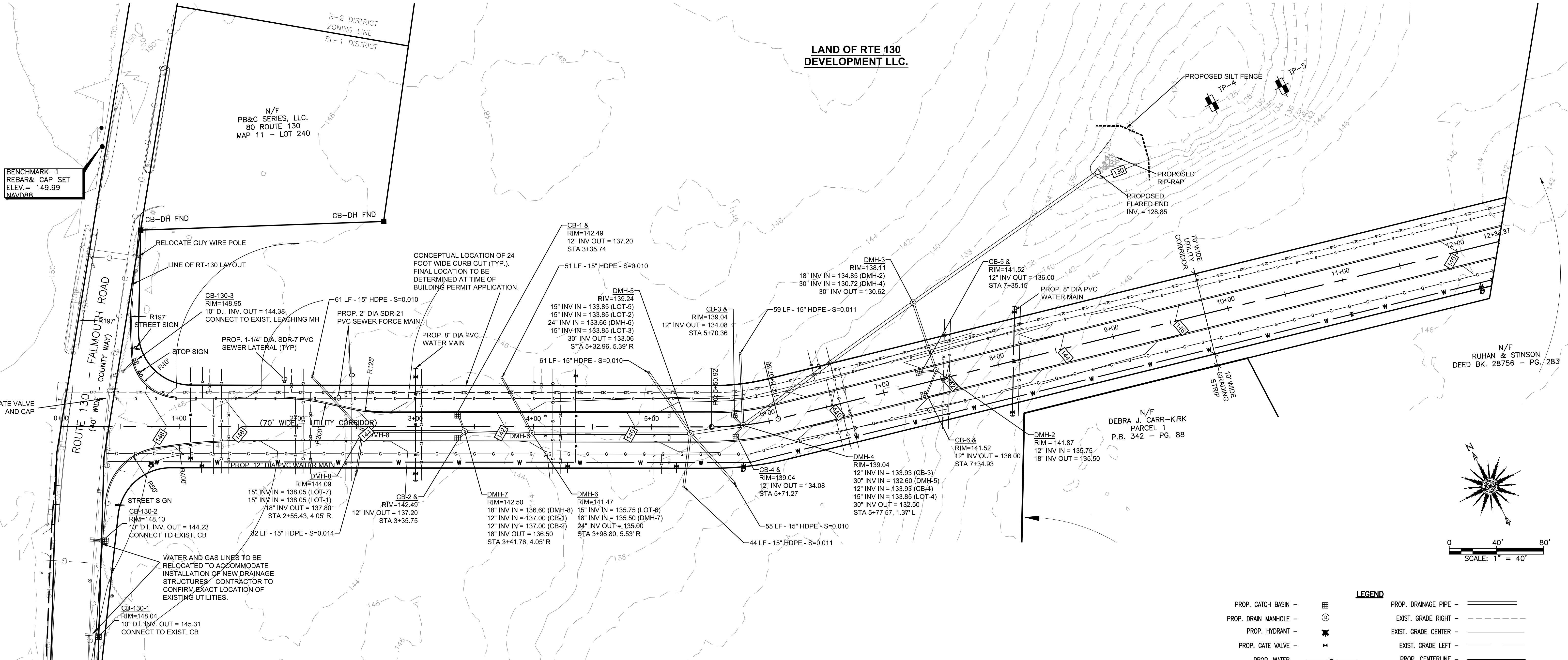
BENCHMARK-2
SPIKE SET IN
PP#24-63
ELEV. = 148.11 NAVD88



0 40' 80'
SCALE: 1" = 40'

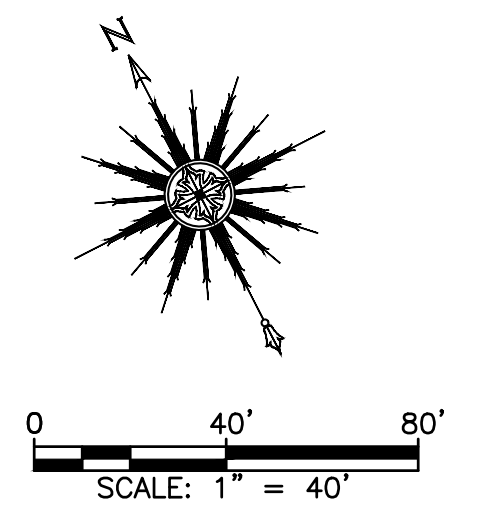
| | | | | | | | |
|--|--|-------------------|--|---|--|-------------------------|--|
| DRAFT-FOR BIDDING PURPOSES ONLY | | DRAWING TITLE | | EXISTING CONDITIONS PLAN | | SCALE: SEE SCALE BAR | |
| | | PROJECT | | CAPE CROSSING SANDWICH, MASSACHUSETTS | | DATE: SEPT 21, 2015 | |
| 0 4/9/2020 | | BIDDING DOCUMENTS | | CLIENT | | DRAWN BY: SWL | |
| REV. DATE | | DESCRIPTION | | ROUTE 130 LAND DEVELOPMENT, LLC SEEKONK, MASSACHUSETTS | | DESIGNED BY: EKW/RMF | |
| | | BY APP. | | <ul style="list-style-type: none"> CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT | | CHECKED BY: RJR | |
| | | | |  | | SHEET NO. EX-1 | |
| | | | | P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004 | | APPROVED BY: RJR | |
| | | | | PROJECT NO. 174303301 | | | |

D:\PROJECTS\Sandwich\RT 130\CAPE CROSSING\ENGINEERING\CAPE CROSSING-EXISTING CONDITIONS.dwg



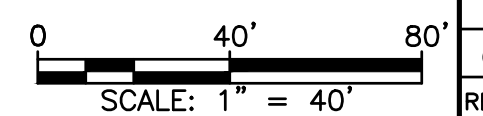
BENCHMARK-1
REBAR & CAP SET
ELEV. = 149.99
NAVD83

LAND OF RTE 130
DEVELOPMENT LLC.



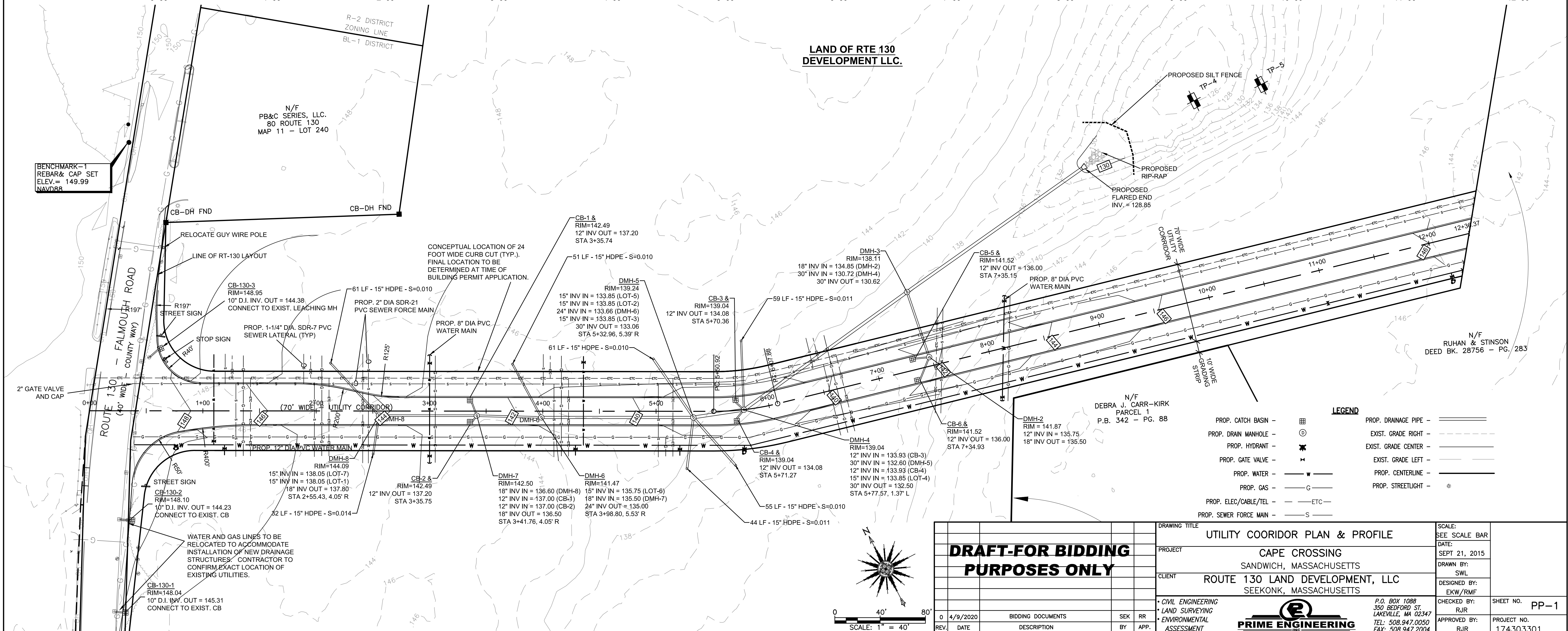
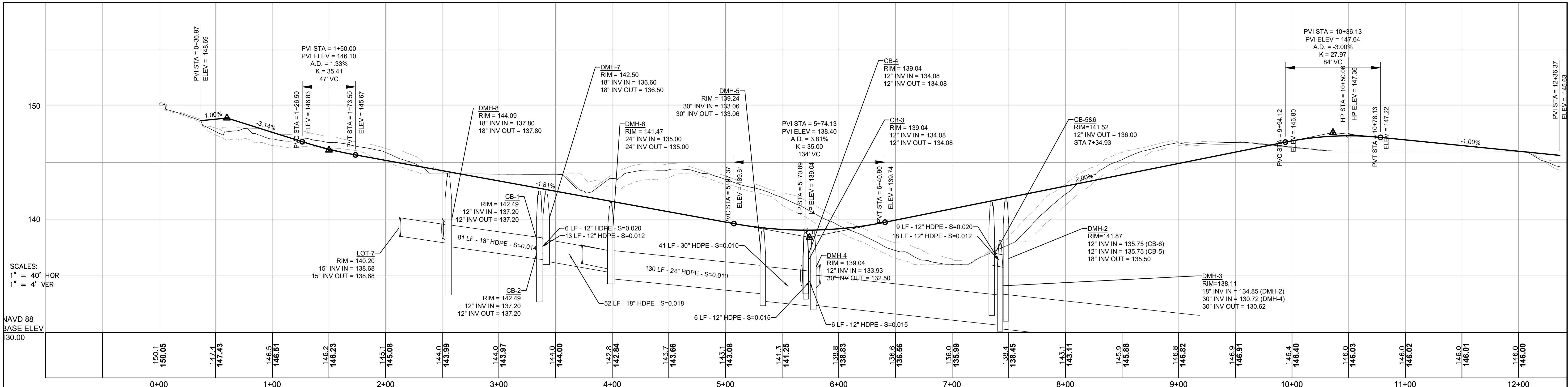
LEGEND

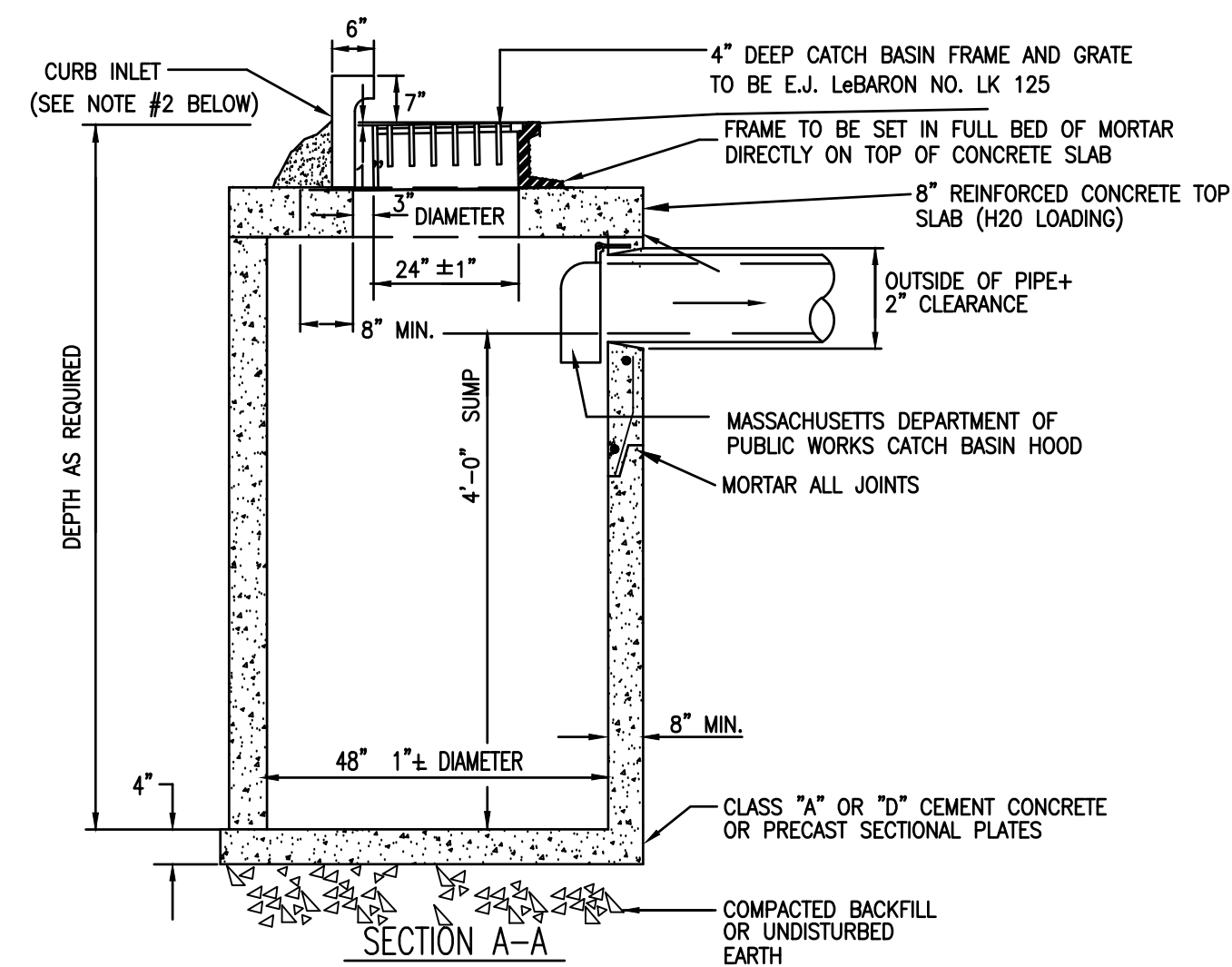
| | |
|-----------------------------------|--------------------------------|
| PROP. CATCH BASIN - [Symbol] | PROP. DRAINAGE PIPE - [Symbol] |
| PROP. DRAIN MANHOLE - [Symbol] | EXIST. GRADE RIGHT - [Symbol] |
| PROP. HYDRANT - [Symbol] | EXIST. GRADE CENTER - [Symbol] |
| PROP. GATE VALVE - [Symbol] | EXIST. GRADE LEFT - [Symbol] |
| PROP. WATER - [Symbol] | PROP. CENTERLINE - [Symbol] |
| PROP. GAS - [Symbol] | PROP. STREETLIGHT - [Symbol] |
| PROP. ELEC/CABLE/TEL - [Symbol] | |
| PROP. SEWER FORCE MAIN - [Symbol] | |



| | | | | | |
|--|--|---|--|-------------------------|--|
| DRAFT-FOR BIDDING PURPOSES ONLY | | DRAWING TITLE | | SCALE: SEE SCALE BAR | |
| | | OVERALL GRADING & DRAINAGE PLAN | | DATE: SEPT 21, 2015 | |
| PROJECT | | CLIENT | | DRAWN BY: | |
| CAPE CROSSING SANDWICH, MASSACHUSETTS | | ROUTE 130 LAND DEVELOPMENT, LLC SEEKONK, MASSACHUSETTS | | SWL | |
| REV. | | BY | | DESIGNED BY: | |
| DATE | | APP. | | EKW/RMF | |
| DESCRIPTION | | ASSESSMENT | | CHECKED BY: | |
| 4/9/2020 | | SEK RR | | RJR | |
| | | | | APPROVED BY: | |
| | | | | RJR | |
| | | | | SHEET NO. | |
| | | | | GR-1 | |
| | | | | PROJECT NO. | |
| | | | | 174303301 | |

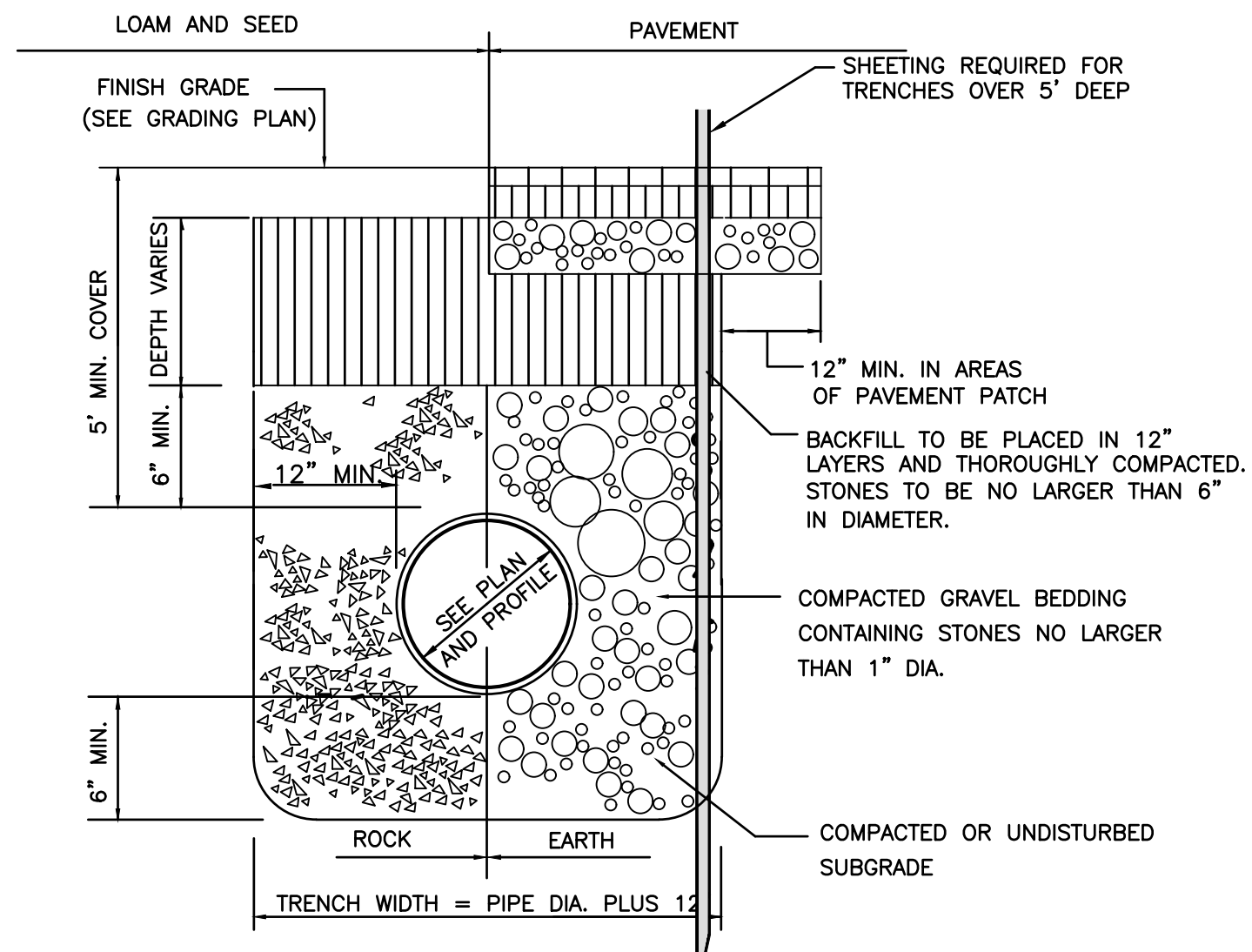




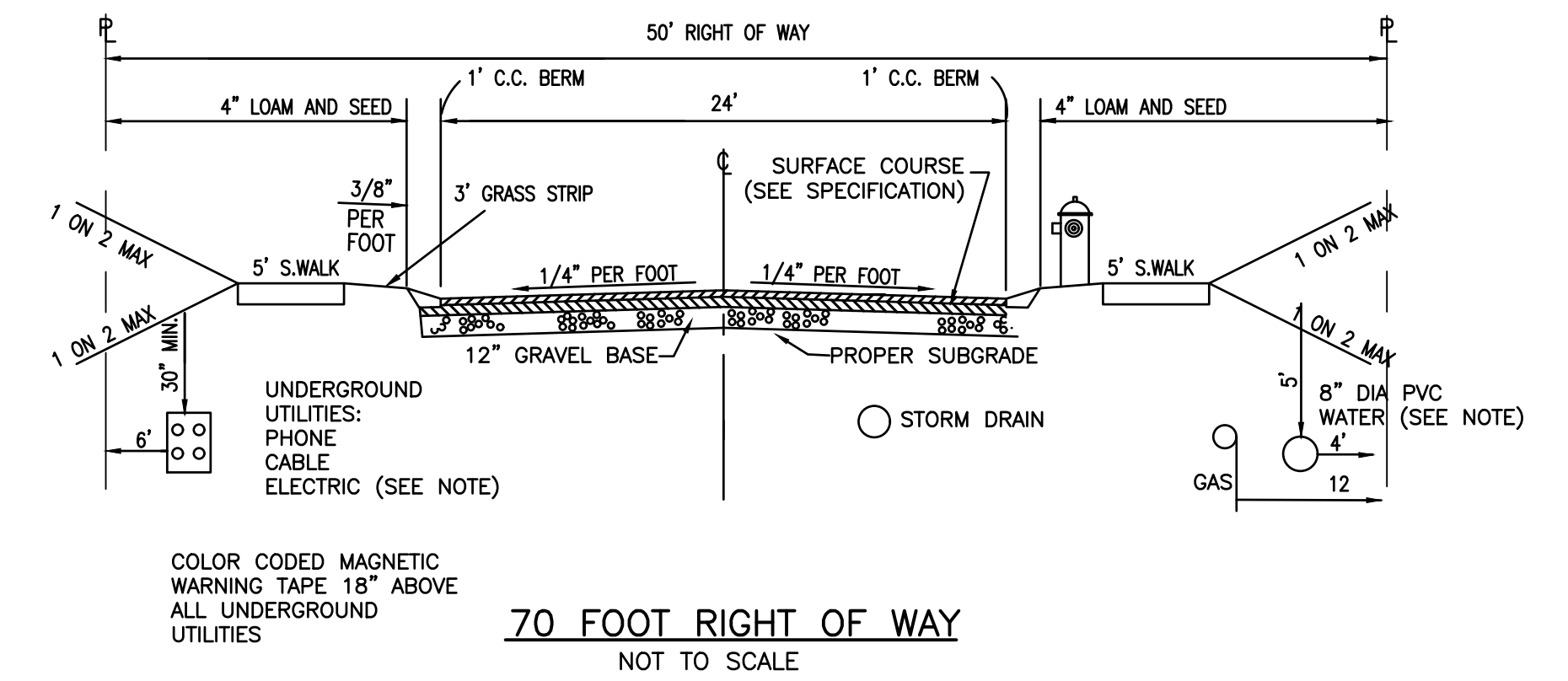


TYPICAL FLAT TOP CATCH BASIN
NOT TO SCALE

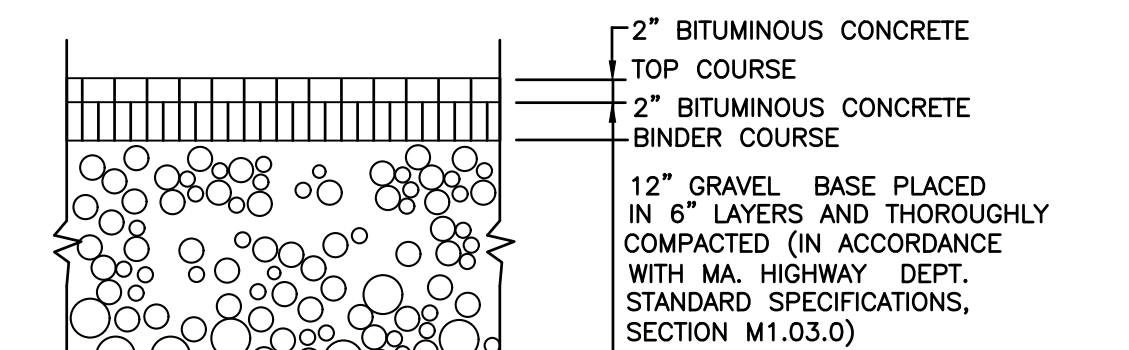
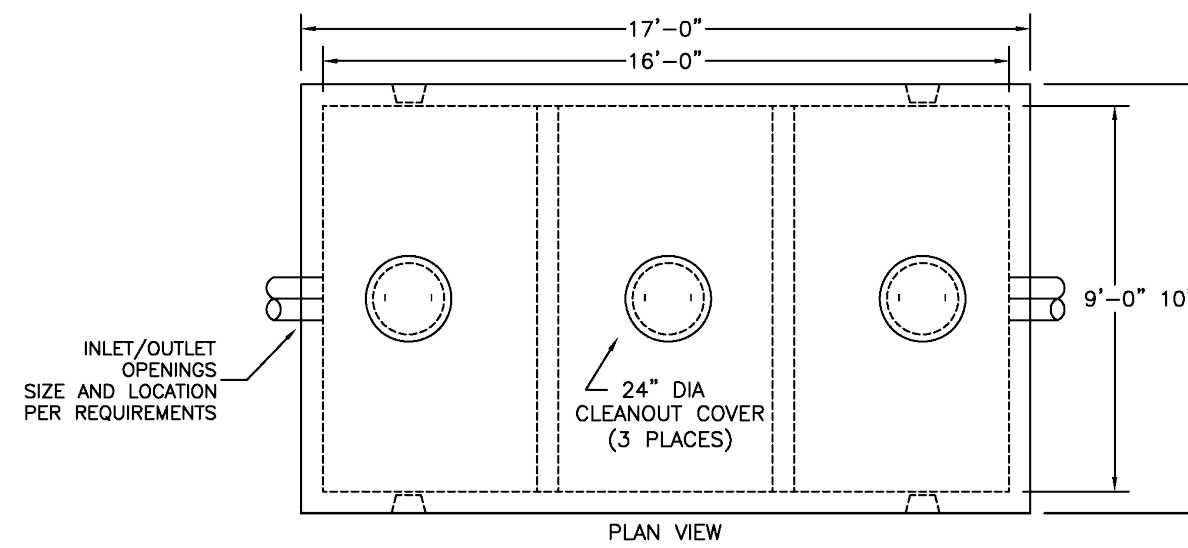
1. MASSACHUSETTS STANDARD CATCH BASIN HOOD SHALL BE INSTALLED ON OUTLET PIPE.
2. GRANITE CURB INLET SHALL BE INSTALLED AT ALL CATCH BASINS AND BE SET IN CONCRETE.



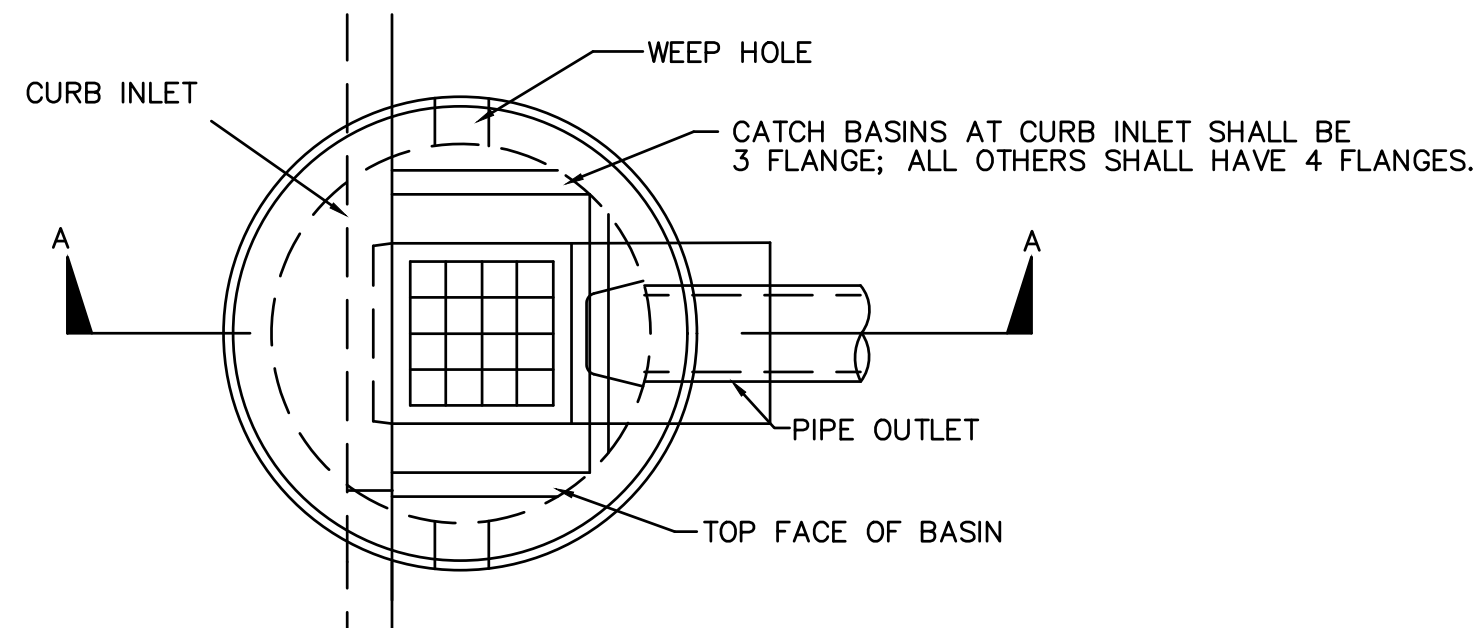
STORM TRENCH DETAIL
NOT TO SCALE



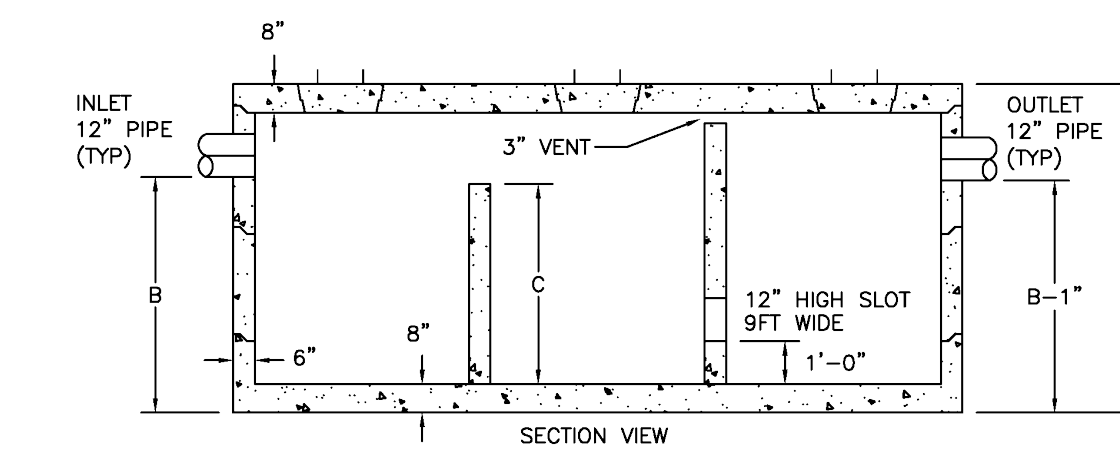
70 FOOT RIGHT OF WAY
NOT TO SCALE



STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



CATCH BASIN PLAN VIEW

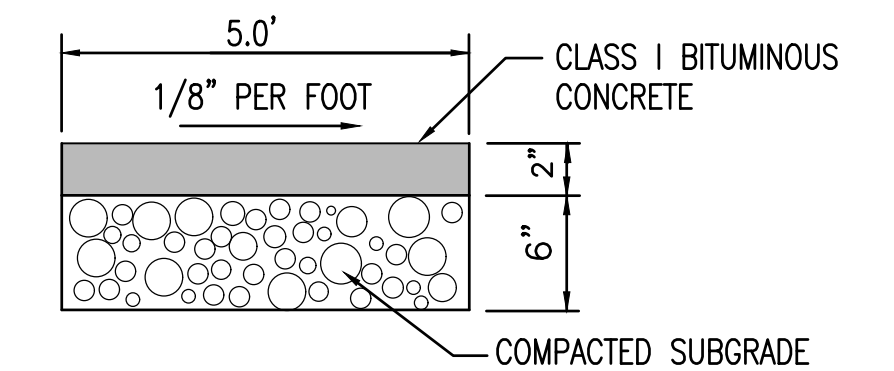


WATER QUALITY INLET
NOT TO SCALE

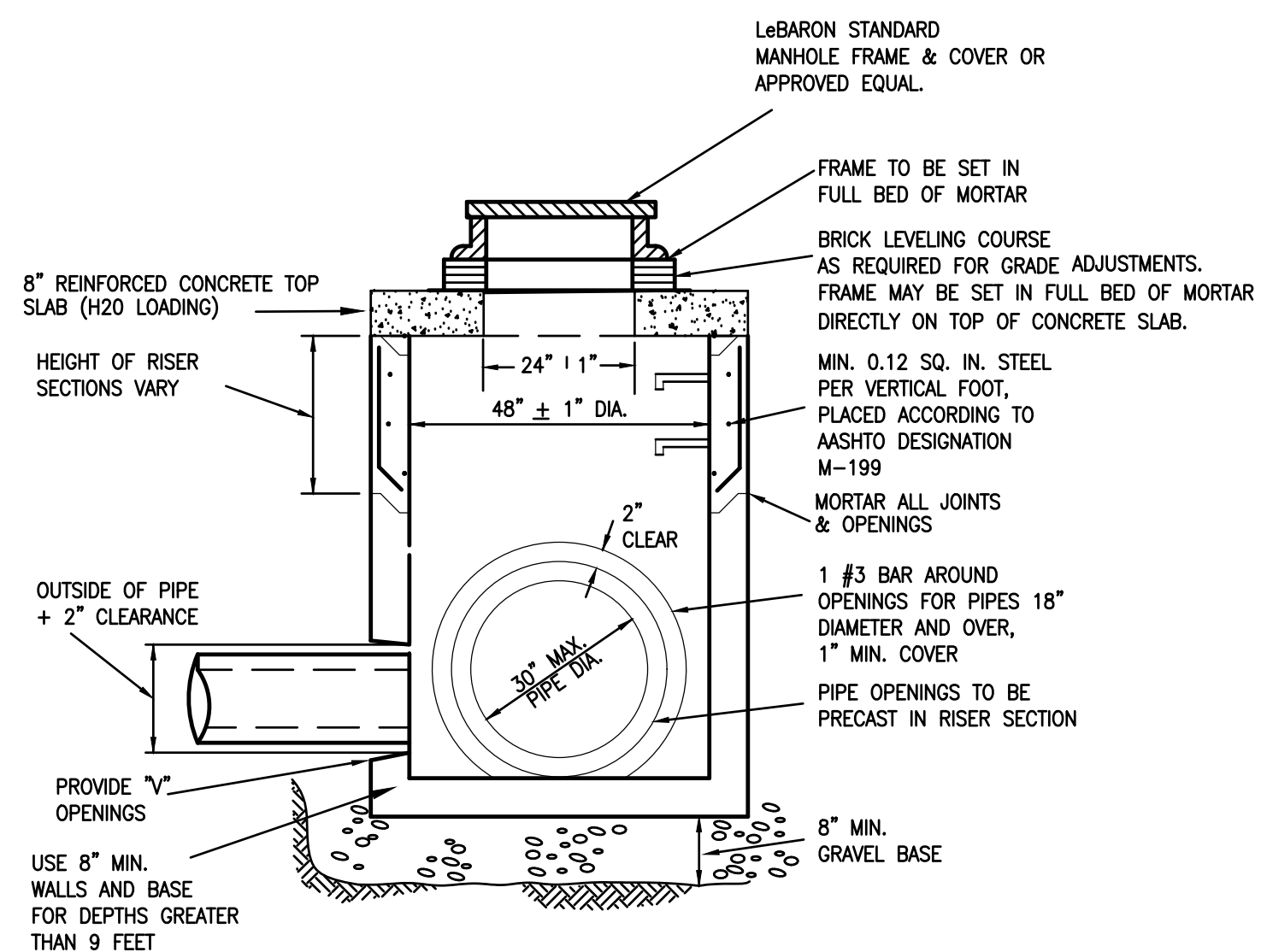
- NOTES:
1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
 2. DESIGNED FOR H-20 LOADING, COVER 1 TO 5 FEET.
 3. TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN. INLET HEIGHT MAY INCREASE SLIGHTLY DUE TO THE BUTYL RESIN USED.

| GALLONS | A (HEIGHT) | B (INLET) | C (BAFFLE) | WEIGHT (LBS) |
|---------|------------|-----------|------------|--------------|
| 5,000 | 92" | 66" | 56" | 58,180 |
| 7,500 | 118" | 92" | 82" | 66,510 |
| 10,000 | 146" | 120" | 110" | 75,500 |

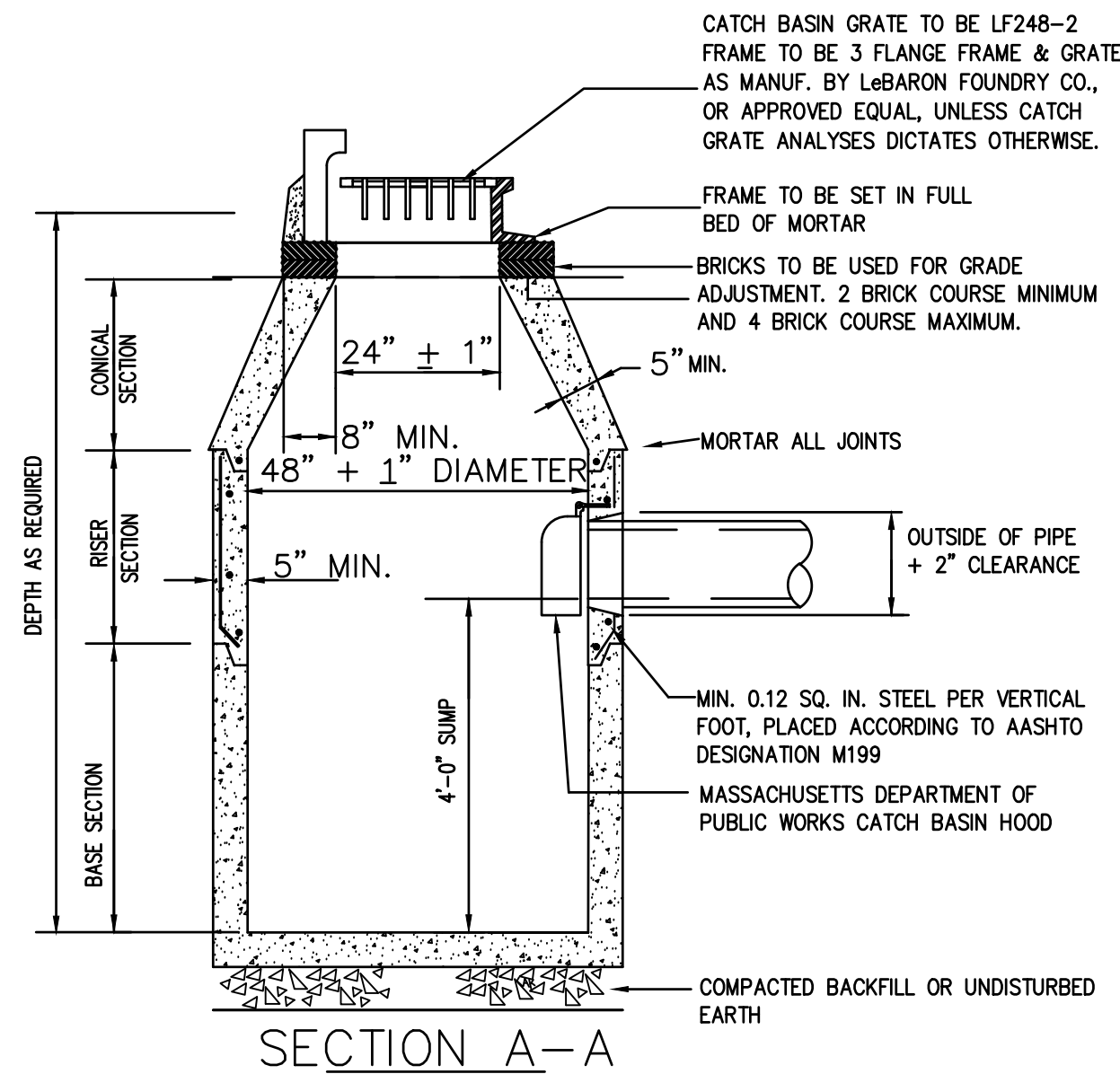
*OTHER SIZES AVAILABLE



ASPHALT SIDEWALK
NOT TO SCALE

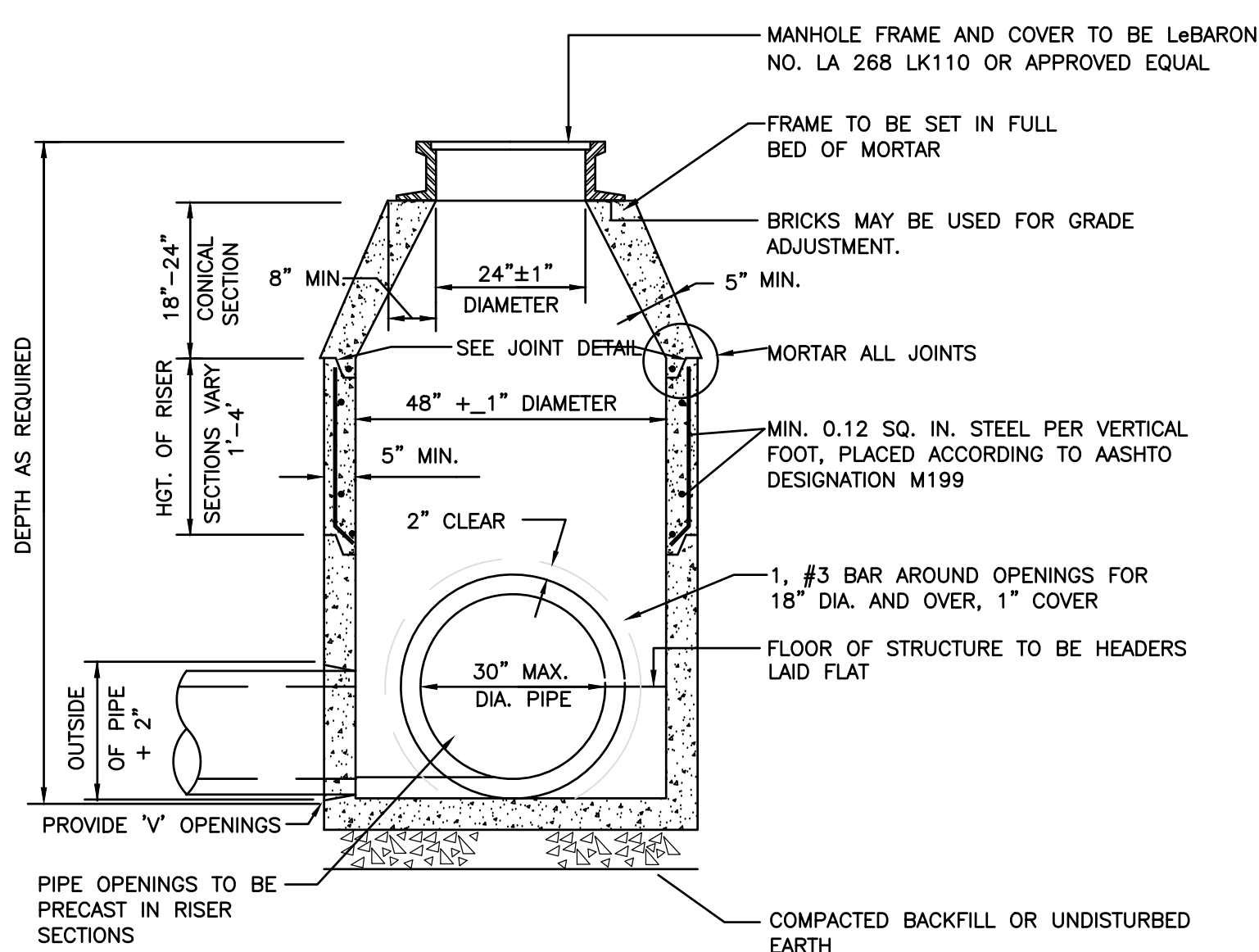


PRECAST CONCRETE FLAT TOP DRAIN MANHOLE
NOT TO SCALE

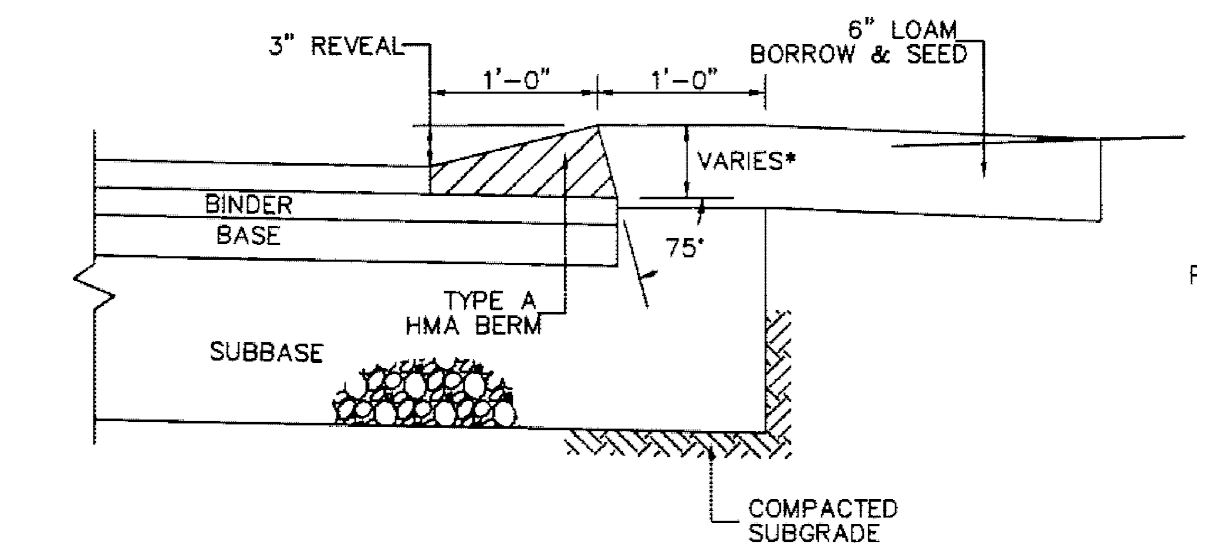


TYPICAL PRECAST CONCRETE CATCH BASIN
NOT TO SCALE

- NOTES:
1. BRICKS TO BE USED BETWEEN TOP COURSE AND FRAME FOR GRADE ADJUSTMENT. FRAME SHALL BE SET IN FULL BED OF MORTAR.
 2. MASSACHUSETTS STANDARD CATCH BASIN HOOD SHALL BE INSTALLED ON OUTLET PIPE AS REQUIRED.



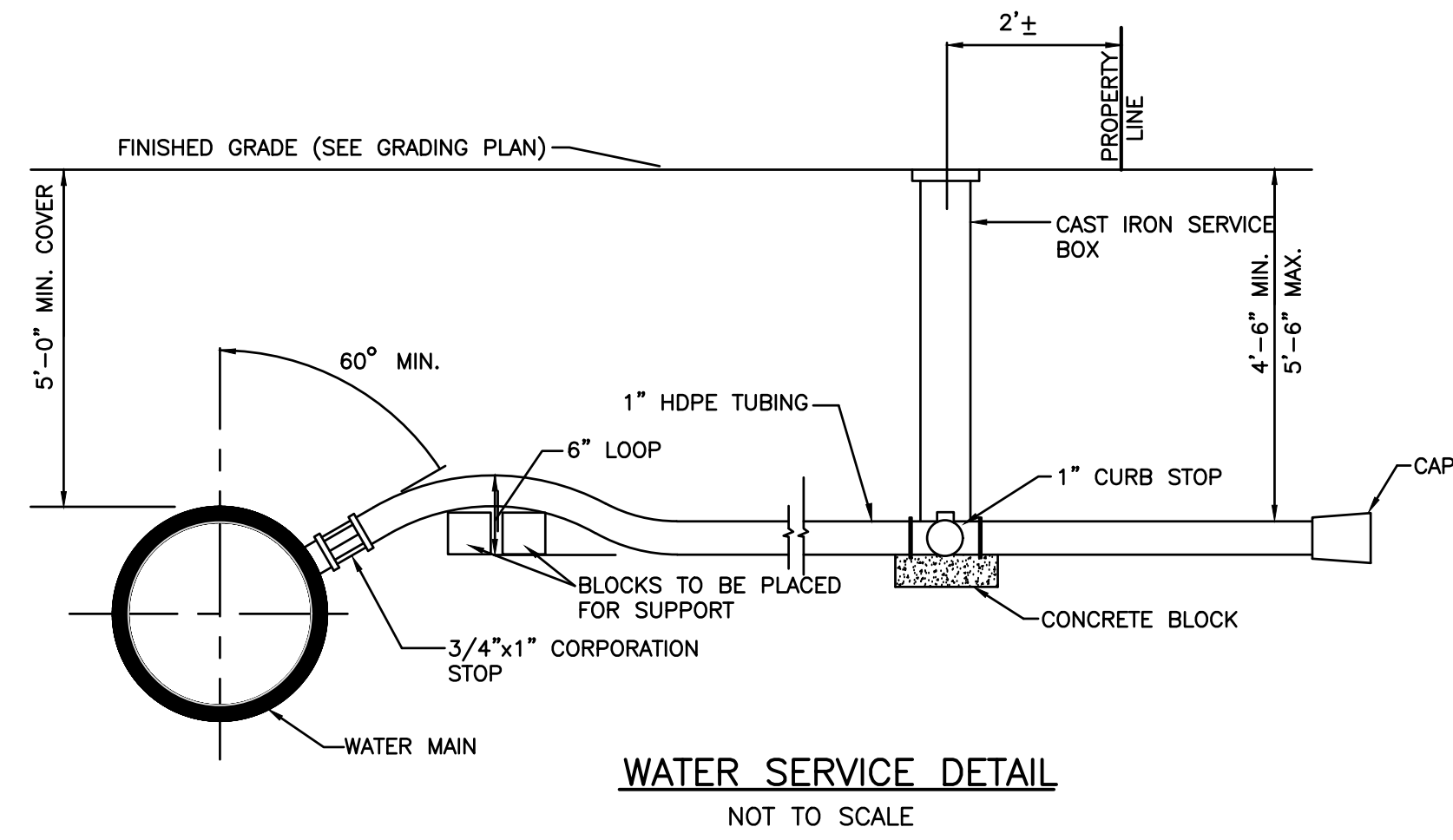
PRECAST CONCRETE DRAINAGE MANHOLE
NOT TO SCALE



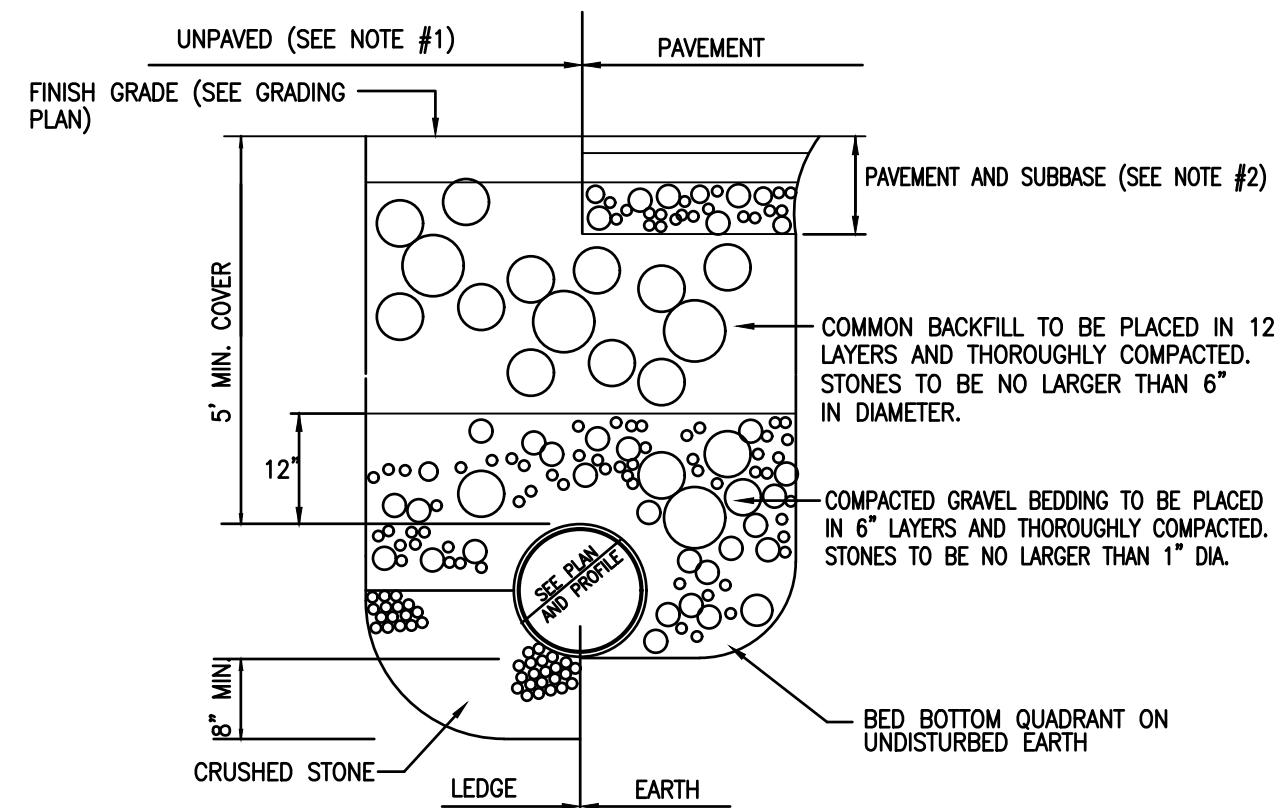
* - DEPTH VARIES WITH TOP COURSE THICKNESS AND ROADWAY CROSS SLOPE

HOT MIX ASPHALT BERM - TYPE "A"
N.T.S.

| REV. | DATE | DESCRIPTION | BY | APP. | DRAWING TITLE | PROJECT | CLIENT | SCALE | SEE SCALE BAR | DATE | DRAWN BY | DESIGNED BY | CHECKED BY | APPROVED BY | SHEET NO. | PROJECT NO. |
|------|----------|-------------------|-----|------|--|----------------|--|-------|---------------|---------------|----------|-------------|------------|-------------|-----------|-------------|
| | | | | | DRAFT-FOR BIDDING PURPOSES ONLY | DETAIL SHEET-1 | CAPE CROSSING SANDWICH, MASSACHUSETTS | | | SEPT 21, 2015 | SWL | EKW/RMF | RJR | RJR | DET-1 | 174303301 |
| 0 | 4/9/2020 | BIDDING DOCUMENTS | SEK | RR | | | ROUTE 130 LAND DEVELOPMENT, LLC SEEKONK, MASSACHUSETTS | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

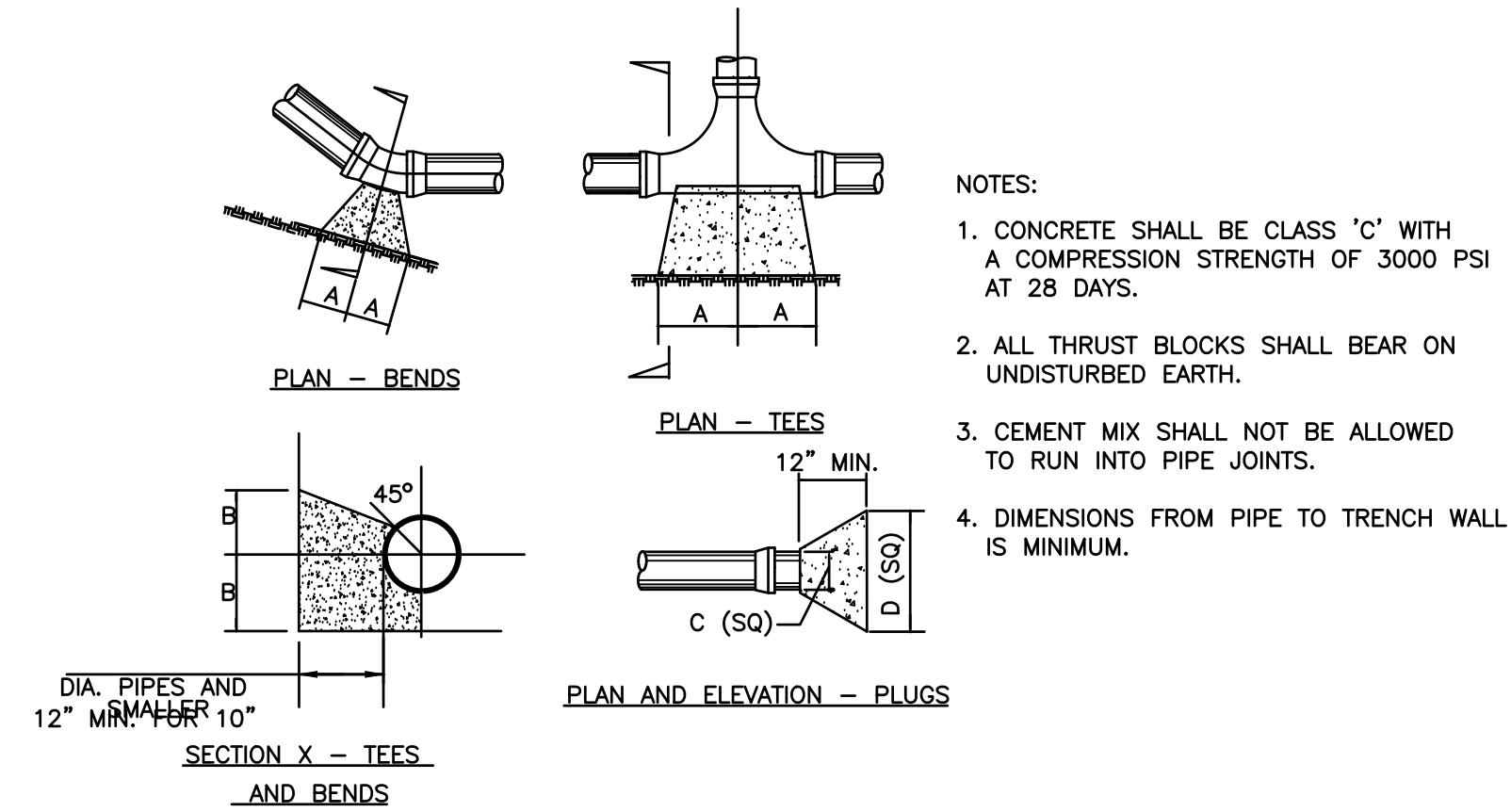


WATER SERVICE DETAIL
NOT TO SCALE



WATER MAIN TRENCH DETAIL
NOT TO SCALE

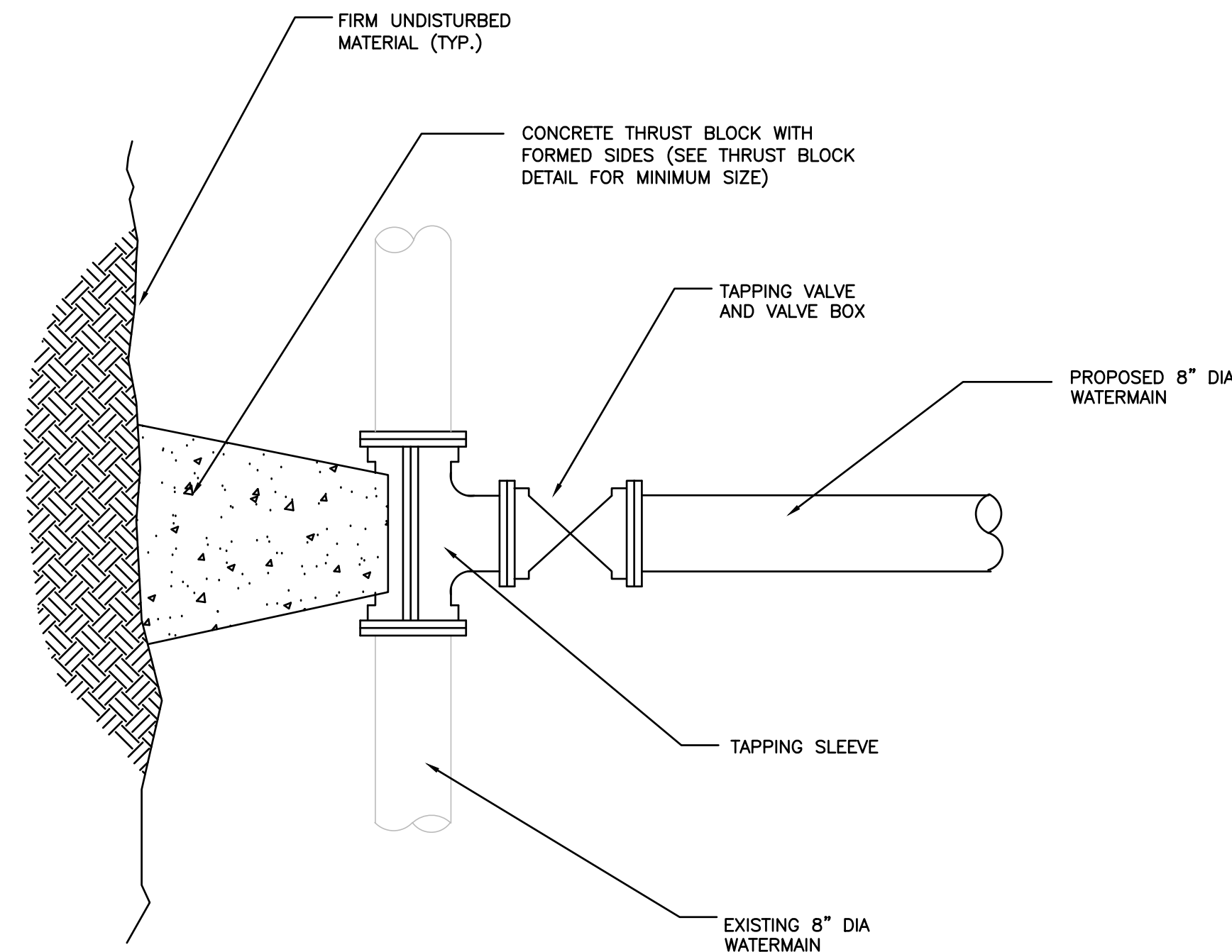
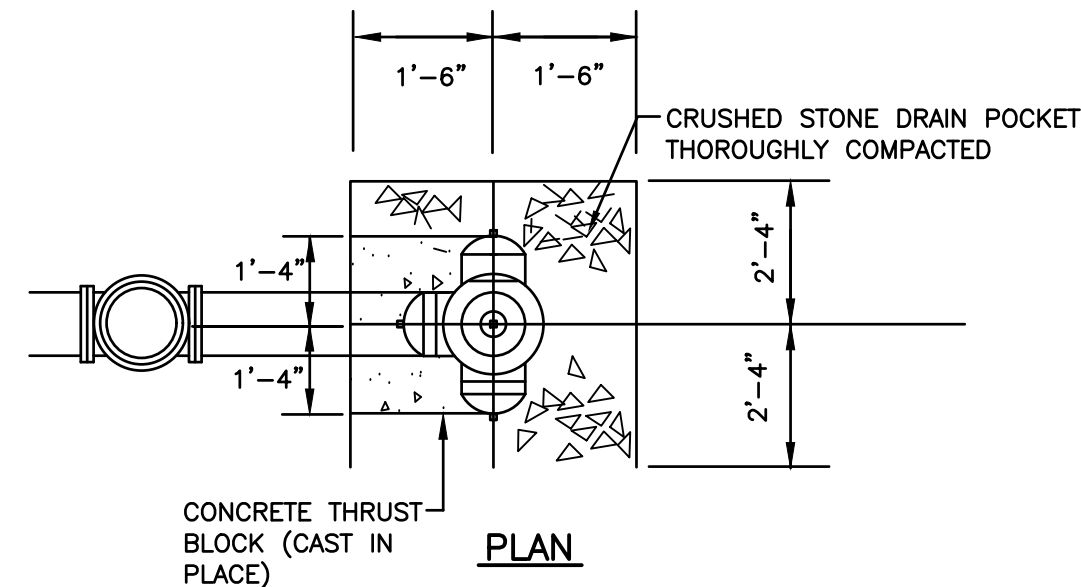
- NOTES:**
1. IN UNPAVED ROADWAY AREAS THE FINAL 12" OF BACKFILL SHALL BE COMPACTED GRAVEL BORROW FINISH GRADED TO MATCH EXISTING GROUND.
 2. ALL TEMPORARY PAVEMENT TO BE 1-1/2" DEPTH. ALL PERMANENT PAVEMENT TO BE 4" MIN. DEPTH OR 1" MORE THAN EXISTING PAVEMENT, WHICHEVER IS GREATER.



- NOTES:**
1. CONCRETE SHALL BE CLASS 'C' WITH A COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS.
 2. ALL THRUST BLOCKS SHALL BEAR ON UNDISTURBED EARTH.
 3. CEMENT MIX SHALL NOT BE ALLOWED TO RUN INTO PIPE JOINTS.
 4. DIMENSIONS FROM PIPE TO TRENCH WALL IS MINIMUM.

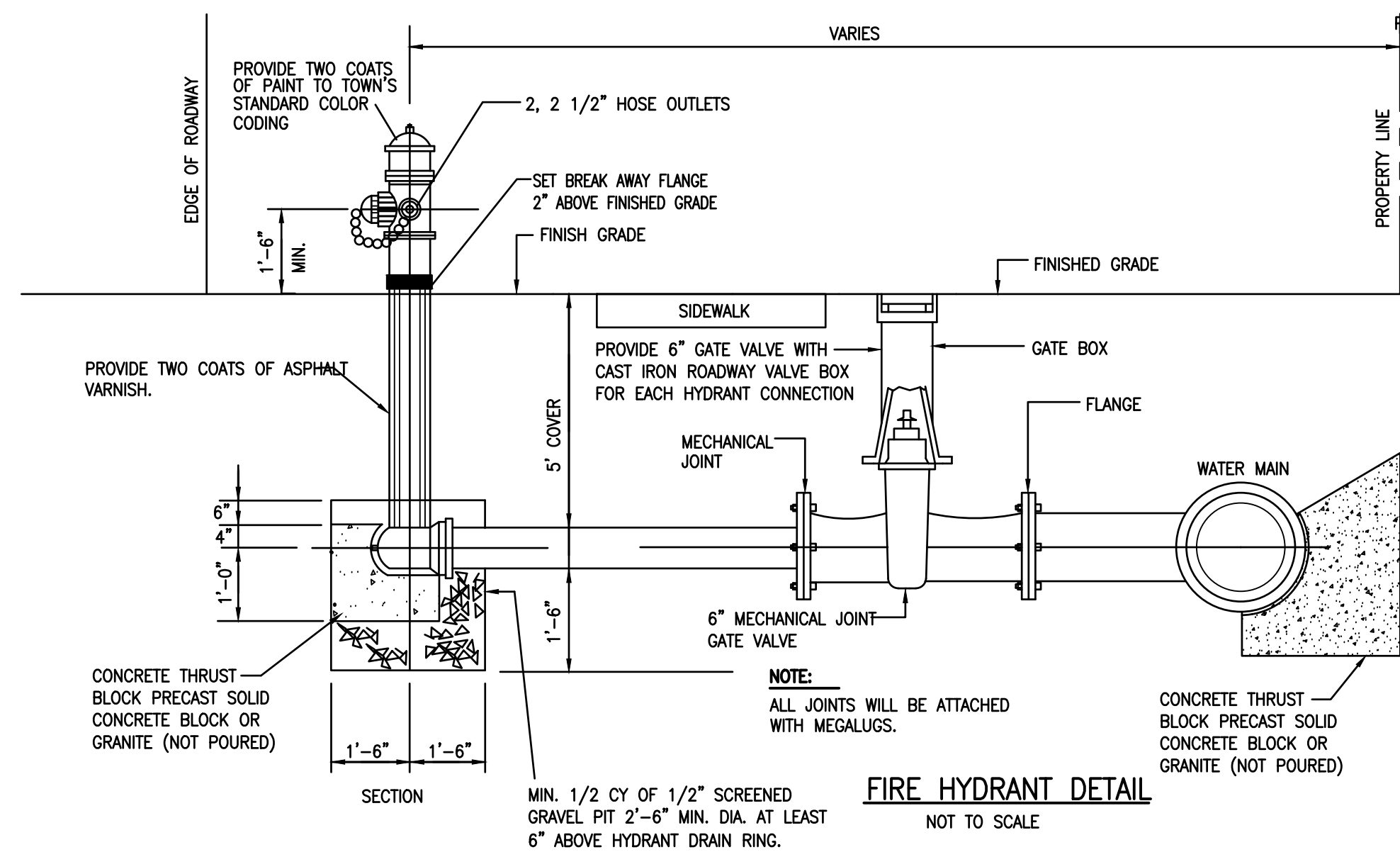
| TYPE | SIZE | 1/4 BEND | | 1/8 BEND | | 1/16 BEND | | TEES | | PLUGS | |
|----------------|------|----------|-----|----------|-----|-----------|-----|------|-----|-------|-----|
| | | A | B | A | B | A | B | A | B | C | D |
| 2,000 PSF SOIL | 6" | 16" | 10" | 9" | 10" | 6" | 8" | 10" | 12" | 10" | 21" |
| | 8" | 22" | 13" | 12" | 13" | 8" | 10" | 13" | 12" | 12" | 29" |
| | 10" | 26" | 17" | 14" | 17" | 10" | 13" | 16" | 20" | 14" | 36" |

THRUST BLOCK DETAIL
NOT TO SCALE



TAPPING SLEEVE & VALVE DETAIL
NOT TO SCALE

OWNER:
APPLICANT:
ROUTE 130 LAND DEVELOPMENT, LLC
3 CHESTER AVENUE
BERKLEY, MASSACHUSETTS

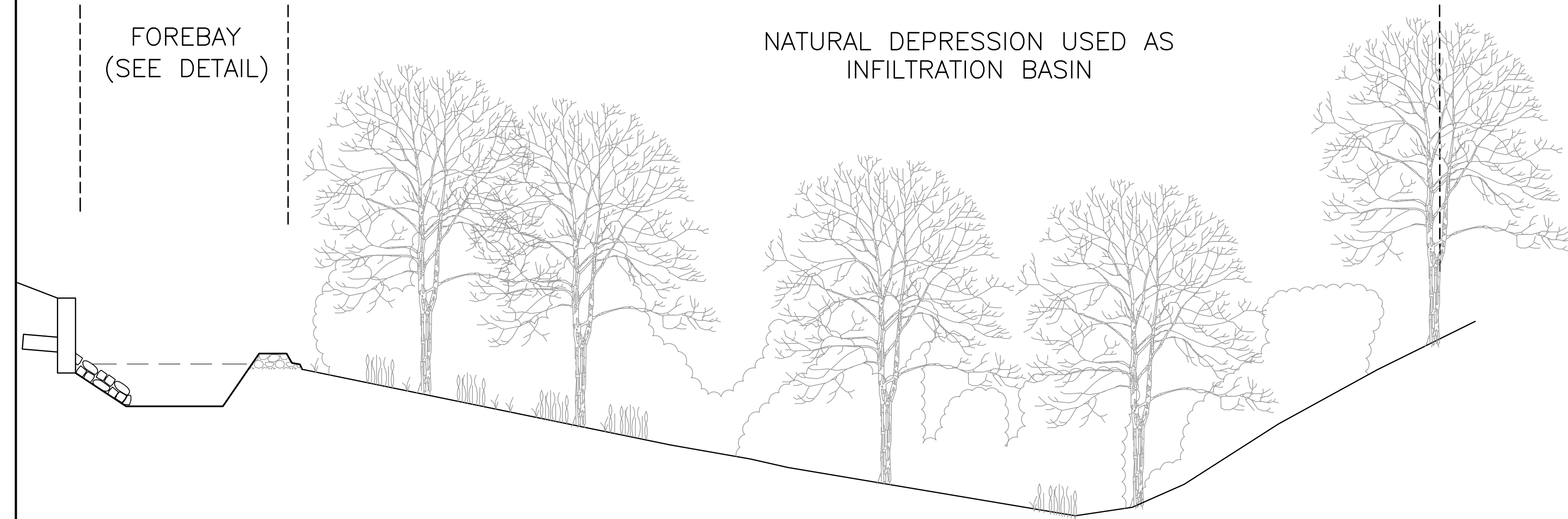


FIRE HYDRANT DETAIL
NOT TO SCALE

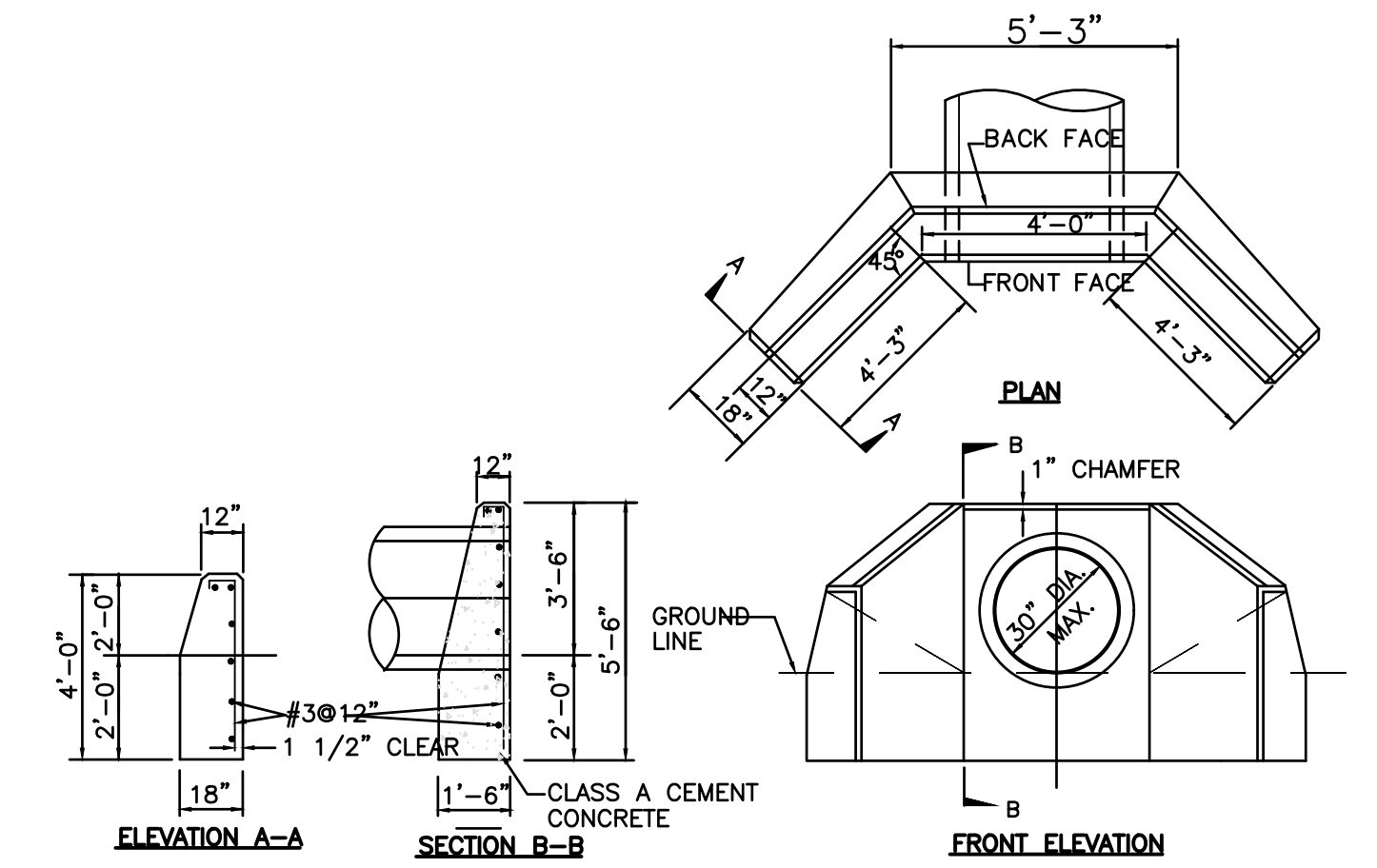
| | | | | | | | |
|--|--|-------------------|--|--|--|-------------------------|--|
| DRAFT-FOR BIDDING PURPOSES ONLY | | DRAWING TITLE | | DETAIL SHEET-2 | | SCALE: SEE SCALE BAR | |
| | | PROJECT | | CAPE CROSSING SANDWICH, MASSACHUSETTS | | DATE: SEPT 21, 2015 | |
| 0 4/9/2020 | | BIDDING DOCUMENTS | | CLIENT | | DRAWN BY: SWL | |
| REV. | | DATE | | DESCRIPTION | | DESIGNED BY: EKW/RMF | |
| BY | | APP. | | OWNER | | CHECKED BY: RJR | |
| SEK | | RR | | APPLICANT | | APPROVED BY: RJR | |
| PRIME ENGINEERING | | PRIME ENGINEERING | | PROJECT NO. | | 174303301 | |

FOREBAY
(SEE DETAIL)

NATURAL DEPRESSION USED AS
INFILTRATION BASIN

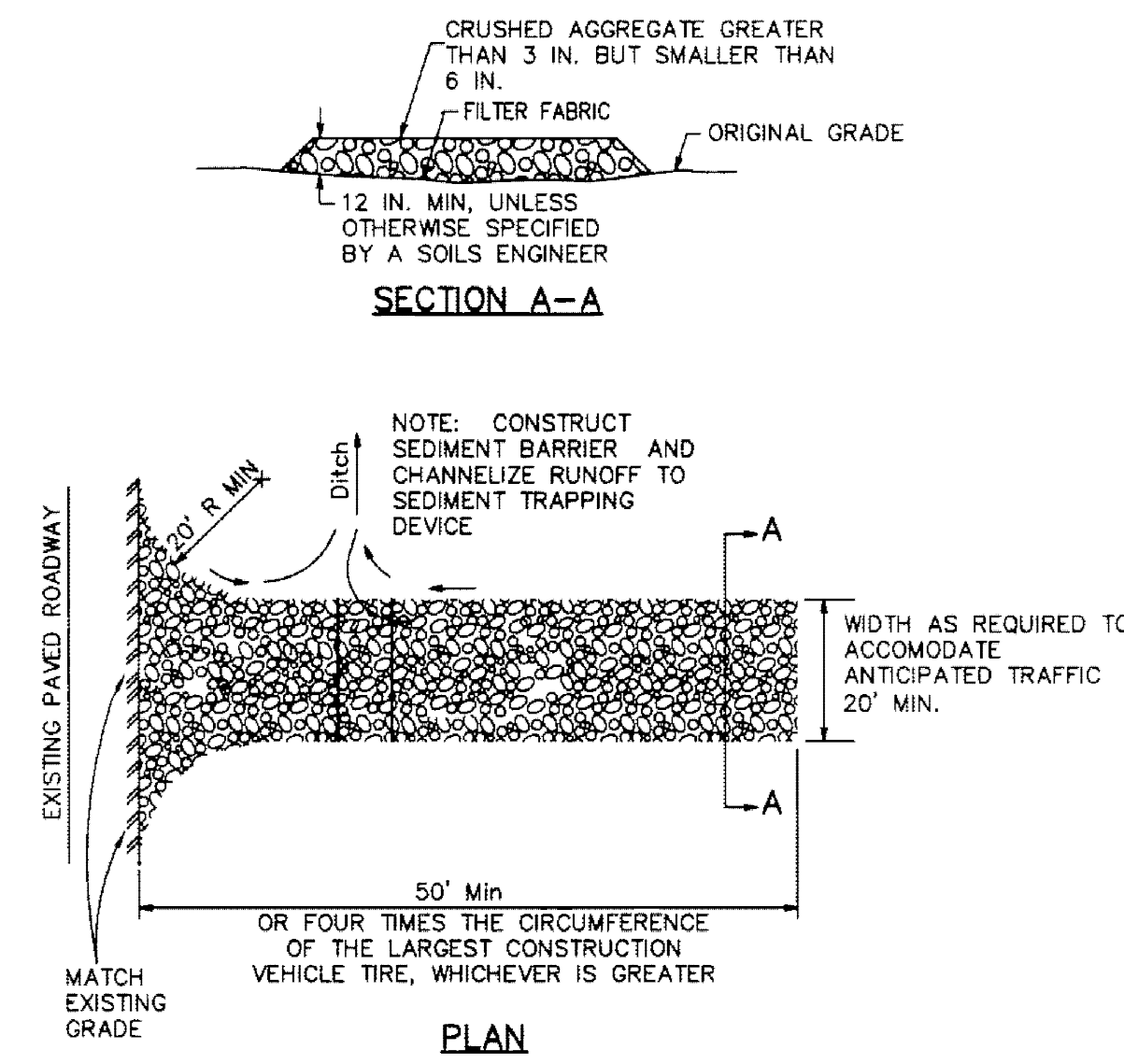


SCHMATIC CROSS SECTION OF INFILTRATION BASIN
NOT TO SCALE

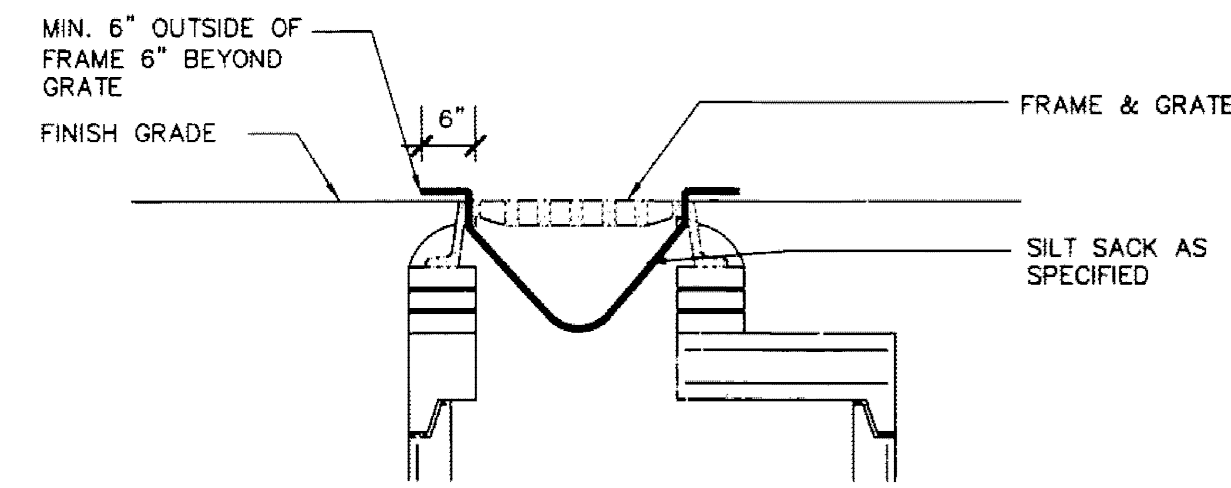


CONCRETE HEADWALL
NOT TO SCALE

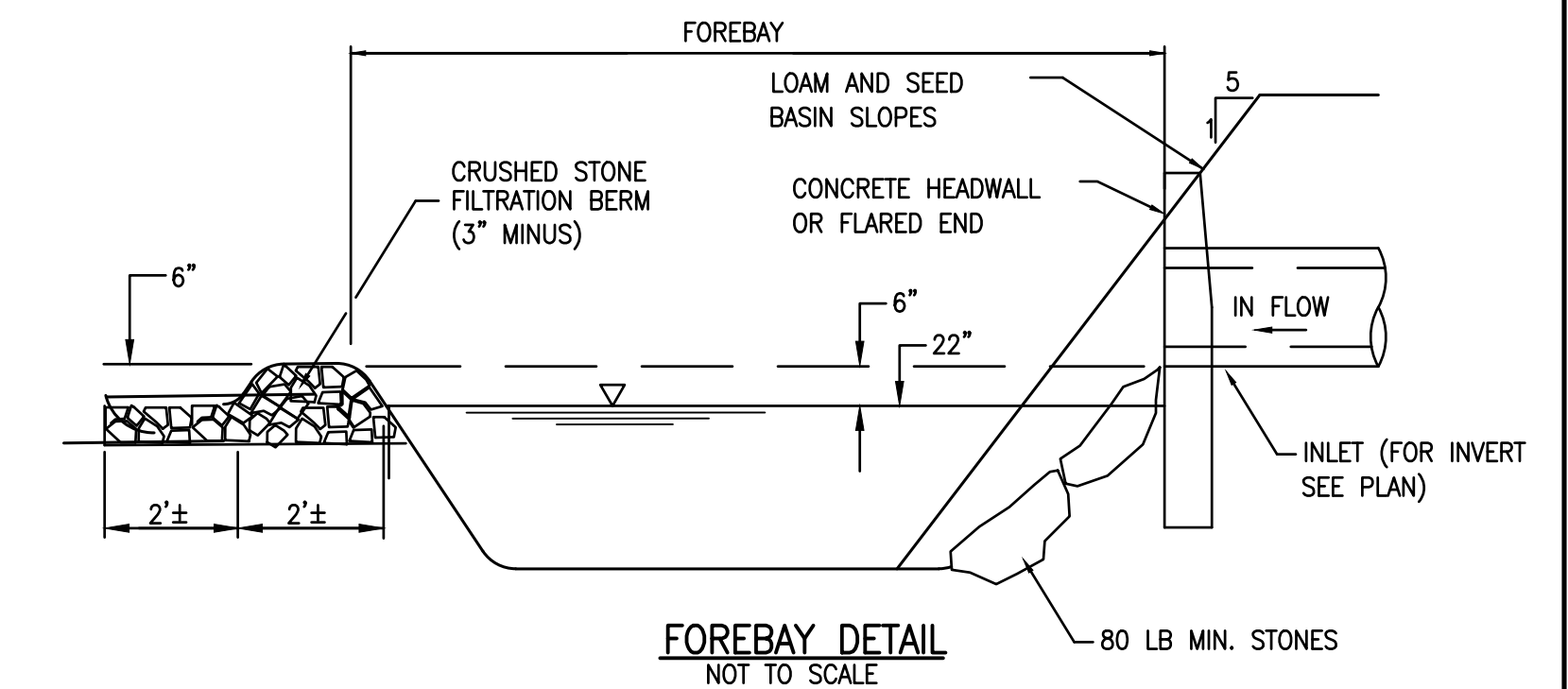
NOTES:
1. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS HIGHWAY CONSTRUCTION STANDARDS AND THE TOWN OF SANDWICH STANDARDS.



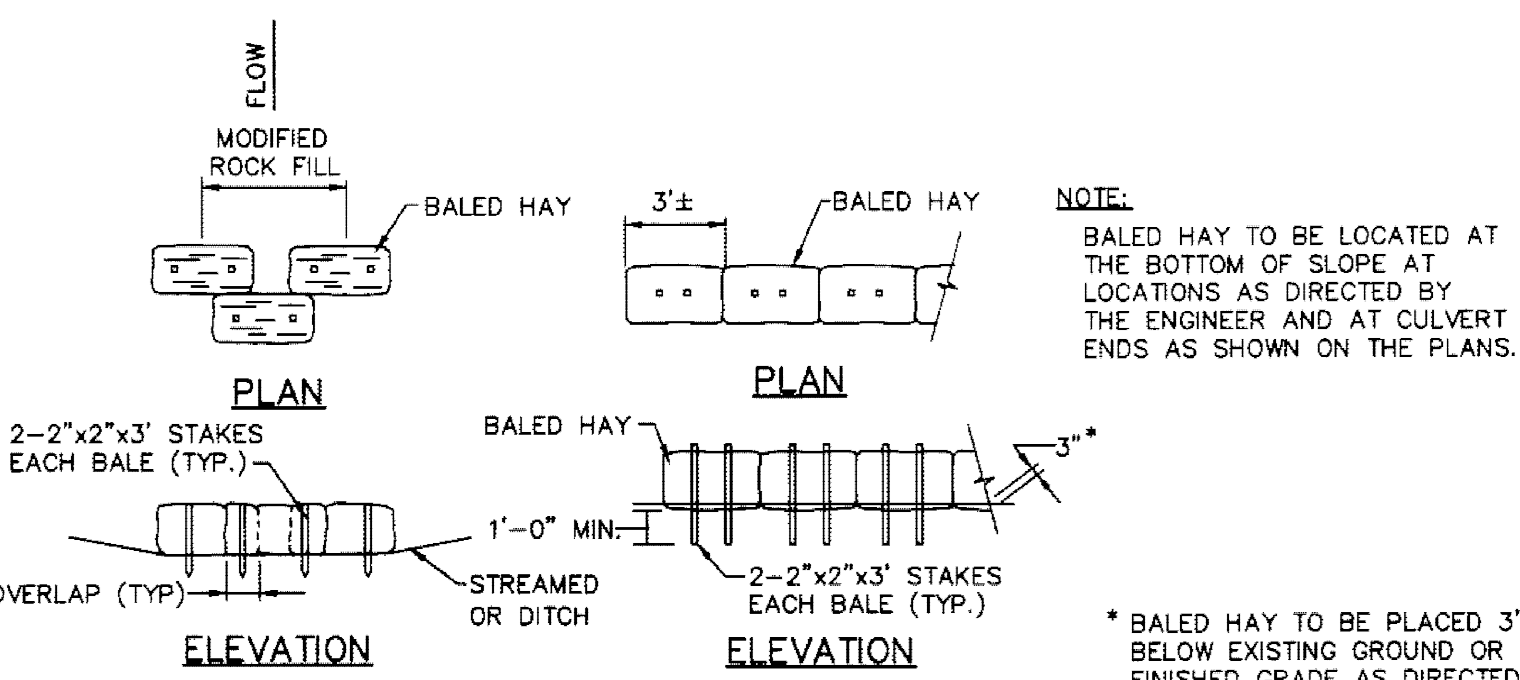
CONSTRUCTION ENTRANCE
NTS



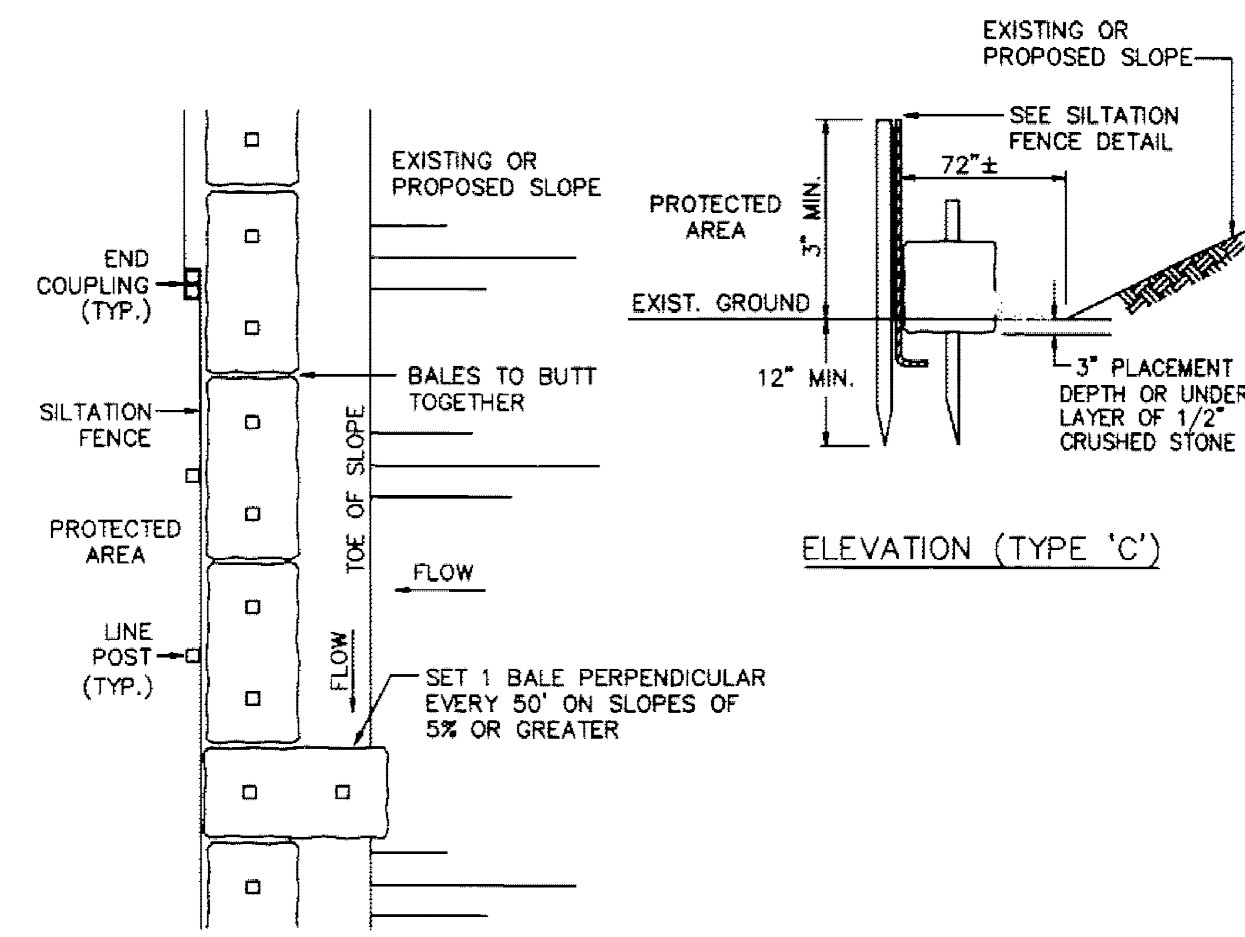
SILT SACK PROTECTION FOR CATCH BASIN
N.T.S.



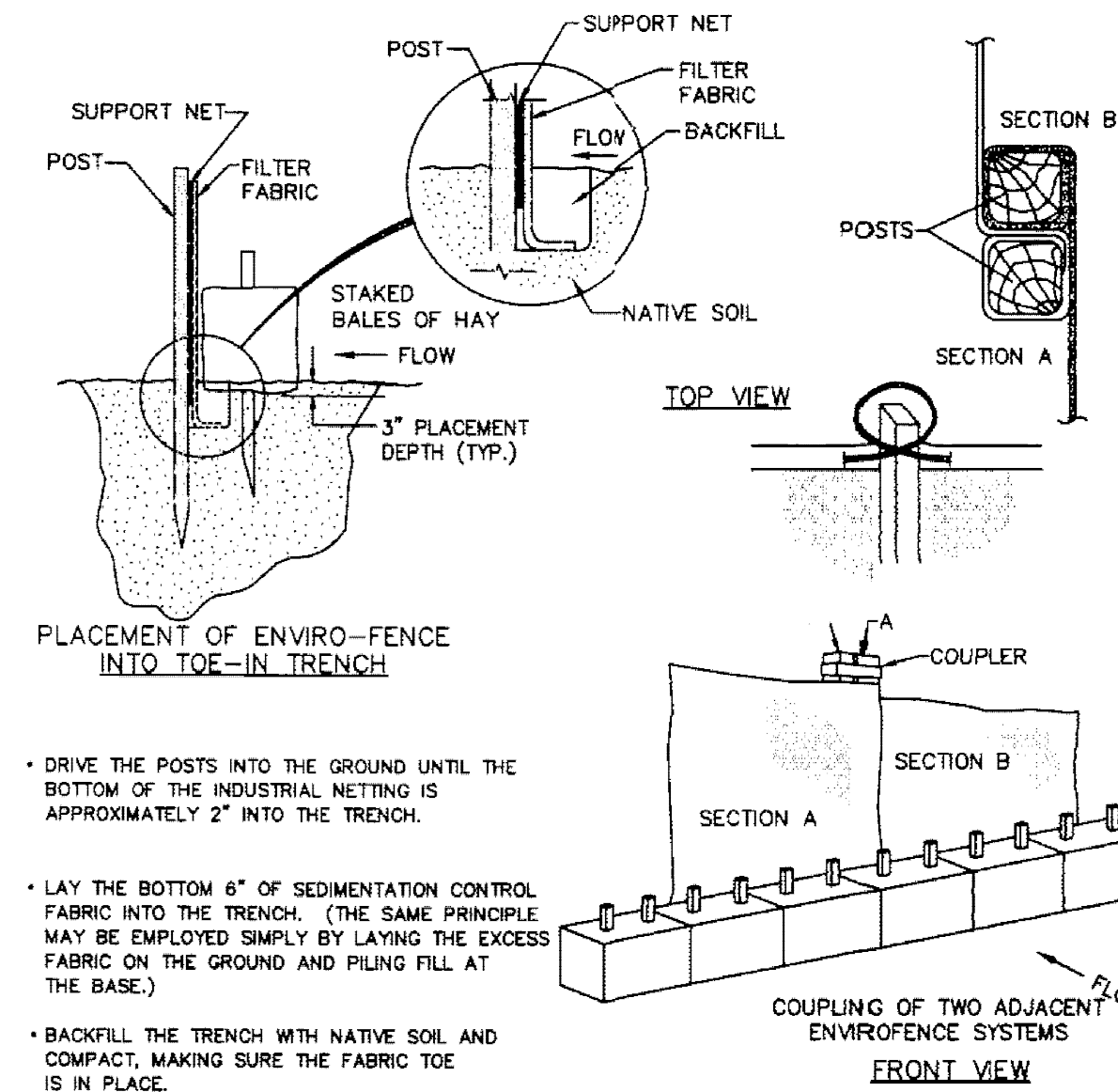
FOREBAY DETAIL
NOT TO SCALE



HAY BALES FOR EROSION CONTROL
NOT TO SCALE



BALES OF HALE & SILTATION FENCE
N.T.S.



SILTATION FENCE
N.T.S.

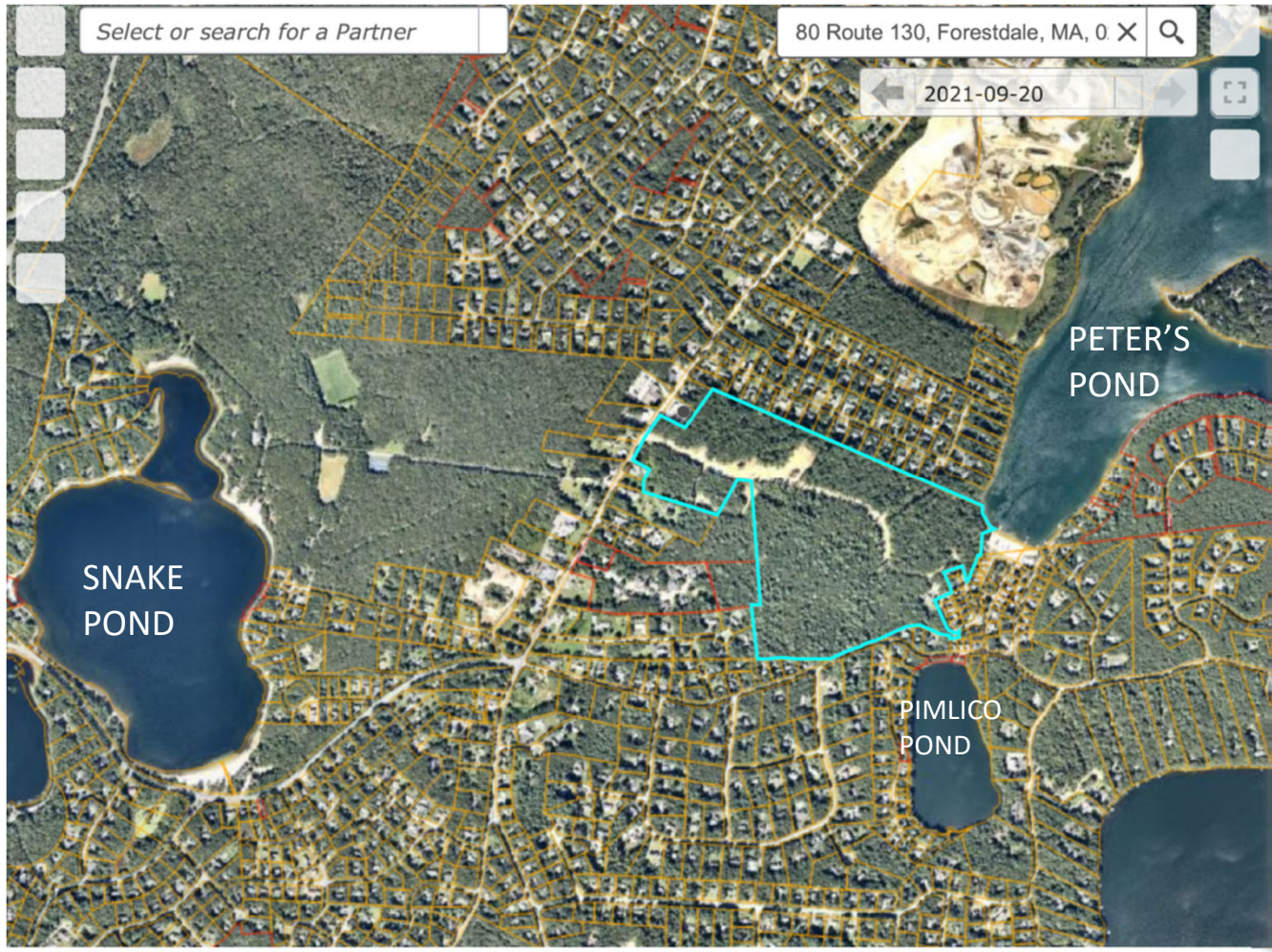
| | | | | | | |
|--|----------|-------------------|-----|---|--|--------------------------|
| DRAFT-FOR BIDDING PURPOSES ONLY | | | | DRAWING TITLE DETAIL SHEET-3 | | SCALE: SEE SCALE BAR |
| | | | | PROJECT CAPE CROSSING SANDWICH, MASSACHUSETTS | | DATE: SEPT 21, 2015 |
| | | | | CLIENT ROUTE 130 LAND DEVELOPMENT, LLC SEEKONK, MASSACHUSETTS | | DRAWN BY: SWL |
| | | | | DESIGNED BY: EKW/RMF | | CHECKED BY: RJR |
| | | | | CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL ASSESSMENT | | APPROVED BY: RJR |
| | | | | P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004 | | PROJECT NO. 174303301 |
| REV. | DATE | DESCRIPTION | BY | APP. | | |
| 0 | 4/9/2020 | BIDDING DOCUMENTS | SEK | RR | | |

2.2 Aerial Photographs

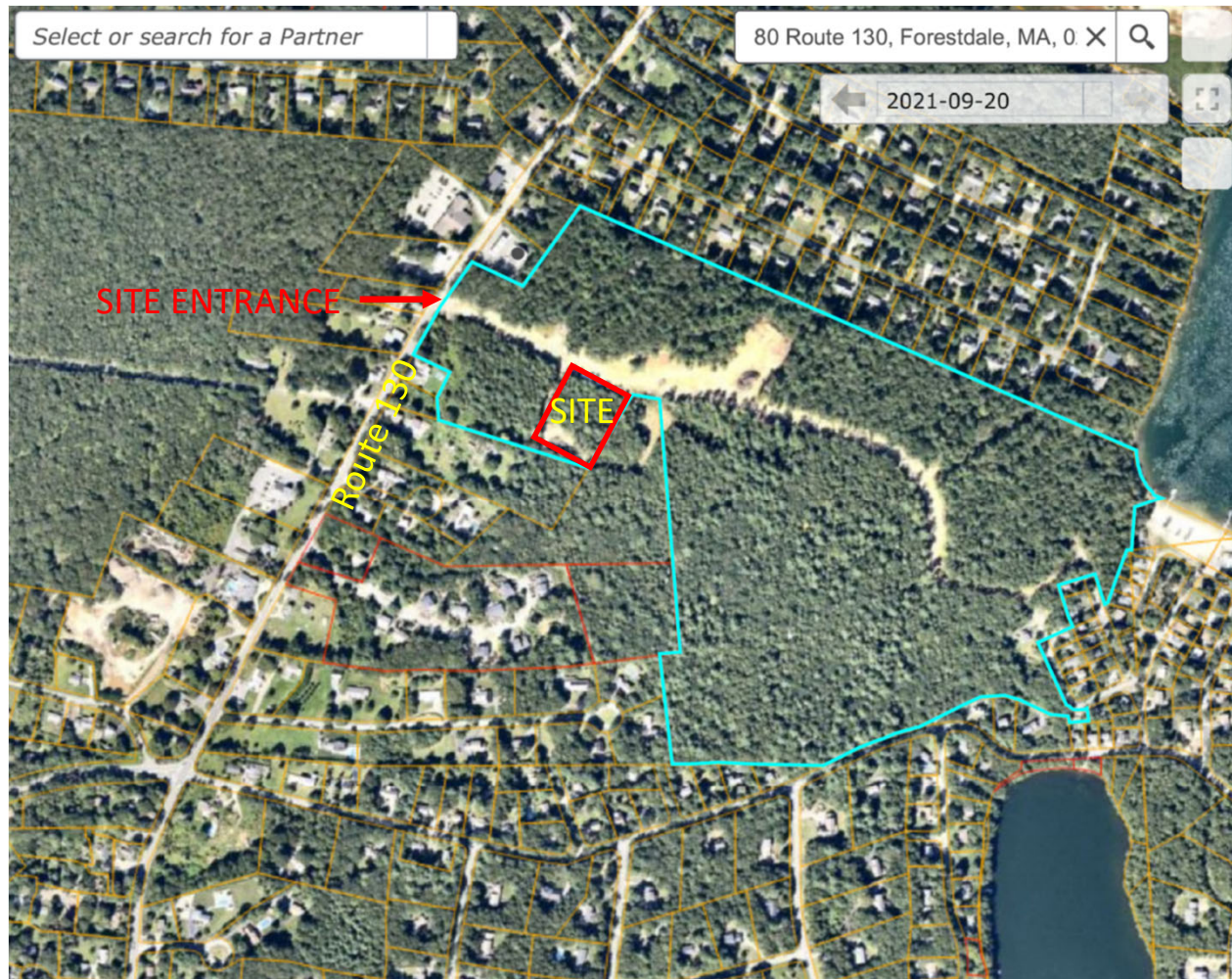




74 ROUTE 130, SANDWICH (Forestdale), MA



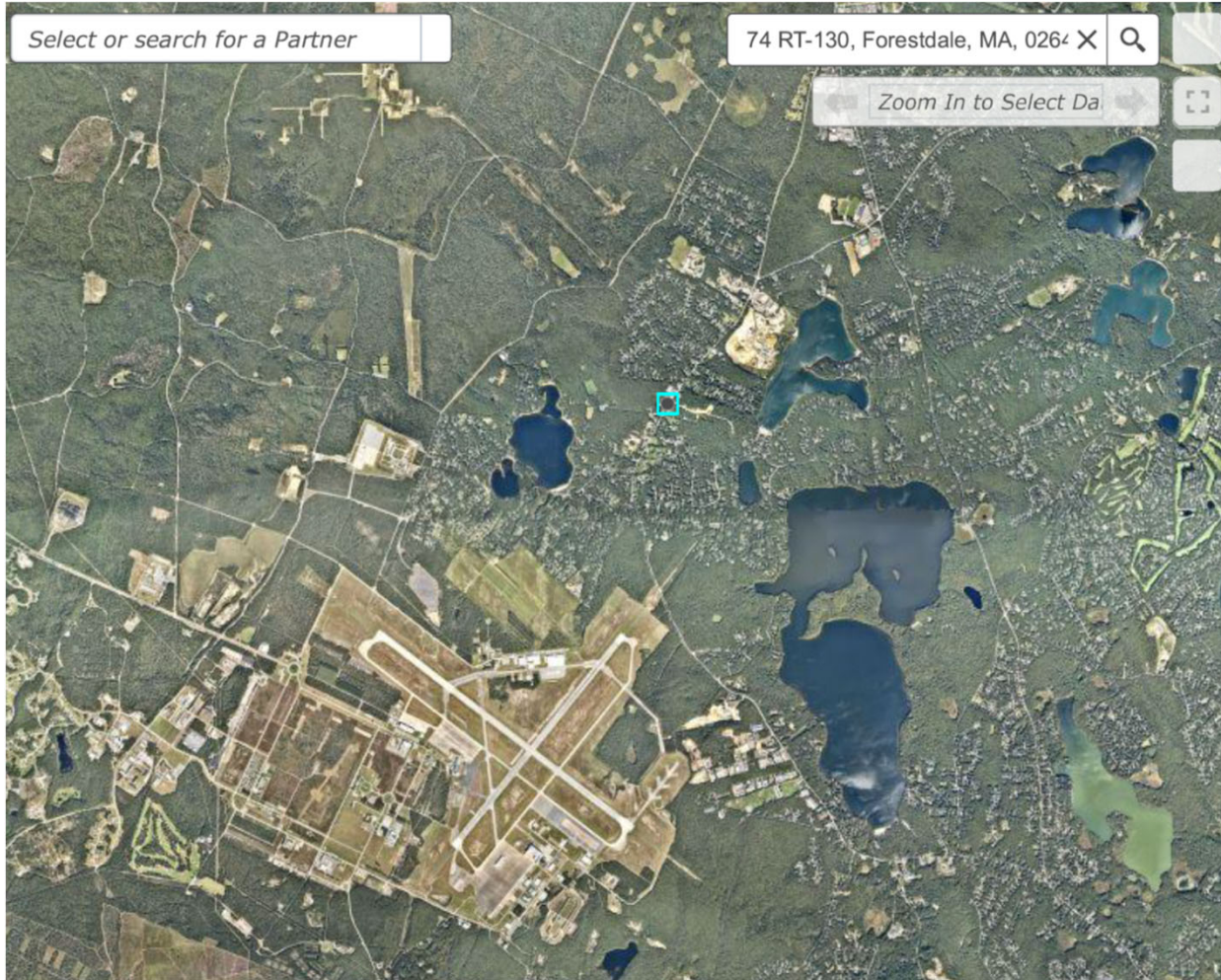
CAPE CROSSING DEVELOPMENT 65 +/- Acres.



74 ROUTE 130, SANDWICH (Forestdale), MA



74 ROUTE 130, SANDWICH (Forestdale), MA



74 ROUTE 130, SANDWICH (Forestdale), MA

2.3 Site/Context Photographs



Route 130 Industry Alehouse Restaurant



Route 130 Entrance Infrastructure



SHELL STATION



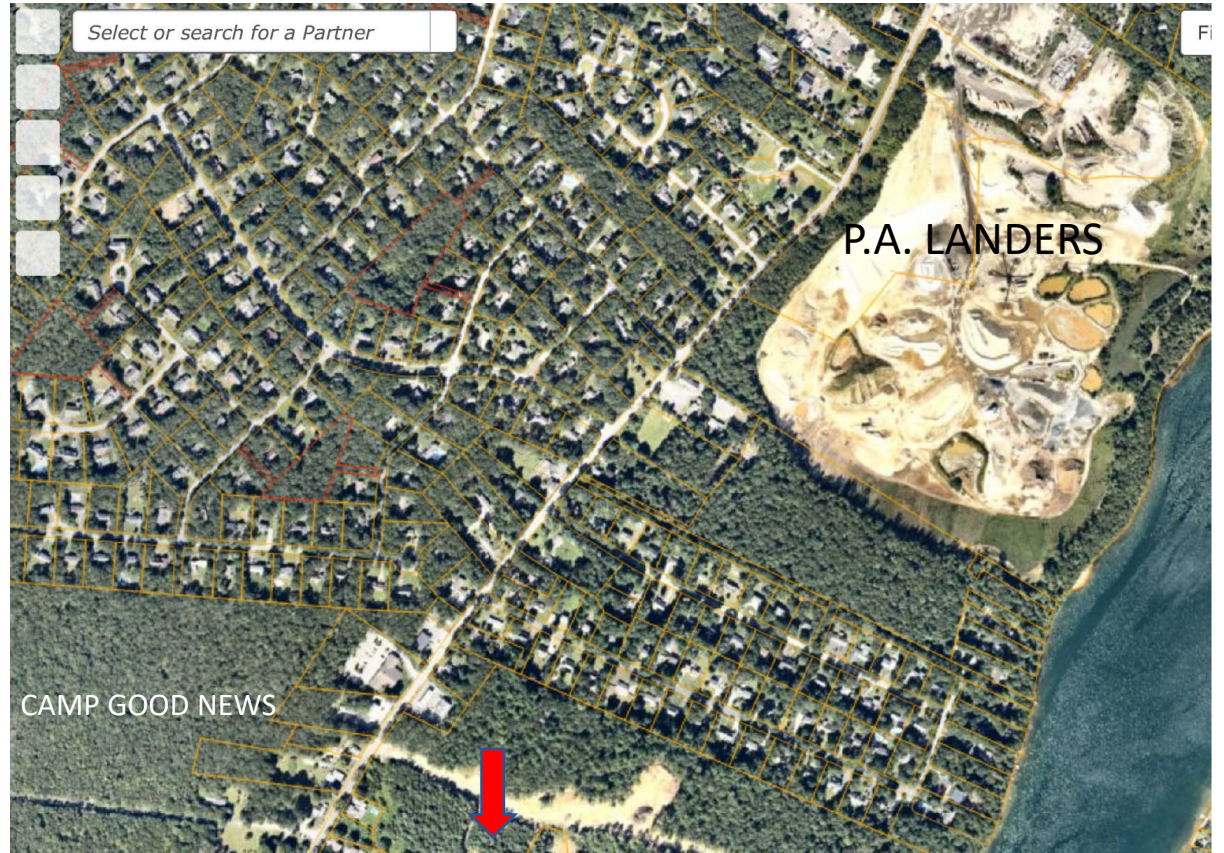
SHELL STATION



BETH ISRAEL DEACONESS MEDICAL CENTER



WAMPANOAG TRIBE EMERGENCY SERVICES

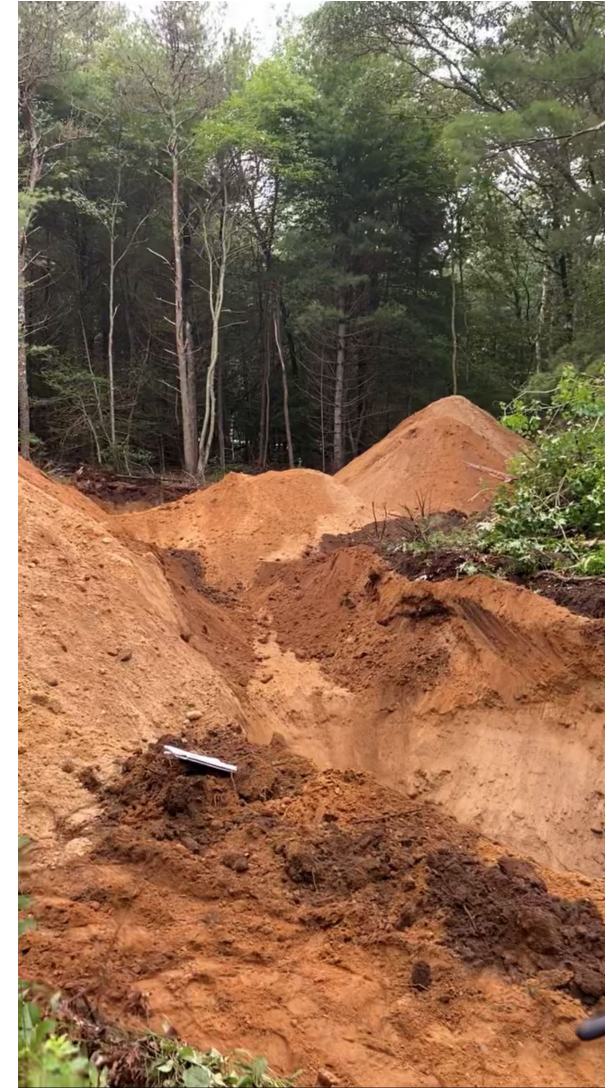




Stormwater Infrastructure



Access driveway clearing



Site Clearing Soil Sampling

NEIGHBORHOOD PHOTOS



Clipper Circle



Brightside Lane Triplex



Brightside Lane Triplex



Shore Drive New Construction



SITE VIEW FROM POND



JEANNES WAY



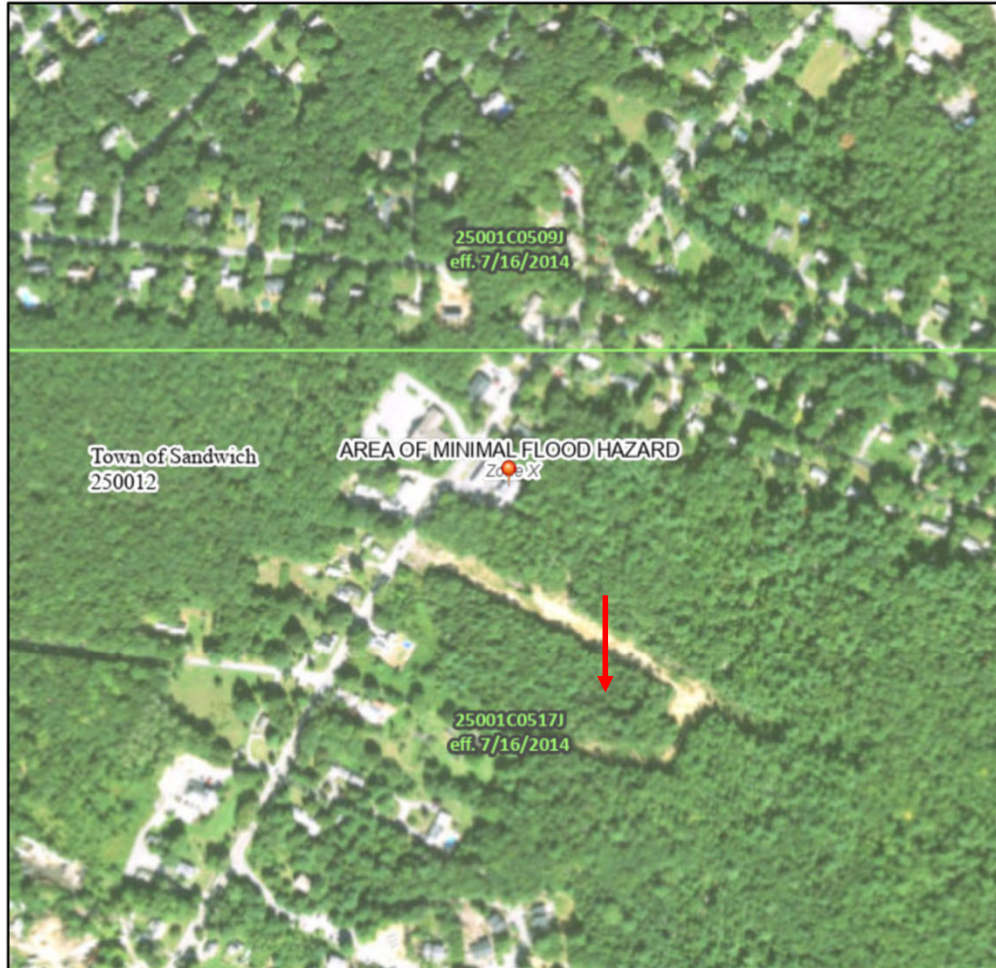
JEANNES WAY

2.4 Documentation Regarding Site Characteristics/Constraints

National Flood Hazard Layer FIRMette



70°30'38"W 41°41'25"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map Orthoimagery Data refreshed October 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

| | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |

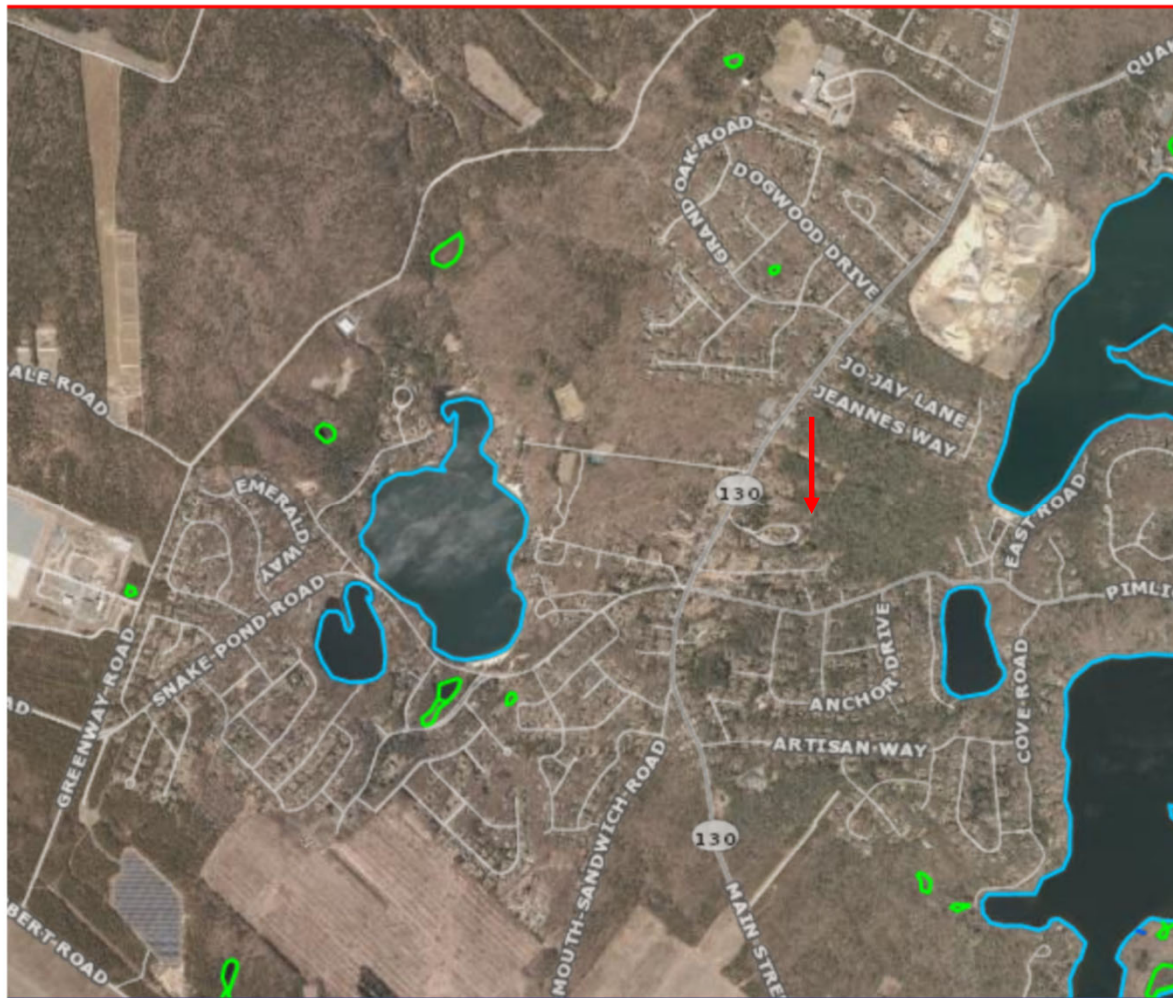
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/17/2022 at 3:07 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Wetland Change Areas Map



Details |

Basemap |

Print |

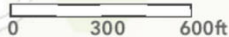
Measure

68 Route 130, Fc

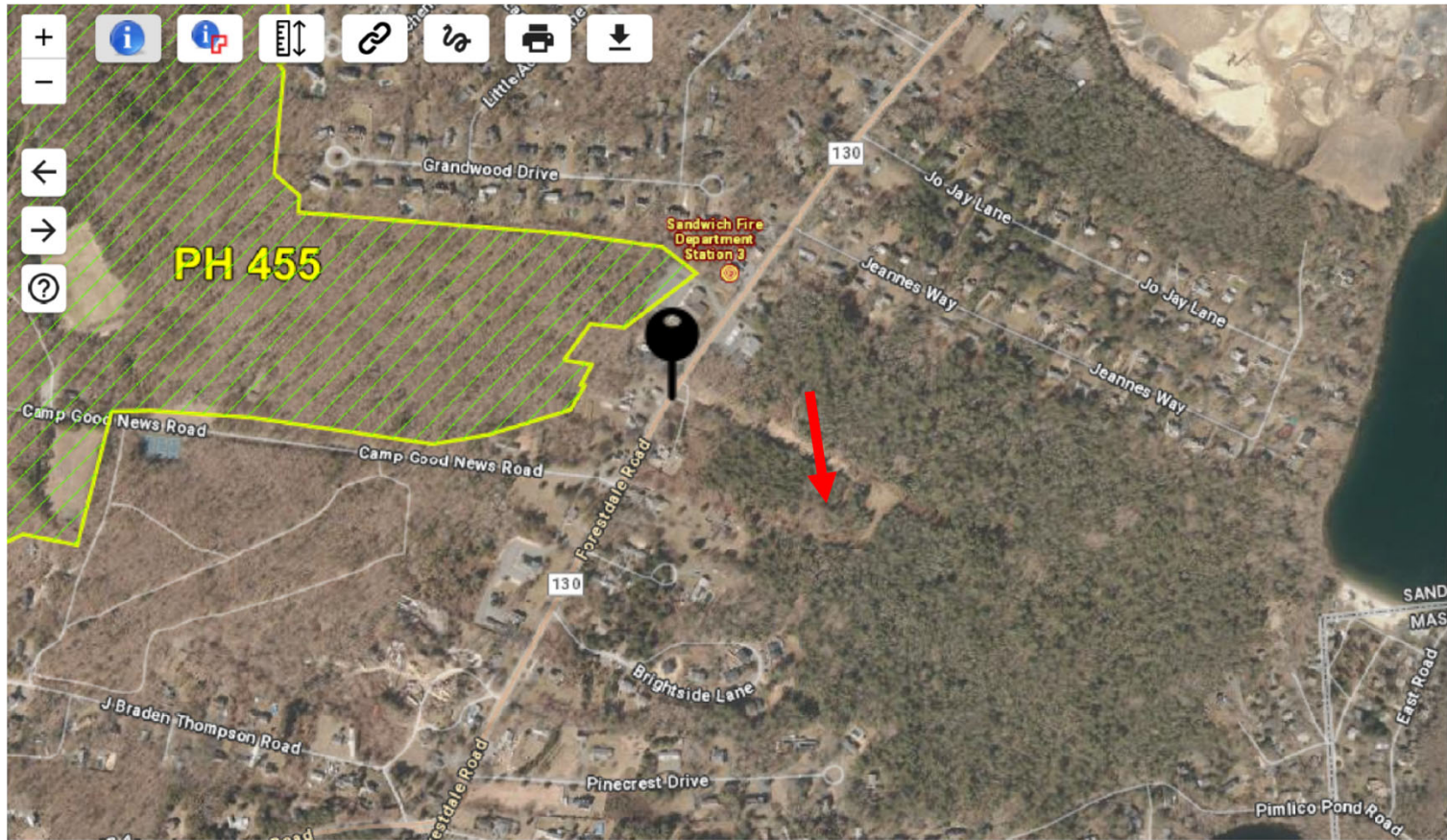
Contents

NHESP Estimated Habitats of Rare Wildlife

Topographic

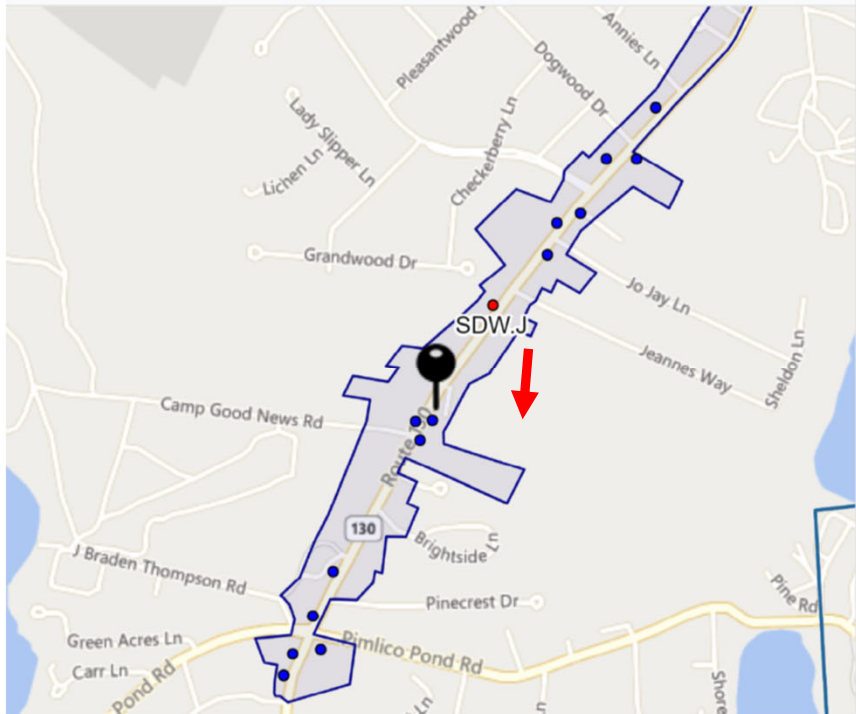


RARE WILDLIFE



Enter search ID Search Zoom to a town

More Login



Map Legends

MHC Inventory Areas

- National Register Historic Places
- Preservation Restriction
- Local Historic District
- National Register Historic Places & Local Historic
- Massachusetts Historic Landmark
- Inventoried Area

MHC Inventory Points

- National Register Historic Places
- Preservation Restriction
- Local Historic District
- National Register Historic Places & Local Historic C
- Massachusetts Historic Landmark
- Inventoried Property

0 Environmental Justice Populations Southeast Massachusetts and the Islands

Massachusetts

Environmental Justice Criteria:

Environmental Justice (EJ) populations are determined by identifying Census 2010 block groups that meet any of the following criteria:

Income
the annual median household income is not more than 65% of the statewide annual median household income

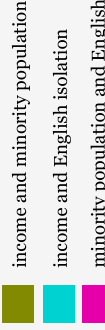
English language isolation
25% or more of households lack English language proficiency

Minority population
minorities comprise 40% or more of the population -or- minorities comprise 25% or more of the population and the annual median household income of the municipality in which the block group is located does not exceed 150% of the statewide annual median household income

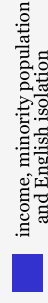
Populations meeting one EJ criterion



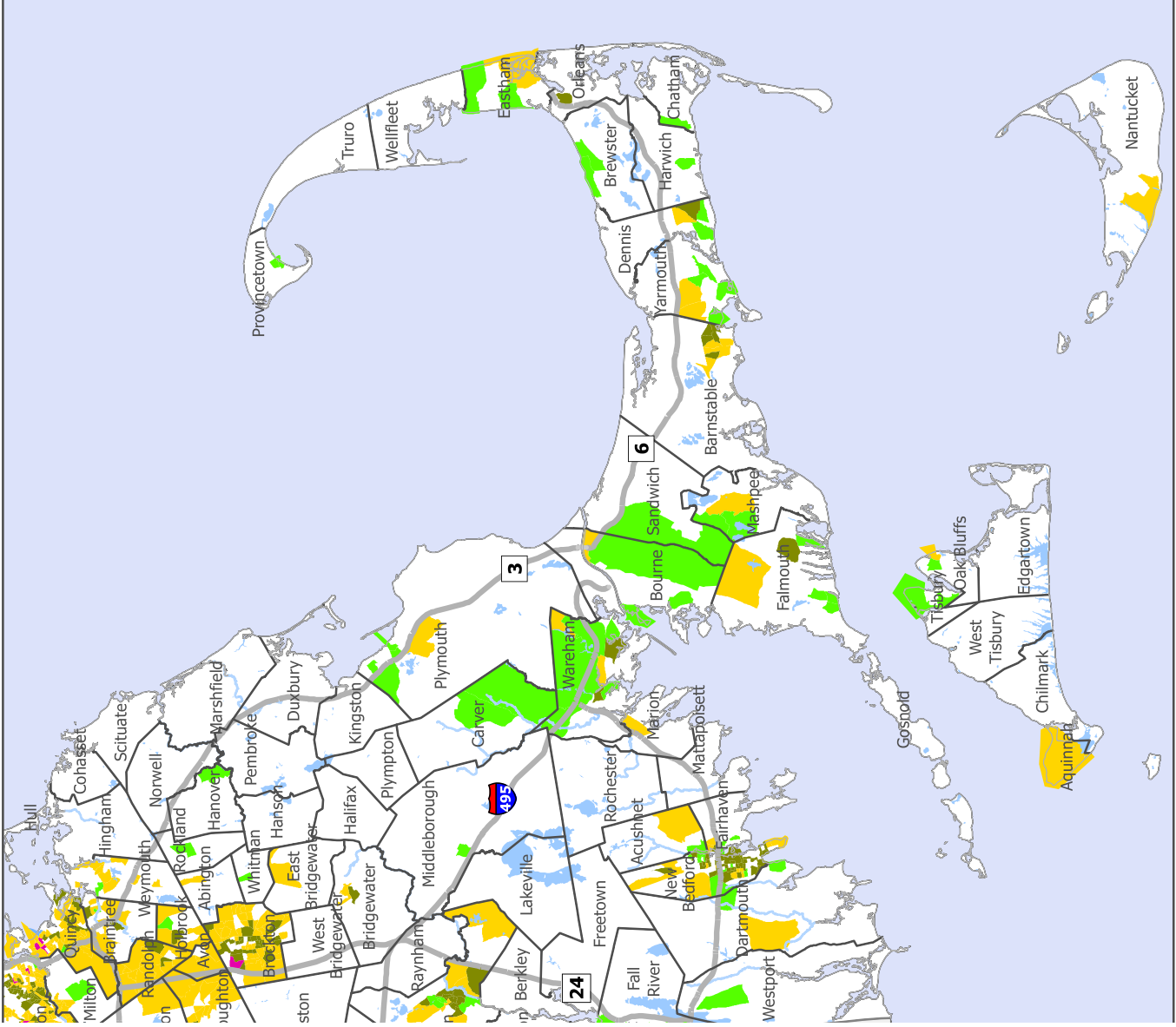
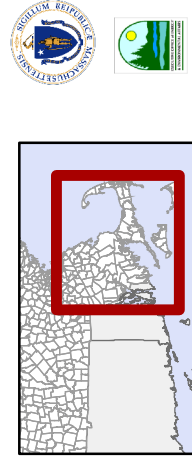
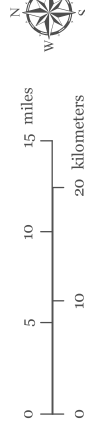
Populations meeting two EJ criteria



Populations meeting three EJ criteria



For more information contact Vallery.B.Cardoso@mass.gov,
MA Executive Office of Energy and Environmental Affairs



Environmental Justice Characteristics of Barnstable County

*** 7 Environmental Justice Districts within 1 and 5 miles of Village Green**

Environmental Justice Characteristics of the Block Group (BG), Census Tract (CT)

| Municipality | BG | CT | Criteria | Median Income | % Mass Median | Minority % | Municipality Median | MHHI % | % MM |
|-----------------|----------|------------|---------------|---------------------|---------------|---------------|---------------------|--------------|------------|
| | | | | | \$85,810 | | | | |
| Sandwich | 1 | 141 | Income | \$ 53,031.00 | 61.80% | 23.70% | \$ 98,827.00 | 115.1 | 54% |
| Mashpee | 2 | 150.02 | Minority | \$ 61,364.00 | 71.50% | 27.30% | \$ 77,019.00 | 89.7 | 80% |
| Mashpee | 1 | 150.02 | Income | \$ 54,205.00 | 63.10% | 22.60% | \$ 77,019.00 | 89.7 | 70% |
| Bourne | 1 | 141 | Income | \$ 53,031.00 | 61.80% | 23.70% | \$ 75,534.00 | 88 | 70% |
| Bourne | 3 | 140.02 | Income | \$ 31,059.00 | 36.20% | - | \$ 75,534.00 | 88 | 41% |
| Falmouth | 2 | 144.02 | Minority | \$ 93,660.00 | 109.10% | 25.70% | \$ 75,820.00 | 88.3 | 124% |
| Sagamore | 3 | 138 | Minority | \$ 85,517.00 | 99.60% | 28.30% | \$ 75,534.00 | 88 | 113% |

EXISTING CONDITIONS

The proposed project site is located off 78 Route 130, Falmouth Road in Sandwich, Massachusetts within a parcel owned by Route 130 Land Development, LLC. The property is described as Plat 11, Lot 242 a filed approval not required (ANR) subdivision plan. The parcel measures approximately 2.75 acres, 119,912 square feet. The property is wooded, and there are no existing building improvements on the site. Part of the land has been cleared to provide for the installation of a state-of-the-art infrastructure corridor to supply all utilities to the parcel. This is currently under construction. Proposed improvements to the site include a mix of residential housing and by-right commercial development.

The Town of Sandwich 2009 Annual Town Meeting changed the zoning of this and other parcels, approximately 21.3 acres, to Business Limited (BL-1) which is described as follows:

2140. DISTRICT PURPOSES ARE AS FOLLOWS:

1. Business Limited (BL-1)

To provide for moderately dense limited commercial mixed-use, village-style development with local and transient services; while preserving or enhancing ocean views from highways, protecting character of historic environs, preserving or enhancing landscaping, minimizing visibility of parked autos and avoiding creation of hazards or congestion.

Further, the 2009 Annual Town Meeting voted the following:

VOTED: That the Town amend the 2009 Sandwich Local Comprehensive Plan, Section 1.0, Land Use and Growth Management by designating the “Business Limited BL-1 District in Forestdale” as a Smart Growth Center and further, by adding the descriptive term “BL-1 District in Forestdale” to the four (4) Smart Growth Centers as listed in Section 1.9 of the Sandwich Local Comprehensive Plan.

VOTED: That the Town amend the 2009 Sandwich Local Comprehensive Plan, Background, Purpose & Vision Section by adding “Business Limited BL-1 District in Forestdale” to the list of Strategic Planning Areas under Key Features of the Updated Plan of the 2009 Local Comprehensive Plan.

VOTED: That the Town amend the 2009 Sandwich Local Comprehensive Plan, Section 3.0, Economic Development by adding “Business Limited BL-1 District in Forestdale” to the Business Limited Districts and further, by adding “Business Limited BL-1 District in Forestdale” to the four Strategic Planning Areas under Section 3.3 Existing Land for Economic Development.

VOTED: That the Town amend the 2009 Sandwich Local Comprehensive Plan, Section 3.0 Economic Development by designating “Business Limited BL-1 District in Forestdale” as a Smart Growth Center and further, by adding the descriptive term “BL -1 District in Forestdale” to the four (4) Smart Growth Centers as listed in Section 3.7 Challenges and Opportunities of the Sandwich Local Comprehensive Plan.

*** The zoning table of uses was never amended to allow for the Village Mixed-Use intent of these articles.

An existing permitted curb cut will be utilized as the primary vehicle entrance to the project from Route 130. Most of the development area is relatively flat and occupied by a mixture of scrub trees and natural vegetation.

The Property does not contain any wetlands resources. A review of the Massachusetts Division of Fisheries and Wildlife maps indicates that the Property does not contain (and is not within 100 feet of) any certified vernal pools. The Applicant has also reviewed the current Massachusetts Natural Heritage Atlas, 14th Edition (2017), which indicates that no portion of the Property is within any protected Priority Habitat or Estimated Habitat for species protected by the Natural Heritage & Endangered Species Program (NHESP). The Property does not contain or show evidence of any ledge. The Property does not have any significant historic or archeological features.

A review of the Property's title indicates there are no easements, rights of way, or restrictions that would affect the development of the property.

**TOWN OF SANDWICH
2009 SPECIAL TOWN MEETING
October 26, 2009**

**Summary of
Votes Affecting
Subject Property**

**TOWN OF SANDWICH
2009 SPECIAL TOWN MEETING
October 26, 2009**

The Special Town Meeting was called to order in the Sandwich High School auditorium by Moderator Jan Levin Teehan at 7:01 p.m.

ARTICLE 6

To see if the Town will vote to amend the Sandwich Protective Zoning By-laws, Article II, Section 2300, Use Regulation Schedule, Section 2310, Principal Uses, Commercial Use, by changing the use of “Medical Offices” in the Business Limited “BL-1 and BL-2” Districts from a prohibited use to a use authorized by Special Permit and further, by changing the “N” symbol to the “S” symbol in the BL-1 and BL-2 columns for the Medical Offices use.2300. USE REGULATION SCHEDULE

| | Zoning District | | | | | | |
|-----------------------------|-------------------|--------------|-----|-----|------------------------|---|----|
| | R-1 R-2 (6) | BL-1 BL-2 | IND | MAR | RD-1 RD-2 | S | GD |
| 2310. PRINCIPAL USES | | | | | | | |
| COMMERCIAL USE | | | | | | | |
| Medical Offices | N | S | N | N | RD-1 N RD-2 Y | N | N |

or to take any action relative thereto.

VOTED: That the Town amend the Sandwich Protective Zoning By-laws, Article II, Section 2300, Use Regulation Schedule, Section 2310, Principal Uses, Commercial Use, by changing the use of “Medical Offices” in the Business Limited “BL-1 and BL-2” Districts from a prohibited use to a use authorized by Special Permit and further, by changing the “N” symbol to the “S” symbol in the BL-1 and BL-2 columns for the Medical Offices use, as printed in the Warrant under Article 6. This was a voice vote and declared passed by the required two-thirds majority.

ARTICLE 7

To see if the Town will vote to amend the Sandwich Protective Zoning By-laws, Article II, Section 2300, Use Regulation Schedule, Section 2310, Principal Uses, Residential Use, by changing the use of “Two-Family Dwelling” in the Business Limited “BL-1 and BL-2” Districts from a prohibited use to a use authorized by Special Permit and further, by changing the “N” symbol to the “S” symbol in the BL-1 and BL-2 columns for the Two-Family Dwelling” use.

2300. USE REGULATION SCHEDULE

| | Zoning District | | | | | | |
|-----------------------------|-----------------|------|-----|-----|------|---|----|
| | R-1 | BL-1 | IND | MAR | RD-1 | S | GD |
| | R-2 (6) | BL-2 | | | RD-2 | | |
| 2310. PRINCIPAL USES | | | | | | | |
| RESIDENTIAL USE | | | | | | | |
| Dwelling: | | | | | | | |
| Two-family | S | S | N | N | N | N | N |

or to take any action relative thereto.

VOTED: That the Town amend the Sandwich Protective Zoning By-laws, Article II, Section 2300, Use Regulation Schedule, Section 2310, Principal Uses, Residential Use, by changing the use of “Two-Family Dwelling” in the Business Limited “BL-1 and BL-2” Districts from a prohibited use to a use authorized by Special Permit and further, by changing the “N” symbol to the “S” symbol in the BL-1 and BL-2 columns for the Two-Family Dwelling” use, as printed in the Warrant under Article 7. This was a voice vote and declared passed by the required two-thirds majority.

ARTICLE 8

To see if the Town will vote to amend the Sandwich Protective Zoning By-laws, Article II, Section 2300, Use Regulation Schedule, Section 2320, Accessory Uses, by changing the use of “Accessory Apartment” in the Business Limited “BL-1 and BL-2” Districts from a prohibited use to a permitted use and further, by changing the “N” symbol to the “Y” symbol in the BL-1 and BL-2 columns for the Accessory Apartment” use.

2300. USE REGULATION SCHEDULE

| | Zoning District | | | | | | |
|--|-----------------|------|-----|----|------|---|----|
| | R-1 | BL-1 | IND | MA | RD-1 | S | GD |
| | R-2 (6) | BL-2 | | R | RD-2 | | |
| 2320. ACCESSORY USES | | | | | | | |
| Accessory Apartment (see Section 4115) | Y | Y | N | N | Y | Y | N |

or to take any action relative thereto.

VOTED: That the Town amend the Sandwich Protective Zoning By-laws, Article II, Section 2300, Use Regulation Schedule, Section 2320, Accessory Uses, by changing the use of “Accessory Apartment” in the Business Limited “BL-1 and BL-2” Districts from a prohibited use to a permitted use and further, by changing the “N” symbol to the “Y” symbol in the BL-1 and BL-2 columns for the Accessory Apartment” use, as printed in the Warrant under Article 8. This was a voice vote and declared passed by the required two-thirds majority.

ARTICLE 9

To see if the Town will vote to amend the Sandwich Protective Zoning By-laws, Article II, Section 2600, Intensity of Use Schedule, by allowing the Board of Appeals the authority to grant exceptions to the front yard dimensional requirements allowing front yard setbacks to be reduced by special permit from the Board of Appeals, to as little as zero, in the Business Limited – 1 Zoning District, notwithstanding any other provisions of the of the bylaw.

2600. INTENSITY OF USE SCHEDULE

(See Section 4640 for Multi-family dwelling requirements)

| | R-1 | BL-1 (a) | BL-2 | IND | R-2 | RD-1 | RD-2 |
|--------------------------------|-----|----------|--------|--------|-----|------|------|
| | | MAR | | | GD | | |
| | | S | | | | | |
| Minimum front yard in feet (c) | 30 | 30 (p) | 30 (f) | 30 (f) | 50 | 40 | 40 |

And further, To see if the Town will vote to add the following note(s) under the Intensity of Use Schedule (Schedule 2600) Notes:

- p. On special permit from the Board of Appeals, front yard setback may be reduced to as little as zero, notwithstanding any other provisions of the bylaw.

or to take any action relative thereto.

VOTED: That the Town amend the Sandwich Protective Zoning By-laws, Article II, Section 2600, Intensity of Use Schedule, by allowing the Board of Appeals the authority to grant exceptions to the front yard dimensional requirements allowing front yard setbacks to be reduced by special permit from the Board of Appeals, to as little as zero, in the Business Limited – 1 Zoning District, notwithstanding any other provisions of the of the bylaw, and further, to add note (p) under the Intensity of Use Schedule, Schedule 2600, Notes, as printed in the Warrant under Article 9. This was a voice vote and declared passed by the required two-thirds majority.

ARTICLE 10

To see if the Town will vote to amend the Sandwich Protective Zoning By-laws, Article II, Section 2110, Use and Intensity Regulations, by changing the Zoning Districts for the following parcels as shown on Assessor’s Map 11, Parcels 240, 241, 242, a portion of 057, 067 and 068, located along both sides of Route 130 in Forestdale, Massachusetts from Residential – 2 Zoning District to Business Limited – 1 Zoning District, totaling approximately 21.3 acres and to modify the present map on file with the Town of Sandwich Planning Department entitled “Zoning Map, Town of Sandwich, Massachusetts dated April 2008” by incorporating the Business Limited – 1 zoning changes for parcels as shown on Assessor’s Map 11, Parcels 240, 241, 242, 057, 067 and 068 and all references thereto in the Protective Zoning By-laws accordingly, or to take any action relative thereto.

Jim Schneider made a motion to move the question. On a voice vote the Moderator declared the motion passed by a two-thirds majority vote.

VOTED: That the Town amend the Sandwich Protective Zoning By-laws, Article II, Section 2110, Use and Intensity Regulations, by changing the Zoning Districts for the following parcels as shown on Assessor's Map 11, Parcels 240, 241, 242, a portion of 057, 067 and 068, located along both sides of Route 130 in Forestdale, Massachusetts from Residential – 2 Zoning District to Business Limited – 1 Zoning District, totaling approximately 21.3 acres and to modify the present map on file with the Town of Sandwich Planning Department entitled "Zoning Map, Town of Sandwich, Massachusetts dated April 2008" by incorporating the Business Limited – 1 zoning changes for parcels as shown on Assessor's Map 11, Parcels 240, 241, 242, 057, 067 and 068 and all references thereto in the Protective Zoning By-laws accordingly, as printed in the Warrant under Article 10. This was a voice vote and declared passed by the required two-thirds majority.

ARTICLE 11

To see if the Town will vote to amend the 2009 Sandwich Local Comprehensive Plan, Section 1.0, Land Use and Growth Management by designating the "Business Limited BL-1 District in Forestdale" as a Smart Growth Center and further, by adding the descriptive term "BL-1 District in Forestdale" to the four (4) Smart Growth Centers as listed in Section 1.9 of the Sandwich Local Comprehensive Plan, or to take any action relative thereto.

VOTED: That the Town amend the 2009 Sandwich Local Comprehensive Plan, Section 1.0, Land Use and Growth Management by designating the "Business Limited BL-1 District in Forestdale" as a Smart Growth Center and further, by adding the descriptive term "BL-1 District in Forestdale" to the four (4) Smart Growth Centers as listed in Section 1.9 of the Sandwich Local Comprehensive Plan.

ARTICLE 12

To see if the Town will vote to amend the 2009 Sandwich Local Comprehensive Plan, Background, Purpose & Vision Section by adding "Business Limited BL-1 District in Forestdale" to the list of Strategic Planning Areas under Key Features of the Updated Plan of the 2009 Local Comprehensive Plan, or to take any action relative thereto.

VOTED: That the Town amend the 2009 Sandwich Local Comprehensive Plan, Background, Purpose & Vision Section by adding "Business Limited BL-1 District in Forestdale" to the list of Strategic Planning Areas under Key Features of the Updated Plan of the 2009 Local Comprehensive Plan.

ARTICLE 13

To see if the Town will vote to amend the 2009 Sandwich Local Comprehensive Plan, Section 3.0, Economic Development by adding “Business Limited BL-1 District in Forestdale” to the Business Limited Districts and further, by adding “Business Limited BL-1 District in Forestdale” to the four Strategic Planning Areas under Section 3.3 Existing Land for Economic Development, or to take any action relative thereto.

VOTED: That the Town amend the 2009 Sandwich Local Comprehensive Plan, Section 3.0, Economic Development by adding “Business Limited BL-1 District in Forestdale” to the Business Limited Districts and further, by adding “Business Limited BL-1 District in Forestdale” to the four Strategic Planning Areas under Section 3.3 Existing Land for Economic Development.

ARTICLE 14

To see if the Town will vote to amend the 2009 Sandwich Local Comprehensive Plan, Section 3.0 Economic Development by designating “Business Limited BL-1 District in Forestdale” as a Smart Growth Center and further, by adding the descriptive term “BL -1 District in Forestdale” to the four (4) Smart Growth Centers as listed in Section 3.7 Challenges and Opportunities of the Sandwich Local Comprehensive Plan, or to take any action relative thereto.

VOTED: That the Town amend the 2009 Sandwich Local Comprehensive Plan, Section 3.0 Economic Development by designating “Business Limited BL-1 District in Forestdale” as a Smart Growth Center and further, by adding the descriptive term “BL -1 District in Forestdale” to the four (4) Smart Growth Centers as listed in Section 3.7 Challenges and Opportunities of the Sandwich Local Comprehensive Plan.

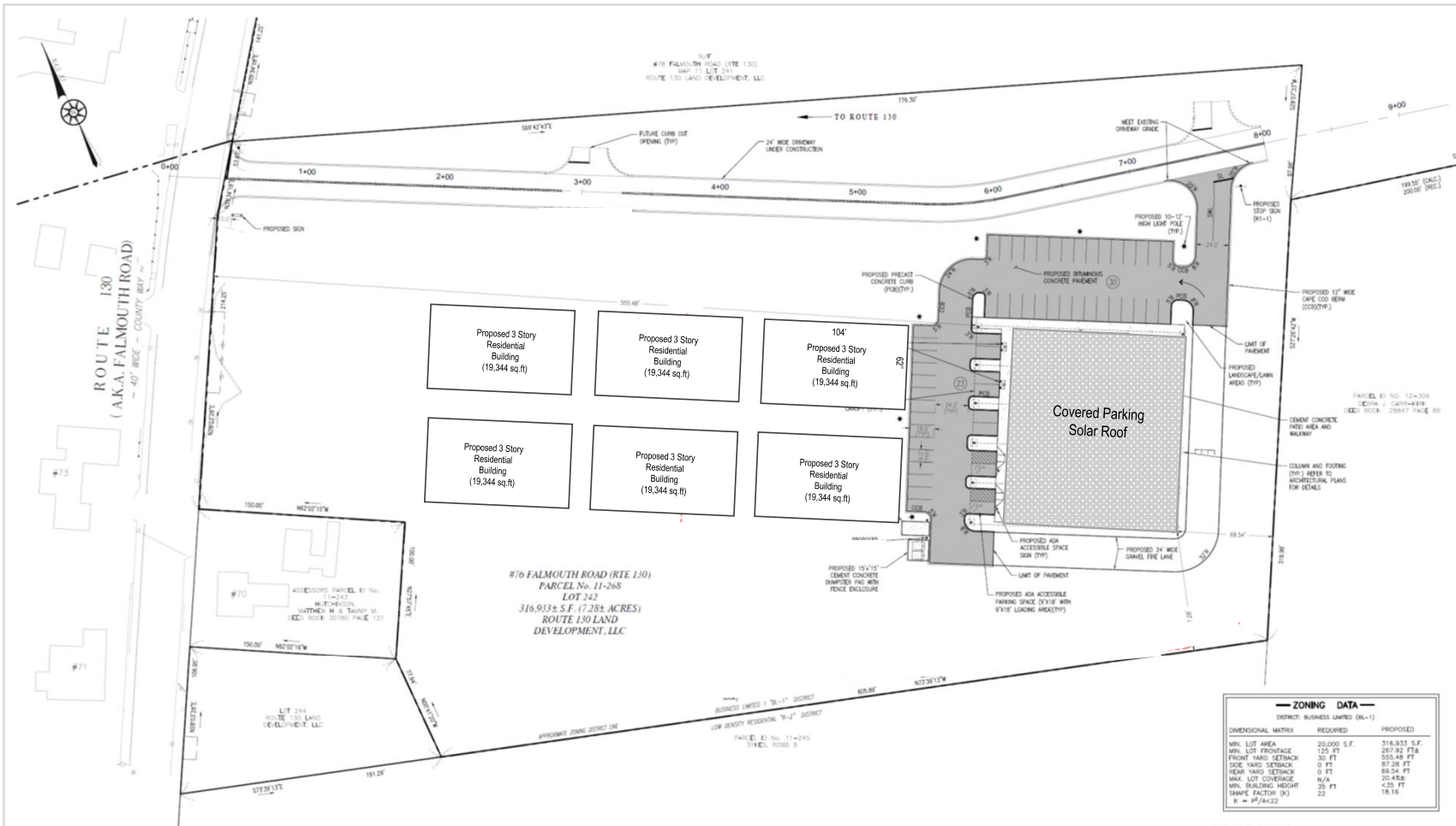
The meeting was adjourned at 8:47 p.m.

I hereby certify that this is a true record of the Special Town Meeting held on October 26, 2009.

Taylor D. White
Town Clerk

VILLAGE GREEN

3.1 Site Plan Layout



Preliminary Site Plan

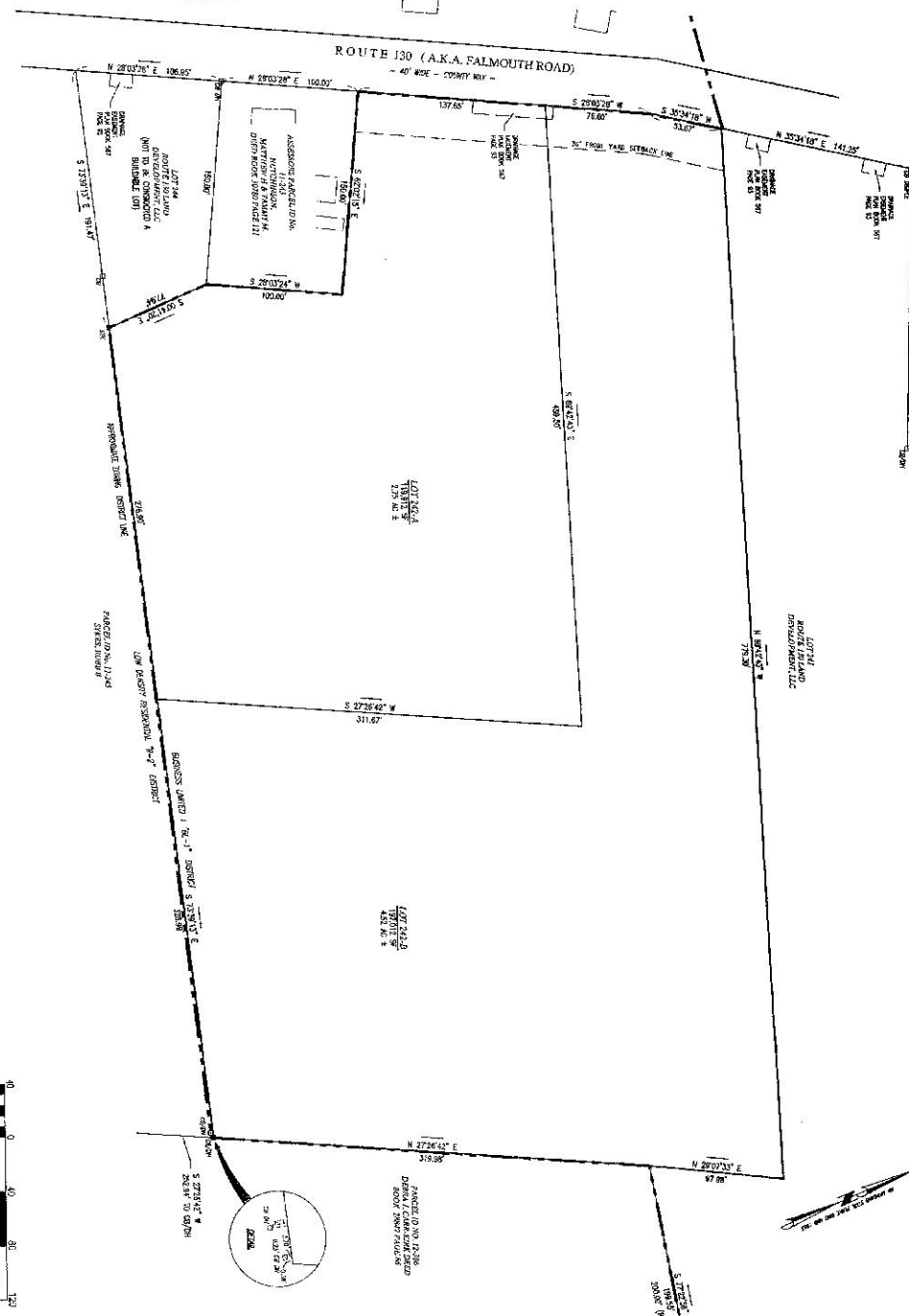
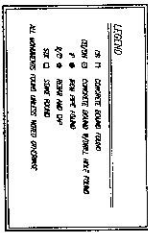
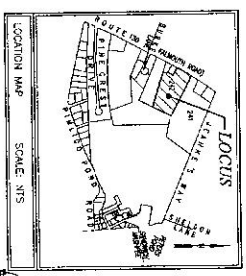
| ZONING DATA | | |
|-----------------------------------|-------------|--------------|
| DISTRICT: BUSINESS LIMITED (BL-1) | | |
| DIMENSIONAL MATRIX | REQUIRED | PROPOSED |
| MIN. LOT AREA | 20,000 S.F. | 316,933 S.F. |
| MIN. LOT FRONTAGE | 125 FT | 267.92 FT |
| FRONT YARD SETBACK | 30 FT | 555.48 FT |
| SIDE YARD SETBACK | 0 FT | 82.28 FT |
| REAR YARD SETBACK | 0 FT | 89.54 FT |
| MAX. LOT COVERAGE | N/A | 20.5% |
| MIN. BUILDING HEIGHT | 35 FT | <35 FT |
| SHADE FACTOR (S) | 22 | 18.1% |
| K = P/AC22 | | |

| PARKING CALCULATIONS | | |
|--|----------|----------|
| TYPE OF OFF-STREET PARKING | REQUIRED | PROPOSED |
| INDUSTRIAL, RETAIL, ACCESSORY USES, OFFICES AND STORES | 50 | 53 |
| RETAIL | 50 | 53 |
| ACCESSIBLE SPACES | 2 | 2 |

NOTES:
 1. FOR BUILDING ELEVATIONS, REFER TO SPACE BUILDING PLANS ON FILE.

| | | | | | |
|--|---|--|---|--|---|
| DRAWING TITLE SITE LAYOUT PLAN SHEET 1 OF 4 | PROJECT TITLE SITE DEVELOPMENT PLAN | DATE 12 OCT 2021 SCALE 1"=30' DRAWN AB REVISION 2 | CATALYZE-ACRE SPV, LLC 76 FALMOUTH ROAD (ROUTE 130) SANDWICH BARNSTABLE COUNTY, MA | | <p>.....</p> <p>SPECIFICATION IS PROTECTED BY U.S. COPYRIGHT LAW AND INTERNATIONAL TREATIES. IT HAS BEEN PREPARED EXPRESSLY FOR THE CLIENT NAMED IN THE PROJECT TITLE BOX HEREIN, TO BE USED ONLY IN CONNECTION WITH THE CATALYZE PROJECT FOR WHICH IT WAS CREATED. NO OTHER USE, DISSEMINATION OR DUPLICATION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF CATALYZE.</p> |
|--|---|--|---|--|---|

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- NOTES:**
- LOT 130A AND LOT 130B ARE A COMMON ABSEY. SEE A MEMORANDUM OF UNDERSTANDING BETWEEN THE SANDWICH PLANNING BOARD AND SANDWICH MASSACHUSETTS PREPARED FOR ROUTE 130 LAND DEVELOPMENT, LLC DATED MARCH 31, 2019 BY PAUL CHAMBERS, ENGINEER BY THE SANDWICH PLANNING BOARD, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS, NO. 10157.
 - DISCREPANCIES BETWEEN THE PROPERTY BOUNDARIES SHOWN HEREON AND THOSE SHOWN ON THE RECORD PLAN REFERENCED IN NOTE 1 ARE THE RESULT OF MATHematicAL ROUNDING AND SHALL BE CORRECTED BY THE SANDWICH PLANNING BOARD.
 - THE BASIS OF BEARINGS FOR THIS PLAN IS MASSACHUSETTS MARIANO STATE PLANE COORDINATE NORTH AMERICAN DATUM OF 1983.
 - SUBJECT SITE IS IN THE BUSINESS ZONING (B-1) DISTRICT.
 - Assessor's Map 11 PCL 247**

EXISTING FLOOD HAZARD

| AREA | BOUNDARY | AREA | DEPTH |
|----------------|----------|-----------|-------|
| WATER BOUNDARY | 125 FEET | 137,912.5 | 18.1 |
| SHORELINE | 125 FEET | 127,744.5 | 18.1 |
| WATER BOUNDARY | 125 FEET | 450,762.5 | 18.1 |
| SHORELINE | 125 FEET | 450,762.5 | 18.1 |

* SUBJECT TO NATIONAL FLOOD HAZARD IDENTIFICATION, SEE CHANGING FLOOD MAPS.

FLOOD NOTE:
BY ZONING, FLOODING, OR THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP AS SHOWN ON RECORD PLAN 130 AND IS SUBJECT TO FLOODING. THE FLOODING IS SUBJECT TO THE FLOOD INSURANCE RATE MAP WHICH BEGINS AN EFFECTIVE DATE OF JULY 16, 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



I HEREBY CERTIFY THAT THIS PLAN AND THE INFORMATION CONTAINED THEREIN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF MASSACHUSETTS.

Paul Chambers
PAUL CHAMBERS
REGISTERED PROFESSIONAL ENGINEER
NO. 10157

RECORDED OWNER:
ROUTE 130 LAND DEVELOPMENT, LLC
ATTENTION: FALLS, MA 02755
DEED BOOK 20086, PAGE 208

FOR REGISTRY USE ONLY

RECORDED
2021 OCT 30 10 41 AM '21

SANDWICH PLANNING BOARD
APPROVAL UNDER THE SUBORDINATE CONTROL
LAW NOT REQUIRED

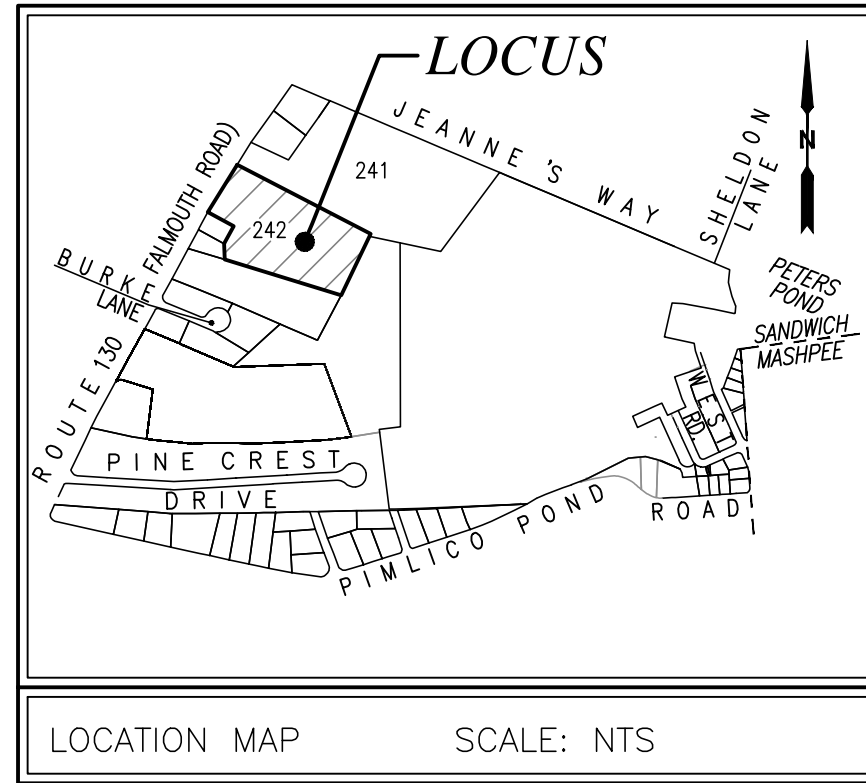
[Signature]

DATE: 11/16/2021

PLANNING BOARD REPRESENTATIVE OF THIS PLAN INDICATES THAT THE PLAN DOES NOT VIOLATE ANY ZONING ORDINANCES, ORDINANCES, REGULATIONS, OR THAT IT MEETS ZONING, HEALTH, CONSTRUCTION OR GENERAL BY-LAW REQUIREMENTS.

NOTE:
THE ABOVE ENDORSEMENT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED ON THIS PLAN OR THE PASTORAL ZONING BY-LAWS OF THE TOWN OF SANDWICH.

| | | | |
|---|---|---|---|
| <p>REVISIONS</p> <p>DATE: 11/16/2021</p> <p>SCALE: 1" = 40'</p> <p>JOB NO. 19-181-1</p> <p>LATEST REVISION:</p> <p>ANR PLAN</p> <p>SHEET 1 OF 1</p> | <p>PLAN OF LAND</p> <p>ROUTE 130</p> <p>SANDWICH, MASSACHUSETTS</p> <p>OWNER/APPLICANT: ROUTE 130 LAND DEVELOPMENT, LLC 24 KIM BARKER DRIVE, FALLS MA 02756</p> | <p>Merrill</p> <p>Engineers and Land Surveyors</p> <p>427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200</p> <p>26 UNION STREET, PLYMOUTH MA 02560 / T: (508) 746-6060</p> <p>WWW.MERRILLINC.COM</p> | <p>DESIGNED BY: []</p> <p>CHECKED BY: []</p> <p>DRAWN BY: []</p> |
|---|---|---|---|



LEGEND

- CB □ CONCRETE BOUND FOUND
- CB/DH □ CONCRETE BOUND W/DRILL HOLE FOUND
- IP ⊙ IRON PIPE FOUND
- R/C ⊙ REBAR AND CAP
- STK □ STAKE FOUND

ALL MONUMENTS FOUND UNLESS NOTED OTHERWISE

PARCEL ID No. 11-240
PB & C SERIES, LLC
S 65°37'28" E 206.24'

- NOTES:**
- LOT 242-A AND LOT 242-B SHOWN HEREON, ARE A DIVISION OF LOT 242 SHOWN ON THE PLAN ENTITLED "APPROVAL NOT REQUIRED PLAN OF LAND IN SANDWICH, MASSACHUSETTS PREPARED FOR ROUTE 130 LAND DEVELOPMENT, LLC" DATED MARCH 5, 2019 BY PRIME ENGINEERING, ENDORSED BY THE SANDWICH PLANNING BOARD ON 3/5/2019 AND RECORDED IN THE BARNSTABLE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 678, PAGE 91.
 - DISCREPANCIES BETWEEN THE PROPERTY BOUNDARIES SHOWN HEREON AND THOSE SHOWN ON THE RECORD PLAN REFERENCED IN NOTE 1, ARE THE RESULT OF MONUMENTS FOUND DURING A FIELD SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS IN 2021.
 - THE BASIS OF BEARINGS FOR THIS PLAN IS MASSACHUSETTS MAINLAND STATE PLANE GRID, NORTH AMERICAN DATUM OF 1983
 - SUBJECT SITE IS IN THE BUSINESS LIMITED 1 (BL-1) DISTRICT.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25001C0536J, AND COMMUNITY MAP No. 25001C0517J WHICH BEARS AN EFFECTIVE DATE OF JULY 16, 2014, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING REQUIREMENTS
BUSINESS LIMITED 1 "BL-1"

| | |
|------------------|-----------|
| AREA | 20,000 SF |
| WIDTH & FRONTAGE | 125 FEET |
| BUILDING HEIGHT | 35 FEET |
| MINIMUM YARDS: | |
| FRONT | 30 FEET |
| SIDE | 0 FEET * |
| REAR | 0 FEET * |

* SUBJECT TO ADDITIONAL DIMENSIONAL REQUIREMENTS. SEE ZONING BYLAWS

RECORD OWNER:
ROUTE 130 LAND DEVELOPMENT, LLC
3 CLARA STREET
SEEKONK, MA 02771
DEED BOOK 29066, PAGE 208

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DOUGLAS L. ABERG, P.L.S. DATE

REVISIONS

| | | |
|--|--|--|
| | | |
| | | |
| | | |

DRAFT

DRAWN BY: DLA

DESIGNED BY: DK

CHECKED BY: DK

Merrill Engineers and Land Surveyors
427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
26 UNION STREET, PLYMOUTH MA 02560 / T: (508) 746-6060
WWW.MERRILLINC.COM

PLAN OF LAND
ROUTE 130
SANDWICH, MASSACHUSETTS

OWNER/APPLICANT
ROUTE 130 LAND DEVELOPMENT, LLC
3 CLARA STREET
SEEKONK, MA 02771

OCTOBER 30, 2021

SCALE: 1" = 40'

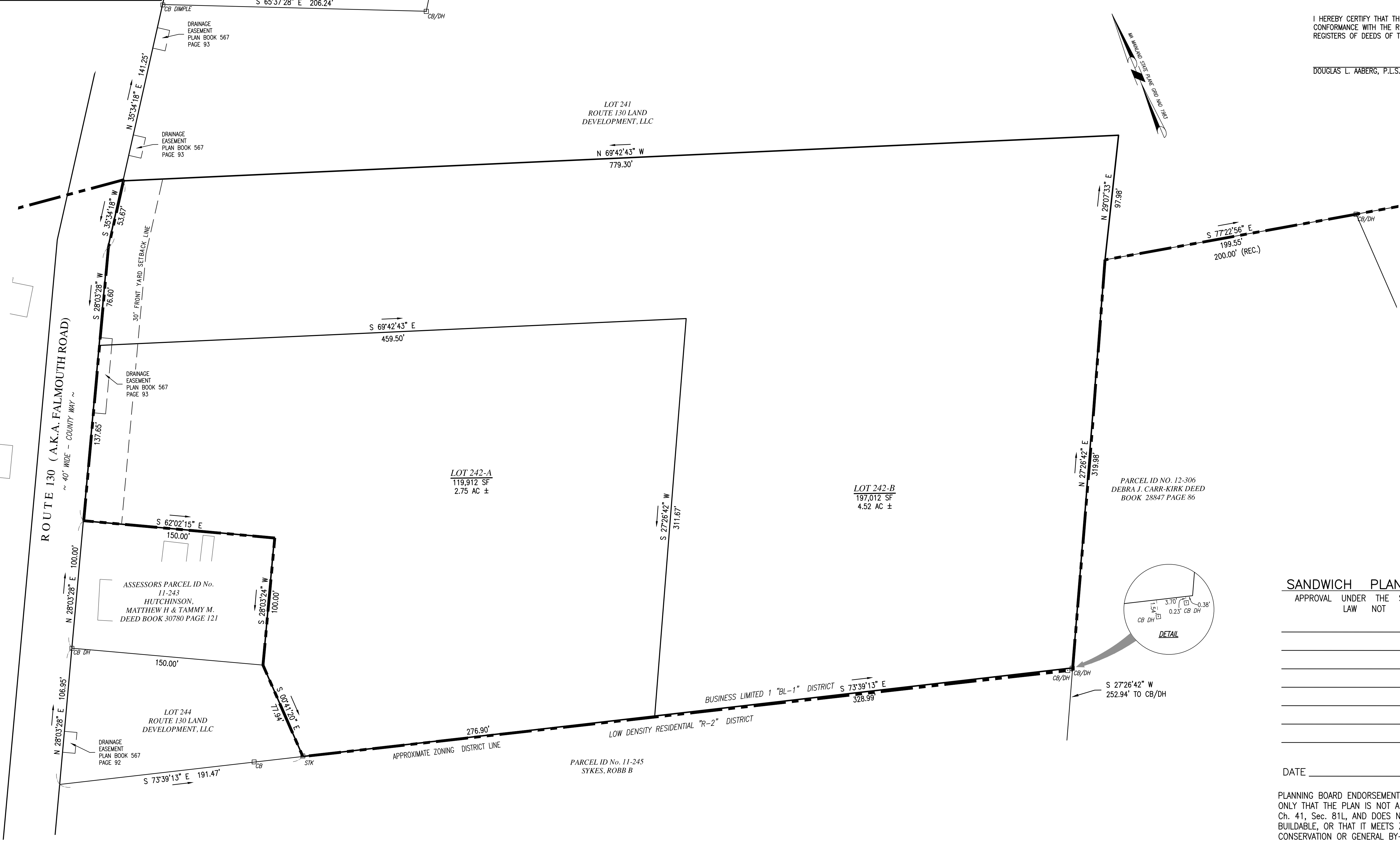
JOB NO. 19-161.1

LATEST REVISION:

ANR PLAN

SHEET 1 OF 1

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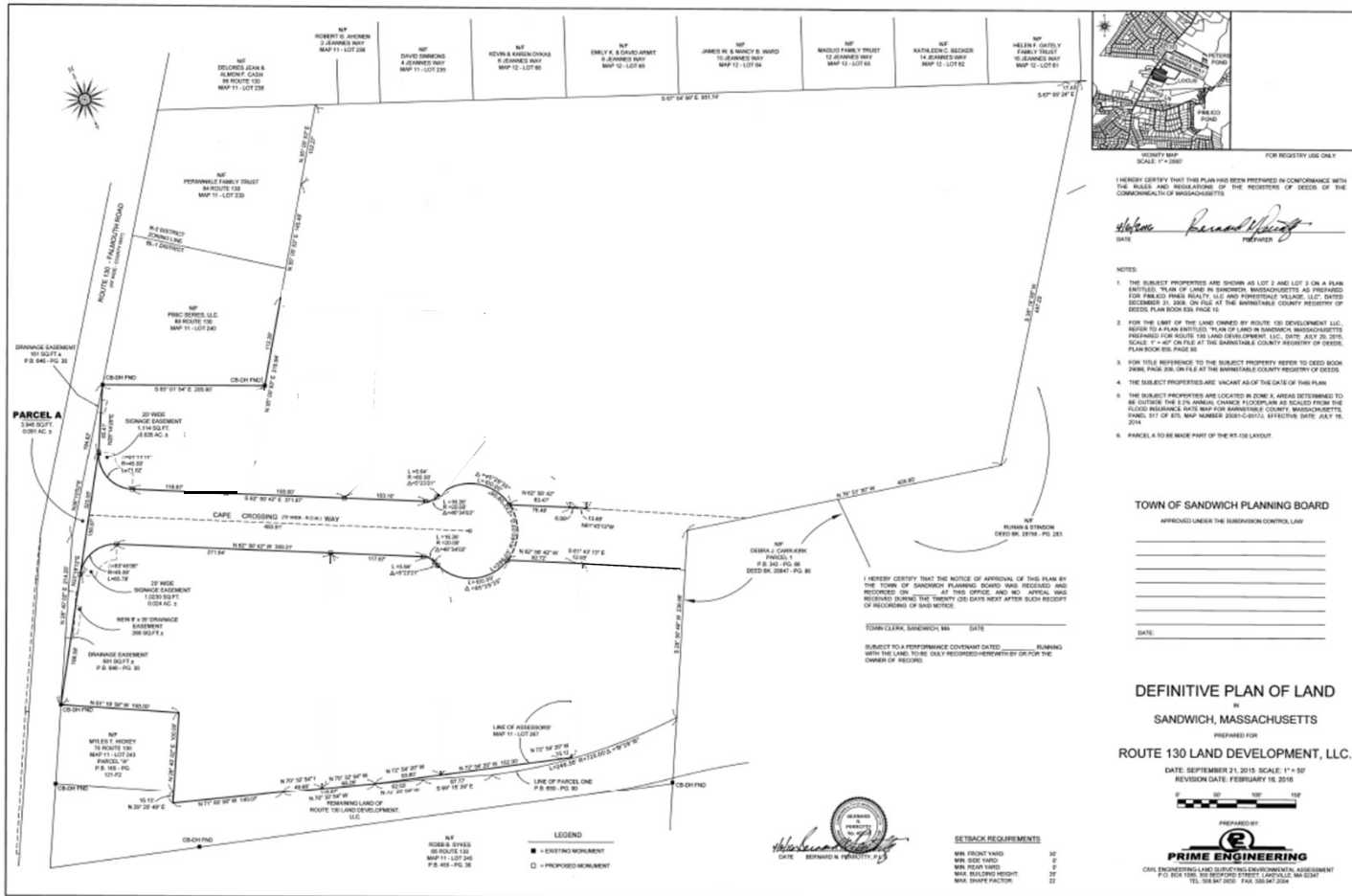


SANDWICH PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL
LAW NOT REQUIRED

DATE _____

PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER M.G.L. Ch. 41, Sec. 81L, AND DOES NOT INDICATE THAT THE LOT IS BUILDABLE, OR THAT IT MEETS ZONING, HEALTH, CONSERVATION OR GENERAL BY-LAW REQUIREMENTS.

NOTE:
THE ABOVE ENDORSEMENT DOES NOT CONSTITUTE COMPLIANCE WITH THE PROTECTIVE ZONING BY-LAWS OF THE TOWN OF SANDWICH.



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Bernard N. Pichot
DATE: _____ REGISTER

- NOTES:
1. THE SUBJECT PROPERTIES ARE SHOWN AS LOT 2 AND LOT 3 ON A PLAN ENTITLED "PLAN OF LAND IN SANDWICH, MASSACHUSETTS, AS PREPARED FOR PUBLIC ACRES REALTY, LLC AND FORESTATE VILLAGE, LLC, DATED DECEMBER 31, 2008, ON FILE AT THE BARNSTABLE COUNTY REGISTER OF DEEDS, PLAN BOOK 6 PAGE 16.
 2. FOR THE LIMIT OF THE LAND OWNED BY ROUTE 130 DEVELOPMENT, LLC, REFER TO A PLAN ENTITLED "PLAN OF LAND IN SANDWICH, MASSACHUSETTS, PREPARED FOR ROUTE 130 LAND DEVELOPMENT, LLC, DATED JULY 20, 2015, ON FILE AT THE BARNSTABLE COUNTY REGISTER OF DEEDS, PLAN BOOK 6 PAGE 26.
 3. FOR TITLE REFERENCES TO THE SUBJECT PROPERTY REFER TO DEED BOOK 306A, PAGE 208, ON FILE AT THE BARNSTABLE COUNTY REGISTER OF DEEDS.
 4. THE SUBJECT PROPERTIES ARE VACANT AS OF THE DATE OF THIS PLAN.
 5. THE SUBJECT PROPERTIES ARE LOCATED IN ZONE A, AS DETERMINED TO BE OUTSIDE THE 5% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM THE FLOOD INSURANCE RATE MAP FOR BARNSTABLE COUNTY, MASSACHUSETTS, PANEL 07 OF 07, MAP NUMBER 2009-G-0010, EFFECTIVE DATE: JULY 16, 2014.
 6. PARCEL A TO BE MADE PART OF THE RT-130 LAYOUT.

TOWN OF SANDWICH PLANNING BOARD
APPROVED UNDER THE SUBVERSION CONTROL LAW

_____ DATE: _____

_____ DATE: _____

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE TOWN OF SANDWICH PLANNING BOARD WAS RECEIVED AND RECEIVED ON _____ AT THE OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID WORK.

TOWN CLERK, SANDWICH, MA DATE: _____

SUBJECT TO A PERFORMANCE COVENANT DATED _____ RUNNING WITH THE LAND TO BE ONLY RECORDED/REPRESENTED ON FOR THE OWNER OF RECORD.



TRACK REQUIREMENTS:

| | |
|---------------------|-----|
| MIN FRONT YARD | 30' |
| MIN SIDE YARD | 0' |
| MIN REAR YARD | 0' |
| MIN BUILDING HEIGHT | 32' |
| MIN DRIVE FACTOR | 32' |

DEFINITIVE PLAN OF LAND
IN
SANDWICH, MASSACHUSETTS

PREPARED FOR
ROUTE 130 LAND DEVELOPMENT, LLC.

DATE: SEPTEMBER 31, 2015 SCALE: 1" = 50'
REVISION DATE: FEBRUARY 16, 2016



CAPE CROSSING OFF ROUTE 130 SANDWICH, MASSACHUSETTS DEFINITIVE SUBDIVISION PLANS

OWNER:

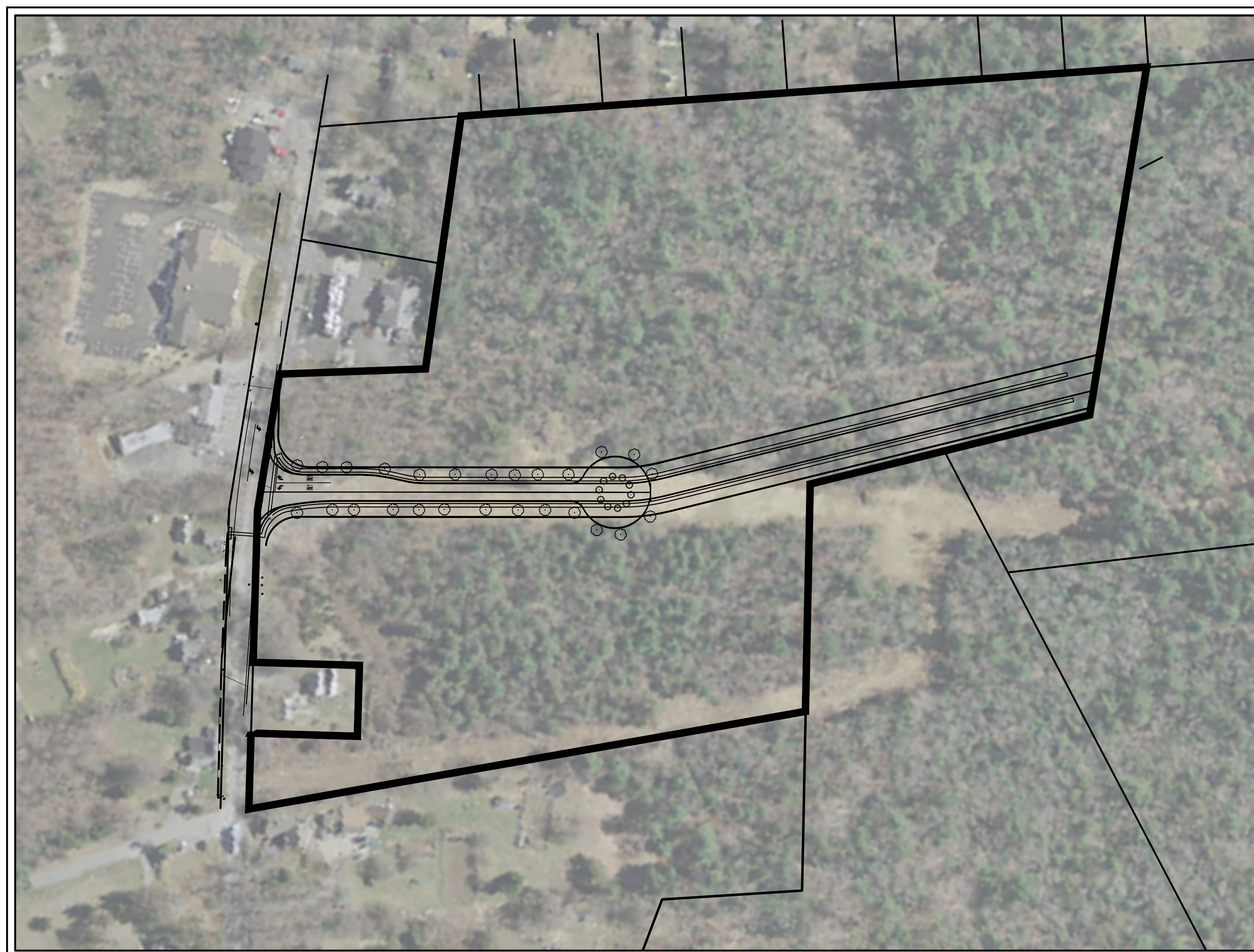
ROUTE 130 LAND DEVELOPMENT, LLC
3 CLARA STREET
SEEKONK, MA 02771

APPLICANT:

ROUTE 130 LAND DEVELOPMENT, LLC
3 CLARA STREET
SEEKONK, MA 02771

ENGINEER:

PRIME ENGINEERING
350 BEDFORD STREET
LAVEVILLE, MA 02347



AERIAL VICINITY PLAN

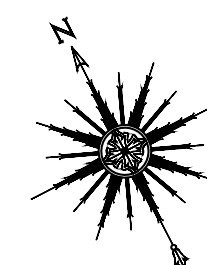
SCHEDULE OF DRAWINGS

| Sheet Number | Sheet Title |
|--------------|---------------------------------|
| -- | COVER SHEET |
| DEF-1 | DEFINITIVE PLAN |
| EX-1 | EXISTING CONDITIONS PLAN |
| GR-1 | OVERALL GRADING & DRAINAGE PLAN |
| RI-1 | ROADWAY IMPROVEMENT PLAN |
| DET-1 | DETAIL SHEET-1 |
| DET-2 | DETAIL SHEET-2 |
| DET-3 | DETAIL SHEET-3 |

LIST OF REQUESTED WAIVERS:

SECTION 3.C.2.v:
TO NOT REQUIRE THE LOCATION OF HOLLY TREES OVER 6 IN DIAMETER AND OTHER TREES OVER 12 IN DIAMETER.

SECTION 3.C.2.w:
TO NOT REQUIRE A LANDSCAPE PLAN BY MA LANDSCAPE ARCHITECT.

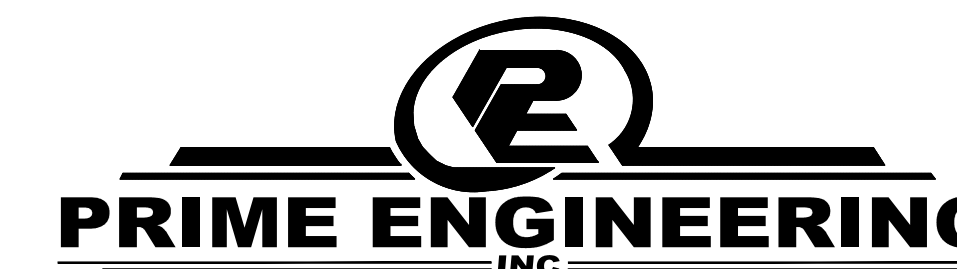


0 100' 200'
SCALE: 1" = 100'

SEPTEMBER 21, 2015

REVISED: APRIL 9, 2020

PREPARED BY:

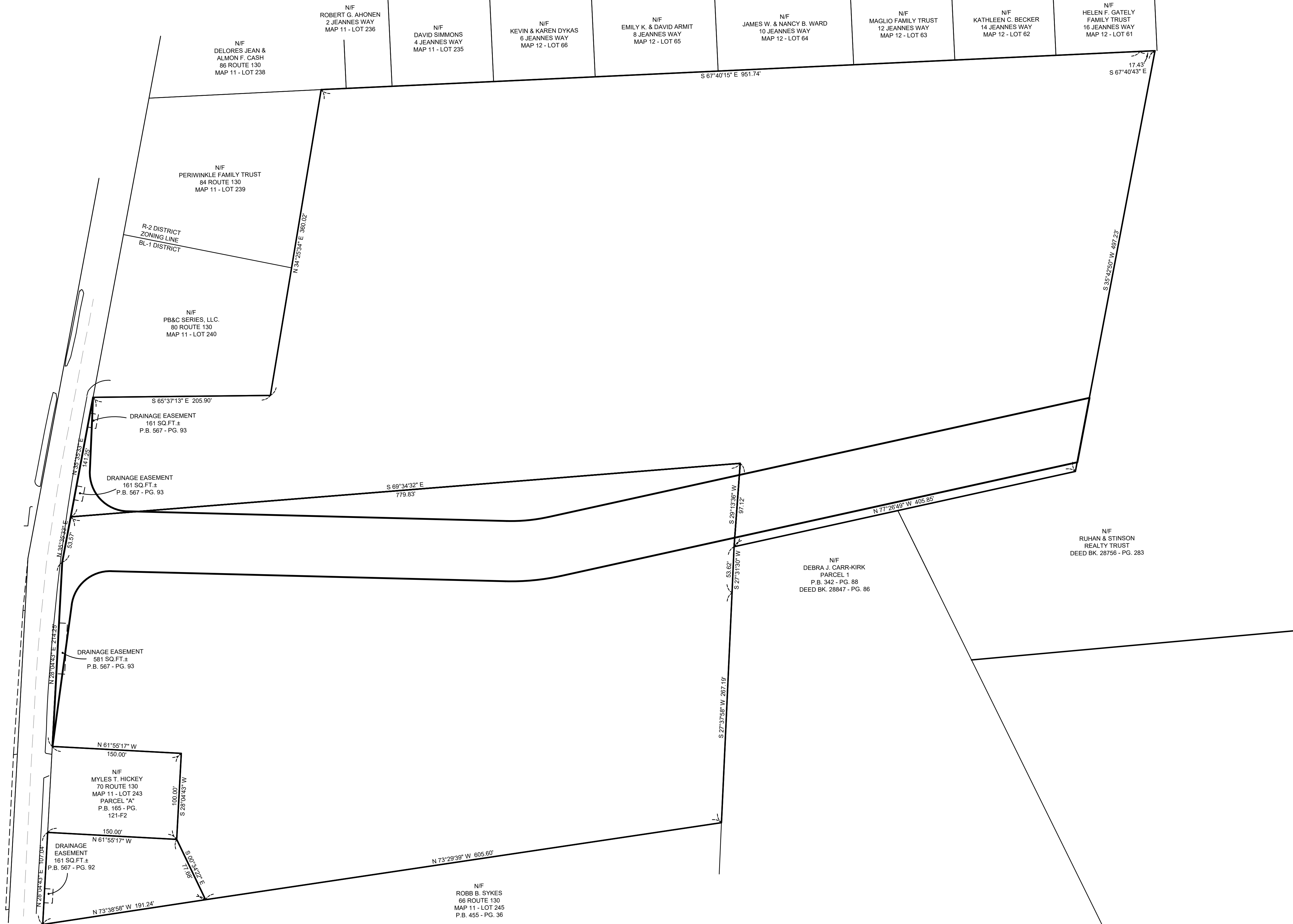


CIVIL ENGINEERING—LAND SURVEYING—ENVIRONMENTAL ASSESSMENT
P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347
TEL: 508.947.0050 FAX: 508.947.2004

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE TOWN OF SANDWICH PLANNING BOARD WAS RECEIVED AND RECORDED ON _____ AT THIS OFFICE, AND NO APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, SANDWICH, MA DATE _____

SUBJECT TO A PERFORMANCE COVENANT DATED _____ RUNNING WITH THE LAND, TO BE DULY RECORDED HEREWITH BY OR FOR THE OWNER OF RECORD.



VICINITY MAP
SCALE: 1" = 2000'

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE _____ PREPARER _____

NOTES:

1. THE SUBJECT PROPERTIES ARE SHOWN AS LOTS 241, 246, AND 267 ON ASSESSORS' MAP 11 AND LOTS 167, 175, AND 312 ON ASSESSORS' MAP 12.
2. THE SUBJECT PROPERTIES ARE SHOWN AS LOT 2 AND LOT 3 ON A PLAN ENTITLED, "PLAN OF LAND IN SANDWICH, MASSACHUSETTS AS PREPARED FOR PIMLICO PINES REALTY, LLC AND FORESTDALE VILLAGE, LLC", DATED DECEMBER 31, 2009, ON FILE AT THE BARNSTABLE COUNTY REGISTRY OF DEEDS, PLAN BOOK 639, PAGE 10.
3. REFER TO A PLAN ENTITLED, "PLAN OF LAND IN SANDWICH, MASSACHUSETTS PREPARED FOR ROUTE 130 LAND DEVELOPMENT, LLC.", DATE: JULY 29, 2015, SCALE: 1" = 40" ON FILE AT THE BARNSTABLE COUNTY REGISTRY OF DEEDS, PLAN BOOK 659, PAGE 90.
4. FOR TITLE REFERENCE TO THE SUBJECT PROPERTY REFER TO DEED BOOK 29066, PAGE 208, ON FILE AT THE BARNSTABLE COUNTY REGISTRY OF DEEDS.
5. THE SUBJECT PROPERTIES ARE VACANT AS OF THE DATE OF THIS PLAN.
6. THE SUBJECT PROPERTIES ARE LOCATED IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM THE FLOOD INSURANCE RATE MAP FOR BARNSTABLE COUNTY, MASSACHUSETTS, PANEL 517 OF 875, MAP NUMBER 25001-C-0517J, EFFECTIVE DATE: JULY 16, 2014.

TOWN OF SANDWICH PLANNING BOARD

APPROVED UNDER THE SUBDIVISION CONTROL LAW

 DATE: _____

DEFINITIVE PLAN OF LAND

IN SANDWICH, MASSACHUSETTS

PREPARED FOR
 ROUTE 130 LAND DEVELOPMENT, LLC.

DATE: SEPTEMBER XX, XXXX SCALE: 1" = 60'



PREPARED BY:



CIVIL ENGINEERING-LAND SURVEYING-ENVIRONMENTAL ASSESSMENT
 P.O. BOX 1088, 350 BEDFORD STREET, LAKEVILLE, MA 02347
 TEL: 508.947.0050 FAX: 508.947.2004

DATE BERNARD N. PERROTTY, P.L.S.

LAND OF RTE 130
DEVELOPMENT LLC.

BENCHMARK-1
REBAR & CAP SET
ELEV. = 149.99
NAVD88

CB-DH FND CB-DH FND

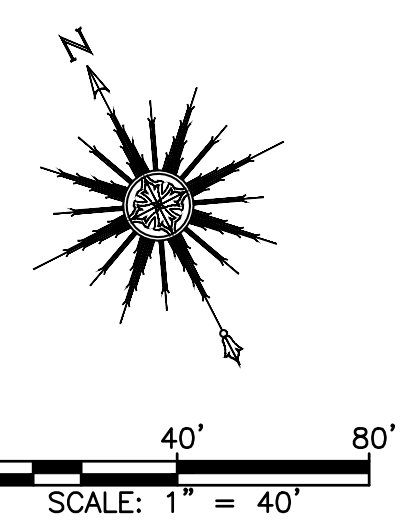
SIGHT DISTANCE
OVER 500'

CB-DH FND

CB-DH FND

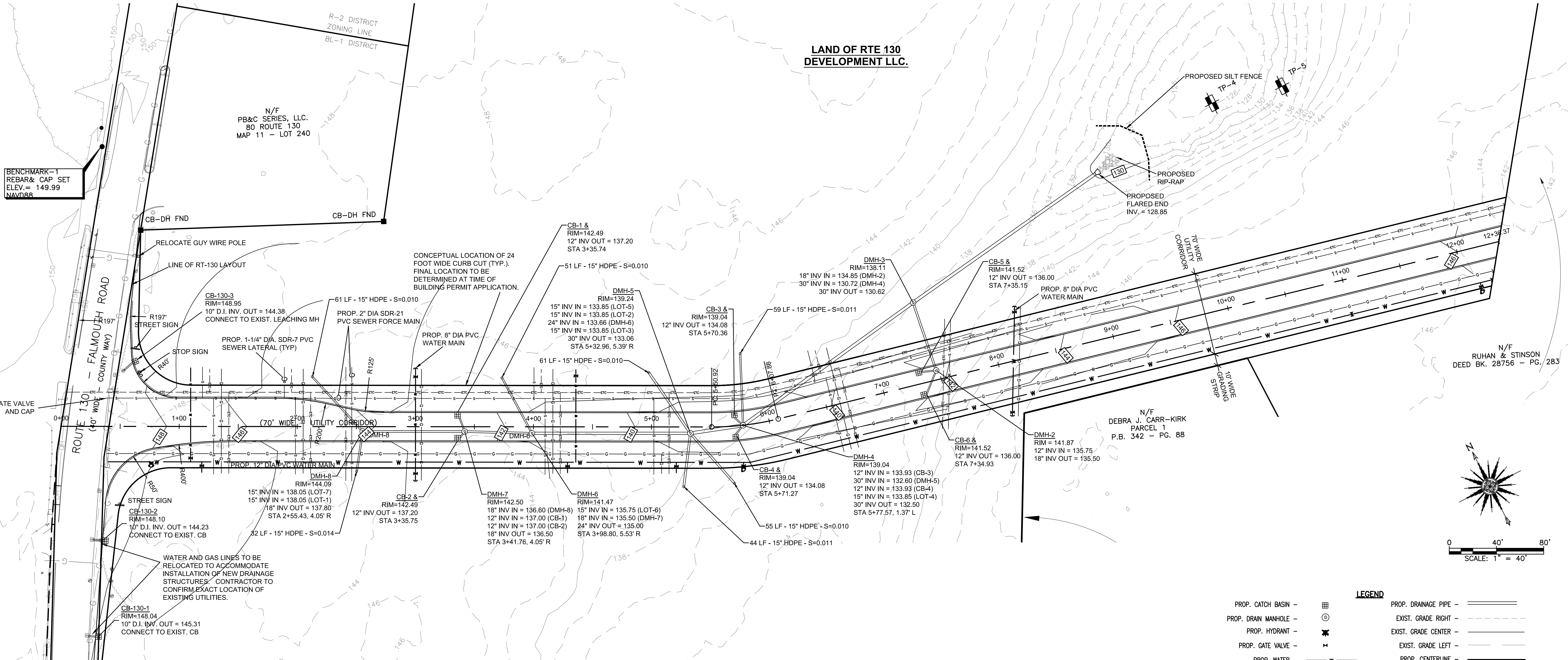
CB-DH FND

BENCHMARK-2
SPIKE SET IN
PP#24-63
ELEV. = 148.11 NAVD88



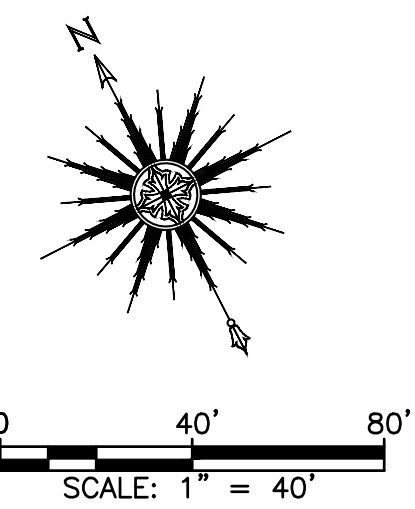
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|--|----------|---|-----|---|--|--------------------------|--|
| DRAFT-FOR BIDDING PURPOSES ONLY | | DRAWING TITLE | | EXISTING CONDITIONS PLAN | | SCALE: SEE SCALE BAR | |
| | | PROJECT | | CAPE CROSSING SANDWICH, MASSACHUSETTS | | DATE: SEPT 21, 2015 | |
| CLIENT | | ROUTE 130 LAND DEVELOPMENT, LLC SEEKONK, MASSACHUSETTS | | DRAWN BY: SWL | | DESIGNED BY: EKW/RMF | |
| REV. DATE | | DESCRIPTION | | BY | | APP. | |
| 0 | 4/9/2020 | BIDDING DOCUMENTS | SEK | RR | | | |
| | | ASSESSMENT | | PRIME ENGINEERING INC. | | SHEET NO. EX-1 | |
| | | | | P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004 | | PROJECT NO. 174303301 | |

D:\PROJECTS\Sandwich\RT 130\CAPE CROSSING\ENGINEERING\CAPE CROSSING-EXISTING CONDITIONS.dwg



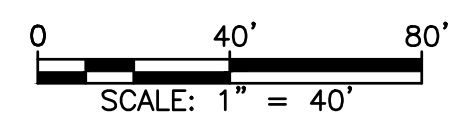
BENCHMARK-1
REBAR & CAP SET
ELEV. = 149.99
NAVD83

LAND OF RTE 130
DEVELOPMENT LLC.

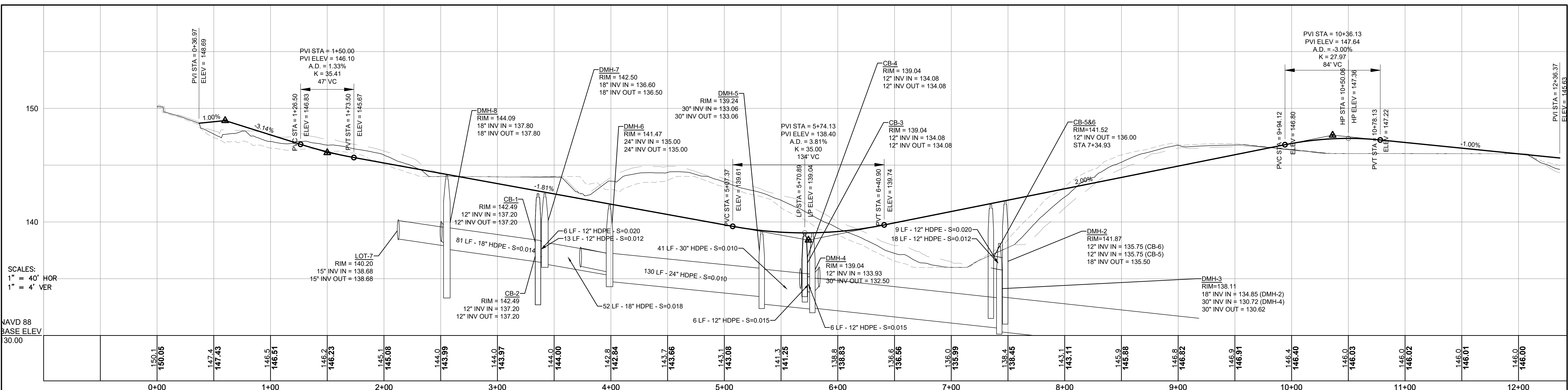


| LEGEND | |
|-----------------------------------|--------------------------------|
| PROP. CATCH BASIN - [Symbol] | PROP. DRAINAGE PIPE - [Symbol] |
| PROP. DRAIN MANHOLE - [Symbol] | EXIST. GRADE RIGHT - [Symbol] |
| PROP. HYDRANT - [Symbol] | EXIST. GRADE CENTER - [Symbol] |
| PROP. GATE VALVE - [Symbol] | EXIST. GRADE LEFT - [Symbol] |
| PROP. WATER - [Symbol] | PROP. CENTERLINE - [Symbol] |
| PROP. GAS - [Symbol] | PROP. STREETLIGHT - [Symbol] |
| PROP. ELEC/CABLE/TEL - [Symbol] | |
| PROP. SEWER FORCE MAIN - [Symbol] | |

| | | | | | | | |
|---|--|---------------|--|--|--|--------------------------|--|
| <p>DRAFT-FOR BIDDING PURPOSES ONLY</p> | | DRAWING TITLE | | OVERALL GRADING & DRAINAGE PLAN | | SCALE: SEE SCALE BAR | |
| | | PROJECT | | CAPE CROSSING SANDWICH, MASSACHUSETTS | | DATE: SEPT 21, 2015 | |
| REV. | | DATE | | DESCRIPTION | | DRAWN BY: SWL | |
| 0 | | 4/9/2020 | | BIDDING DOCUMENTS | | DESIGNED BY: EKW/RMF | |
| | | | | SEK RR | | CHECKED BY: RJR | |
| | | | | BY APP. | | APPROVED BY: RJR | |
| | | | | | | SHEET NO. GR-1 | |
| | | | | | | PROJECT NO. 174303301 | |

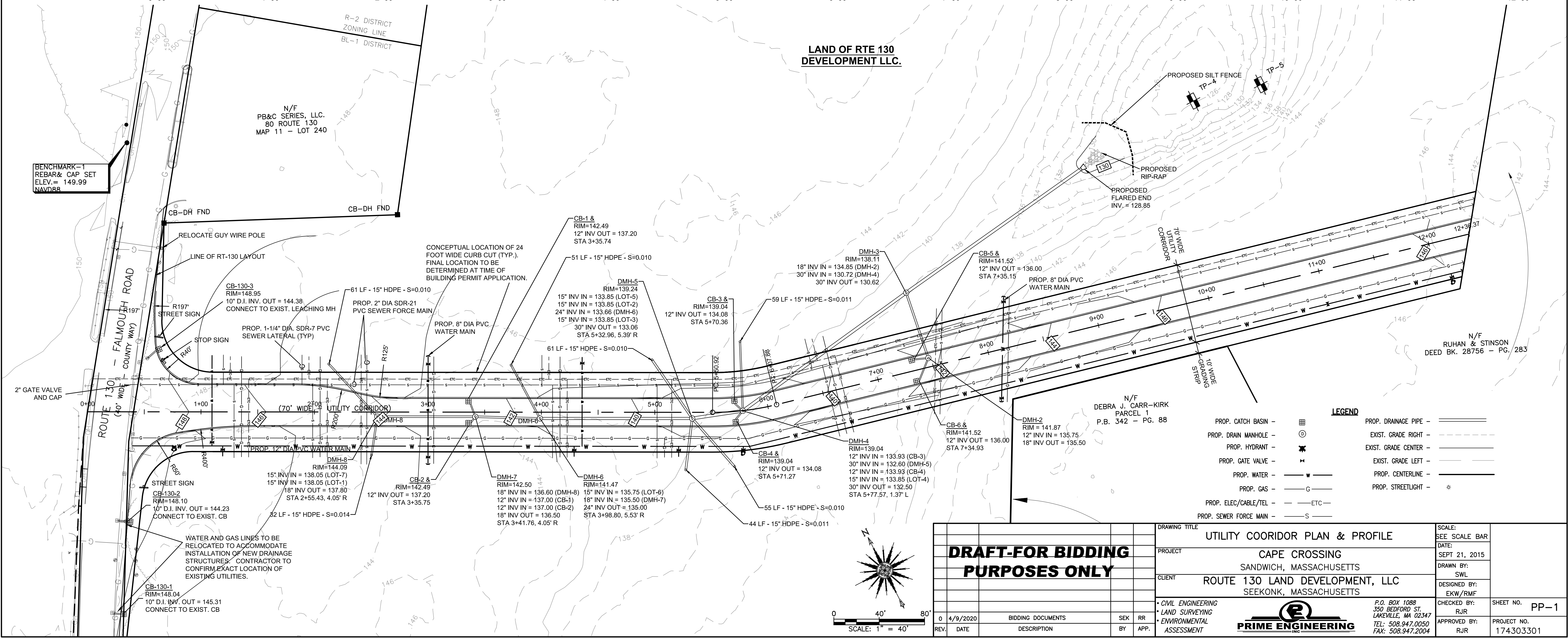


P.O. BOX 1088
350 BEDFORD ST.
LAKEVILLE, MA 02347
TEL: 508.947.0050
FAX: 508.947.2004



SCALES:
 1" = 40' HOR
 1" = 4' VER

NAVD 88
 BASE ELEV
 30.00



**LAND OF RTE 130
 DEVELOPMENT LLC.**

BENCHMARK-1
 REBAR & CAP SET
 ELEV. = 149.99
 NAVD88

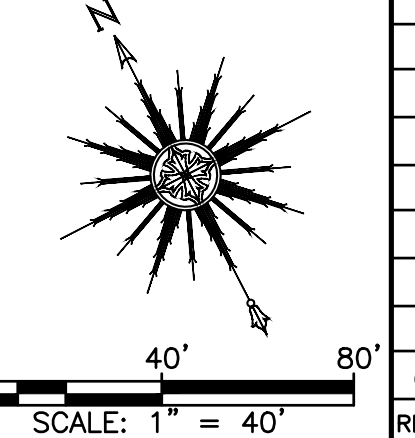
N/F
 PB&C SERIES, LLC.
 80 ROUTE 130
 MAP 11 - LOT 240

N/F
 RUHAN & STINSON
 DEED BK. 28756 - PG. 283

N/F
 DEBRA J. CARR-KIRK
 PARCEL 1
 P.B. 342 - PG. 88

LEGEND

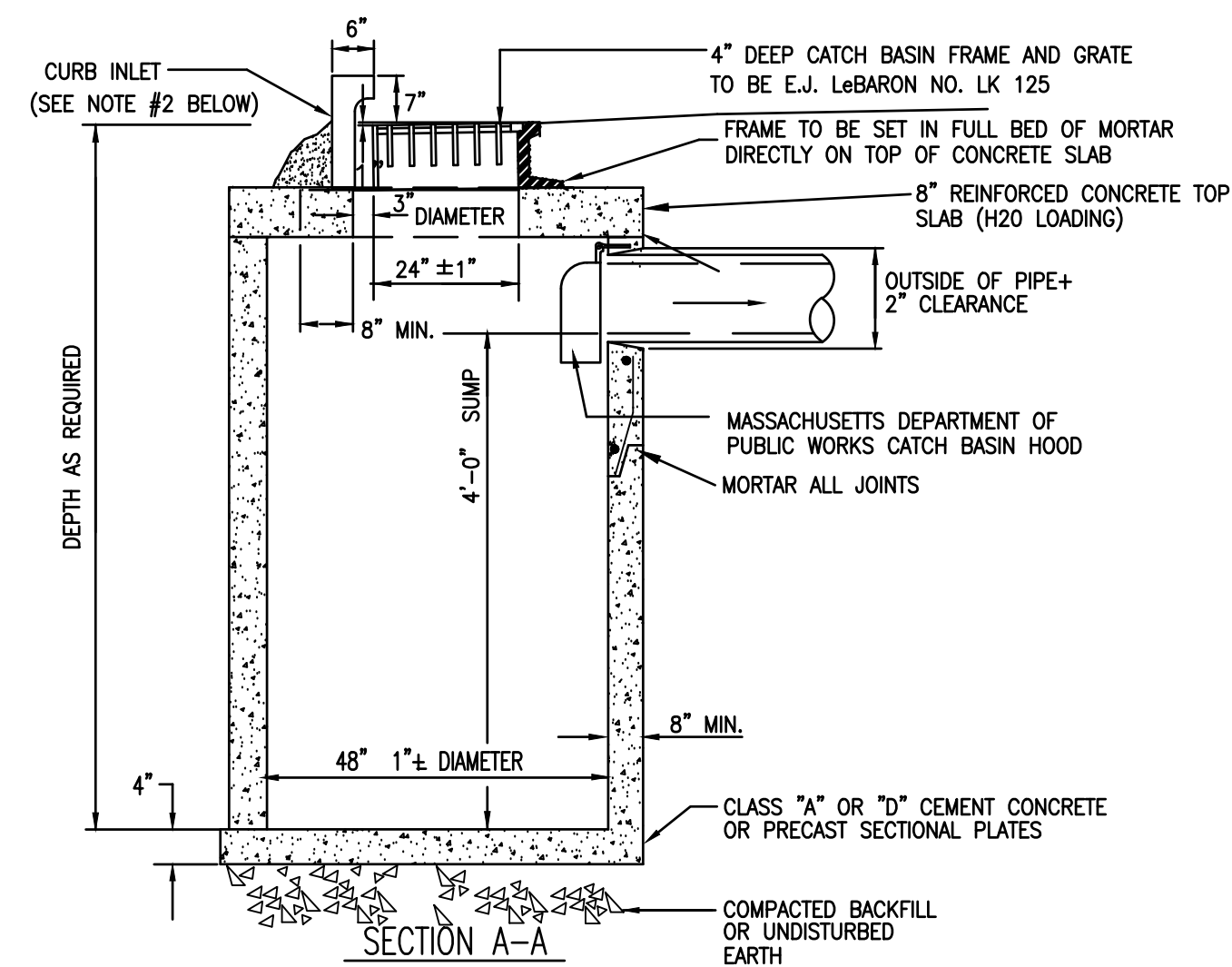
| | | | |
|------------------------|-------|---------------------|-------|
| PROP. CATCH BASIN | — | PROP. DRAINAGE PIPE | — |
| PROP. DRAIN MANHOLE | ⊙ | EXIST. GRADE RIGHT | - - - |
| PROP. HYDRANT | ⊗ | EXIST. GRADE CENTER | - - - |
| PROP. GATE VALVE | ⊕ | EXIST. GRADE LEFT | - - - |
| PROP. WATER | — | PROP. CENTERLINE | — |
| PROP. GAS | — | PROP. STREETLIGHT | * |
| PROP. ELEC./CABLE/TEL | - - - | | |
| PROP. SEWER FORCE MAIN | — | | |



**DRAFT-FOR BIDDING
 PURPOSES ONLY**

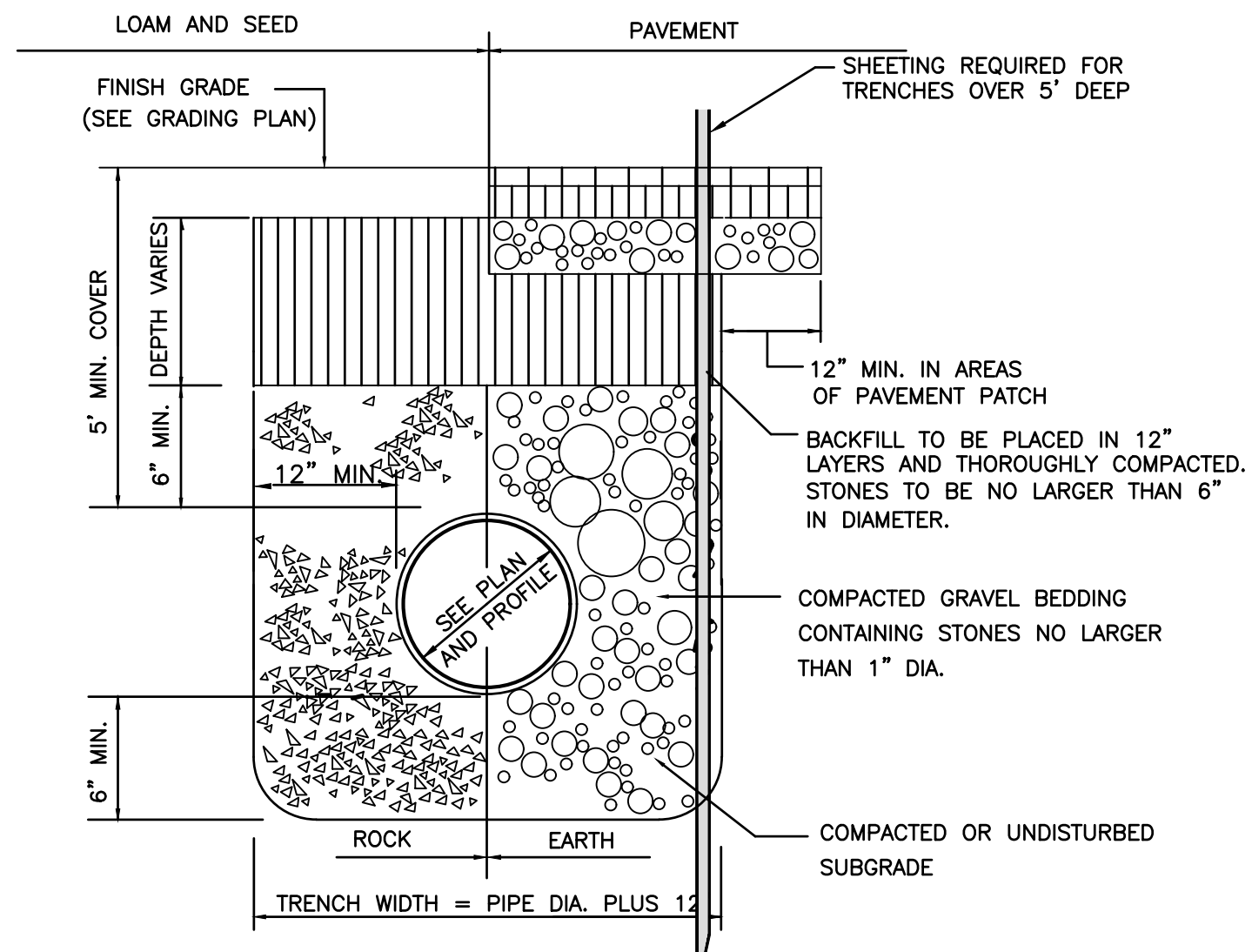
| | | |
|---|--|-------------------------|
| DRAWING TITLE UTILITY CORRIDOR PLAN & PROFILE | | SCALE: SEE SCALE BAR |
| PROJECT CAPE CROSSING SANDWICH, MASSACHUSETTS | | DATE: SEPT 21, 2015 |
| CLIENT ROUTE 130 LAND DEVELOPMENT, LLC SEEKONK, MASSACHUSETTS | | DRAWN BY: SWL |
| DESIGNED BY: EKW/RMF | | CHECKED BY: RJR |
| APPROVED BY: RJR | | SHEET NO. PP-1 |
| PROJECT NO. 174303301 | | |

PRIME ENGINEERING
 P.O. BOX 1088
 350 BEDFORD ST.
 LAKEVILLE, MA 02347
 TEL: 508.947.0050
 FAX: 508.947.2004

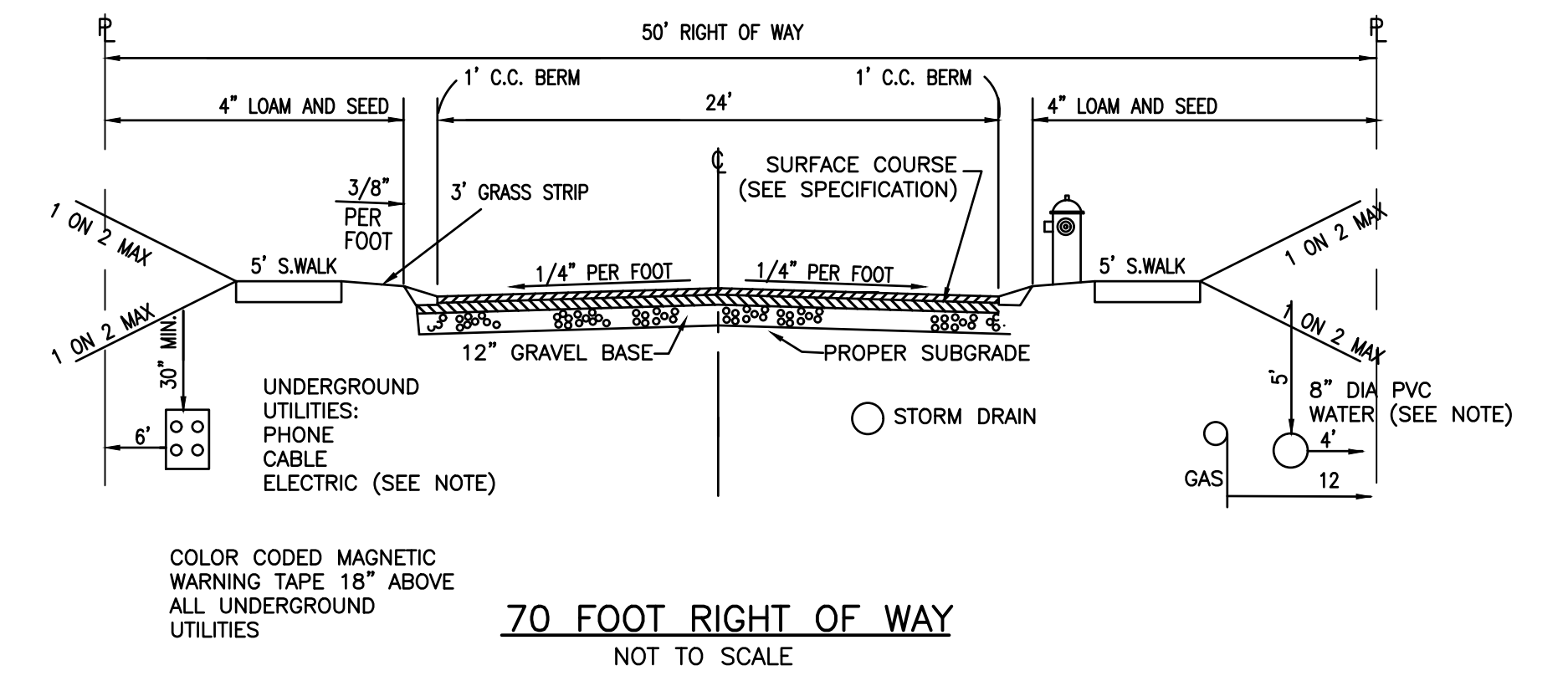


TYPICAL FLAT TOP CATCH BASIN
NOT TO SCALE

1. MASSACHUSETTS STANDARD CATCH BASIN HOOD SHALL BE INSTALLED ON OUTLET PIPE.
2. GRANITE CURB INLET SHALL BE INSTALLED AT ALL CATCH BASINS AND BE SET IN CONCRETE.

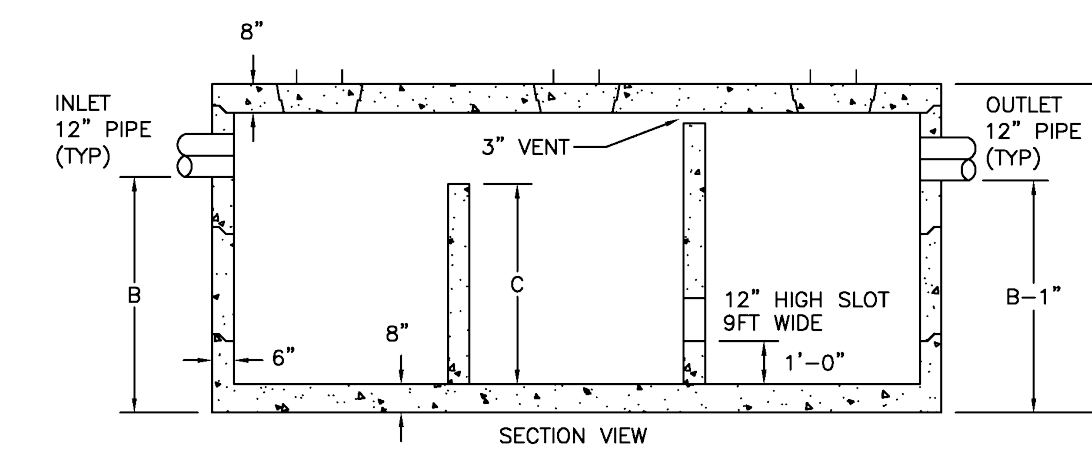
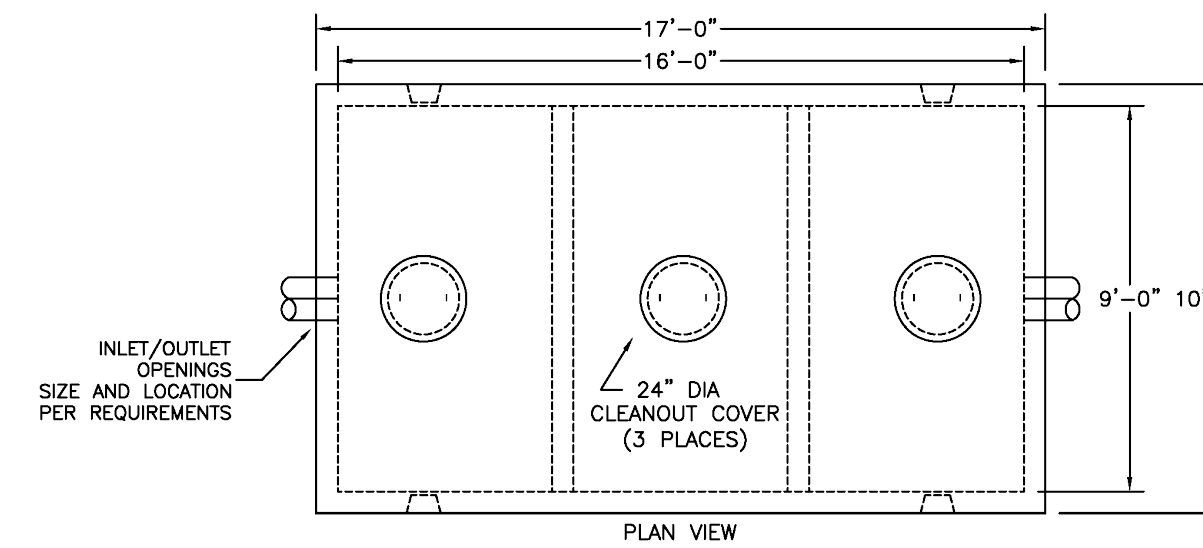


STORM TRENCH DETAIL
NOT TO SCALE



COLOR CODED MAGNETIC WARNING TAPE 18" ABOVE ALL UNDERGROUND UTILITIES

70 FOOT RIGHT OF WAY
NOT TO SCALE



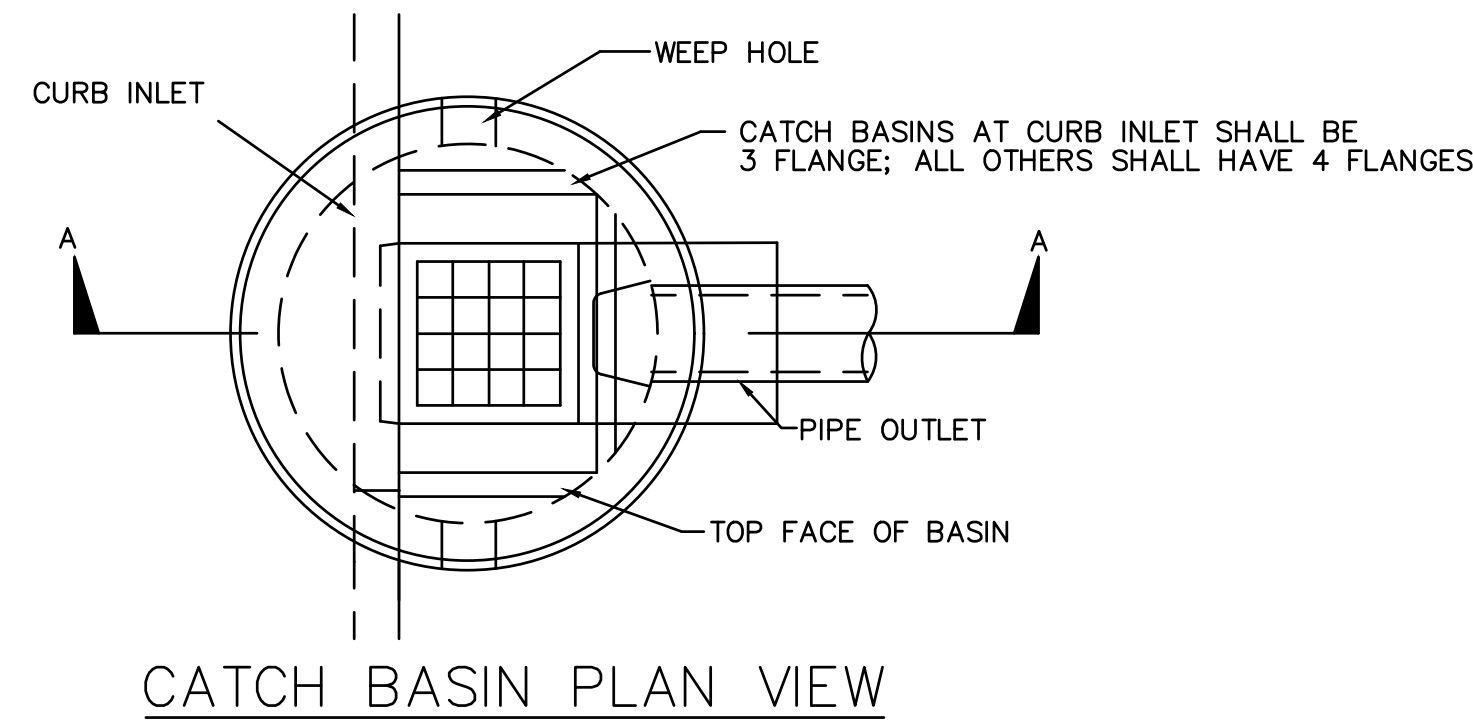
NOTES:

1. CONCRETE: 5,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGNED FOR H-20 LOADING, COVER 1 TO 5 FEET.
3. TONGUE AND GROOVE JOINT SEALED WITH BUTYL RESIN. INLET HEIGHT MAY INCREASE SLIGHTLY DUE TO THE BUTYL RESIN USED.

| GALLONS | A (HEIGHT) | B (INLET) | C (BAFFLE) | WEIGHT (LBS) |
|---------|------------|-----------|------------|--------------|
| 5,000 | 92" | 66" | 56" | 58,180 |
| 7,500 | 118" | 92" | 82" | 66,510 |
| 10,000 | 146" | 120" | 110" | 75,500 |

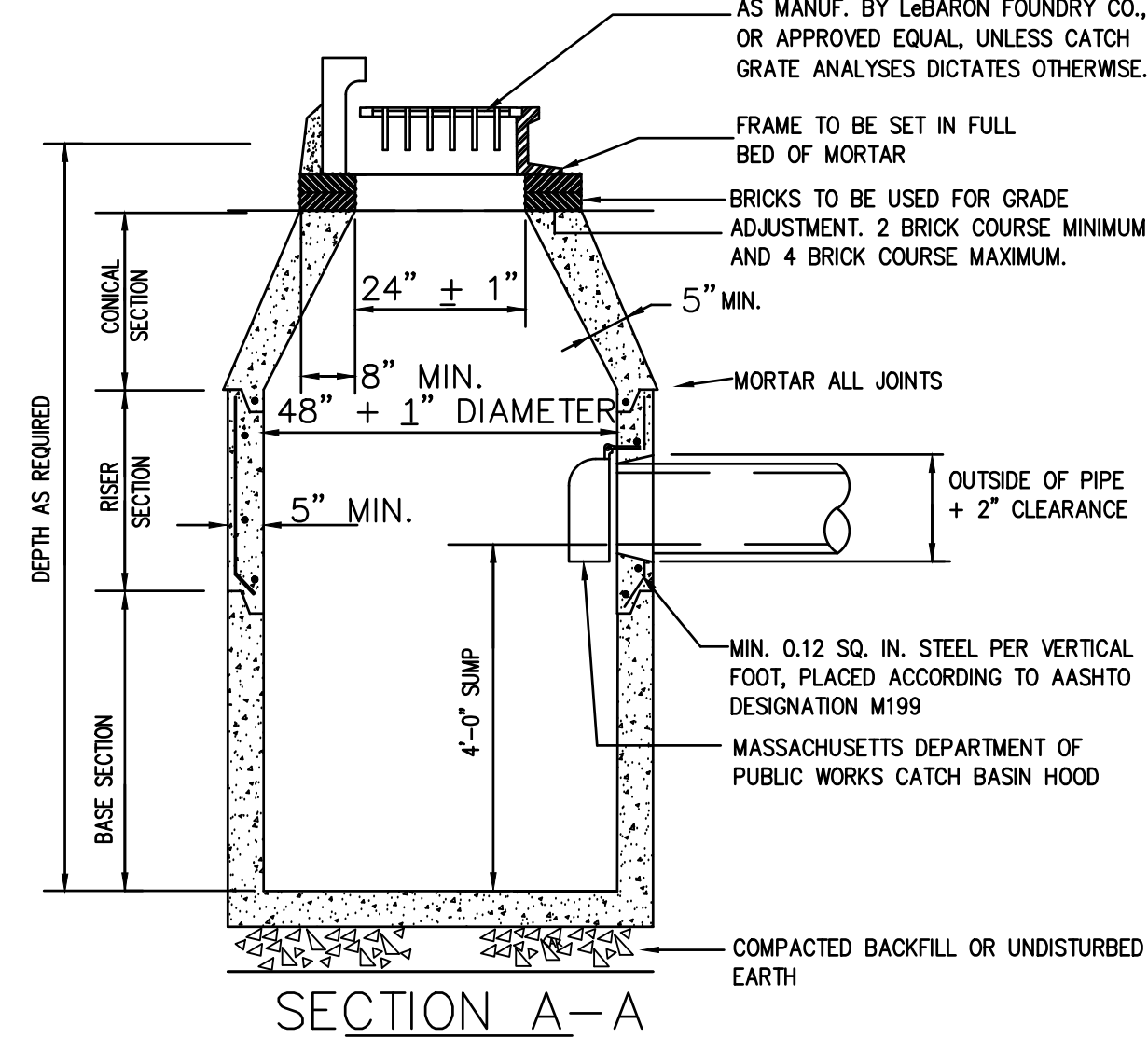
*OTHER SIZES AVAILABLE

WATER QUALITY INLET
NOT TO SCALE



CATCH BASIN PLAN VIEW

CATCH BASIN GRATE TO BE LF248-2 FRAME TO BE 3 FLANGE FRAME & GRATE AS MANUF. BY LeBARON FOUNDRY CO., OR APPROVED EQUAL, UNLESS CATCH GRATE ANALYSES DICTATES OTHERWISE.

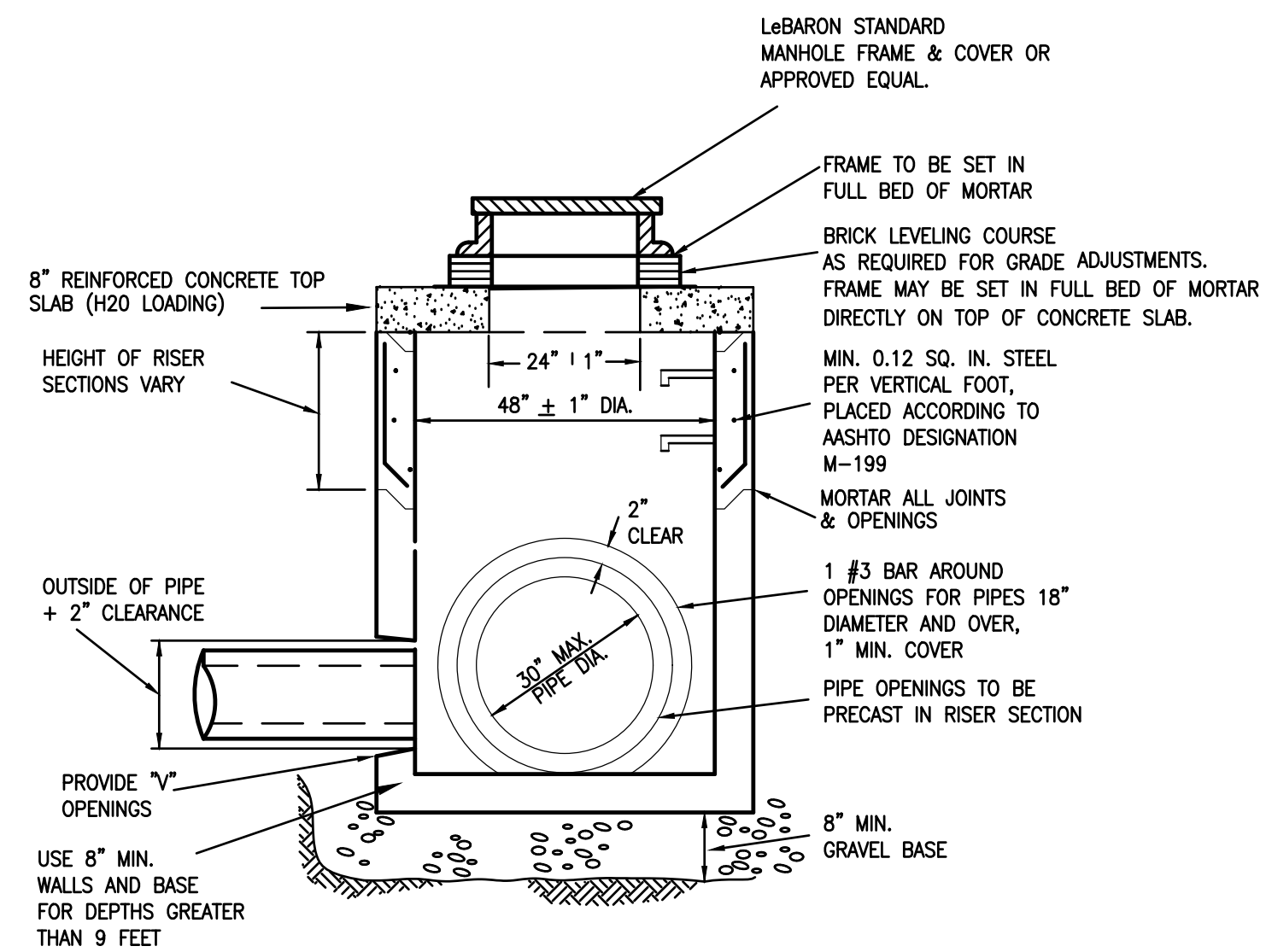


SECTION A-A

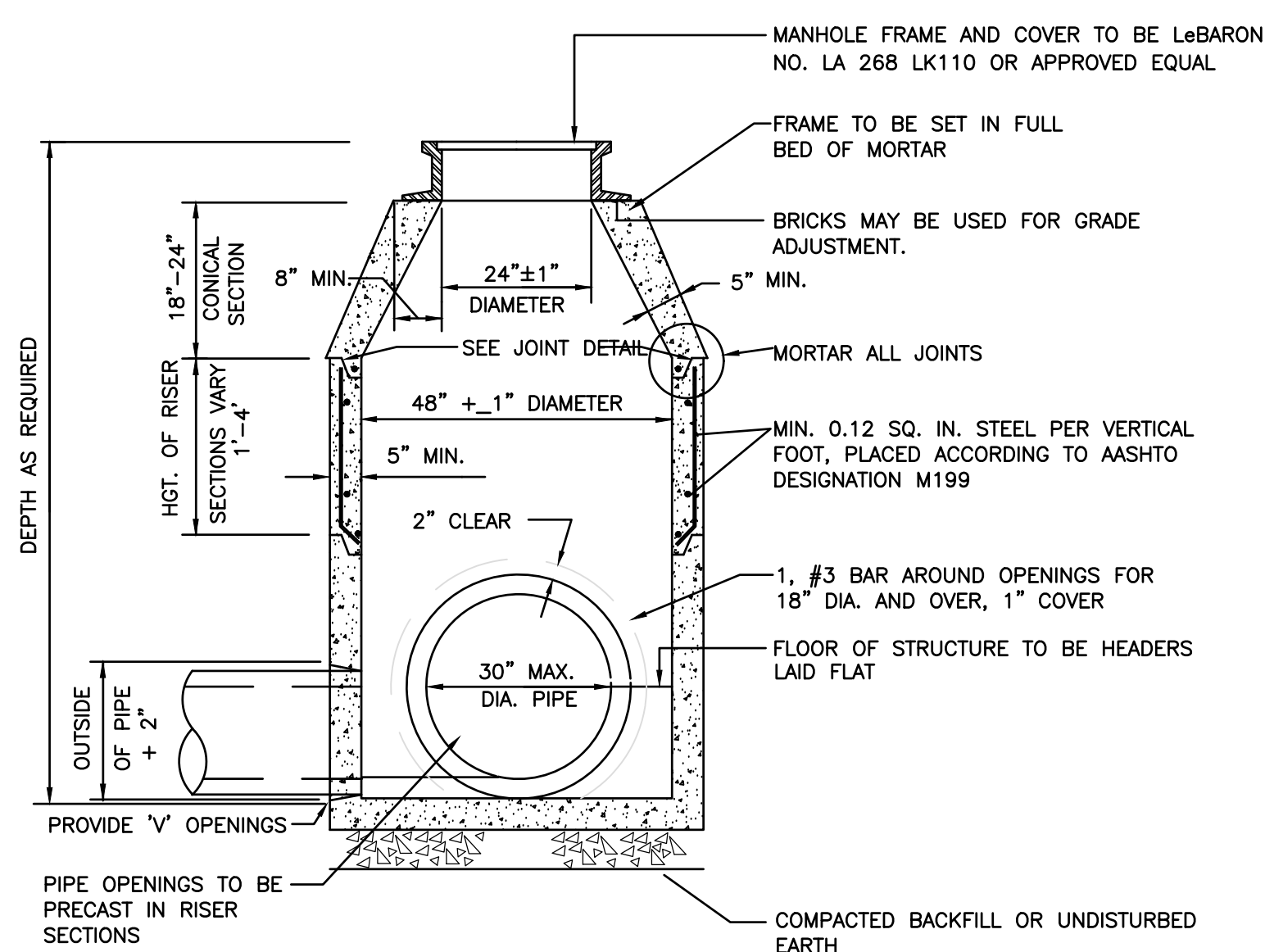
NOTES:

1. BRICKS TO BE USED BETWEEN TOP COURSE AND FRAME FOR GRADE ADJUSTMENT. FRAME SHALL BE SET IN FULL BED OF MORTAR.
2. MASSACHUSETTS STANDARD CATCH BASIN HOOD SHALL BE INSTALLED ON OUTLET PIPE AS REQUIRED.

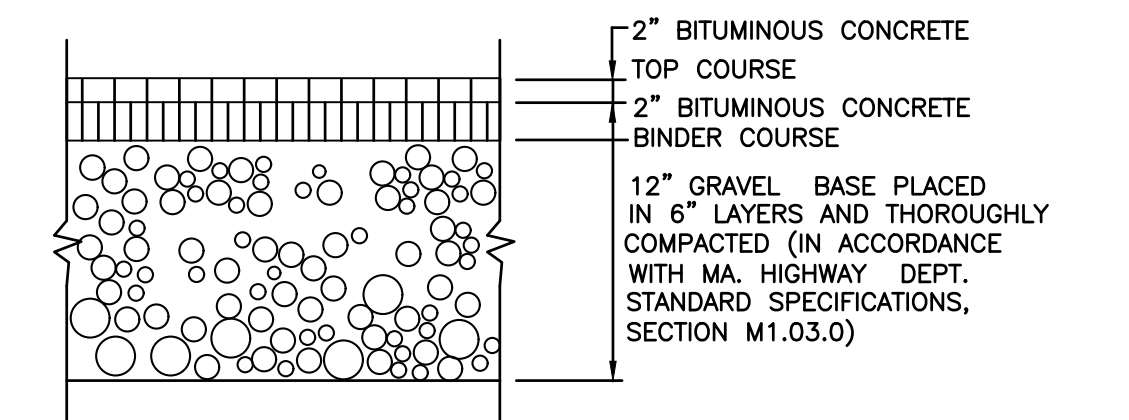
TYPICAL PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



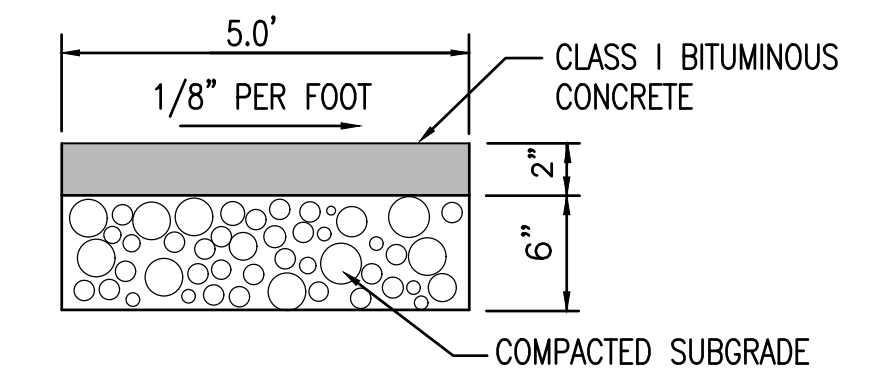
PRECAST CONCRETE FLAT TOP DRAIN MANHOLE
NOT TO SCALE



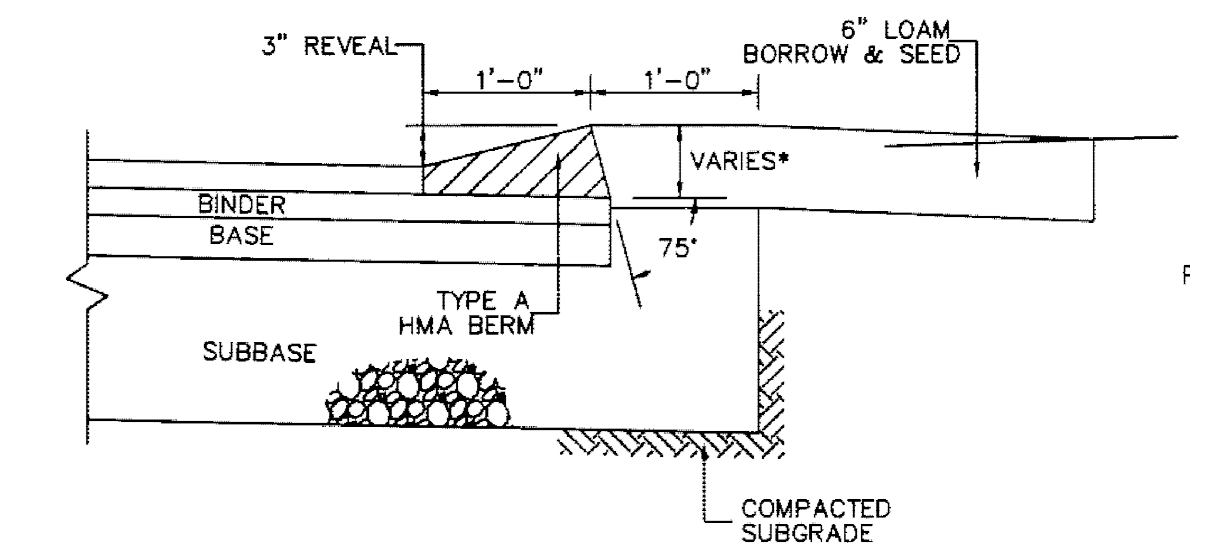
PRECAST CONCRETE DRAINAGE MANHOLE
NOT TO SCALE



STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



ASPHALT SIDEWALK
NOT TO SCALE

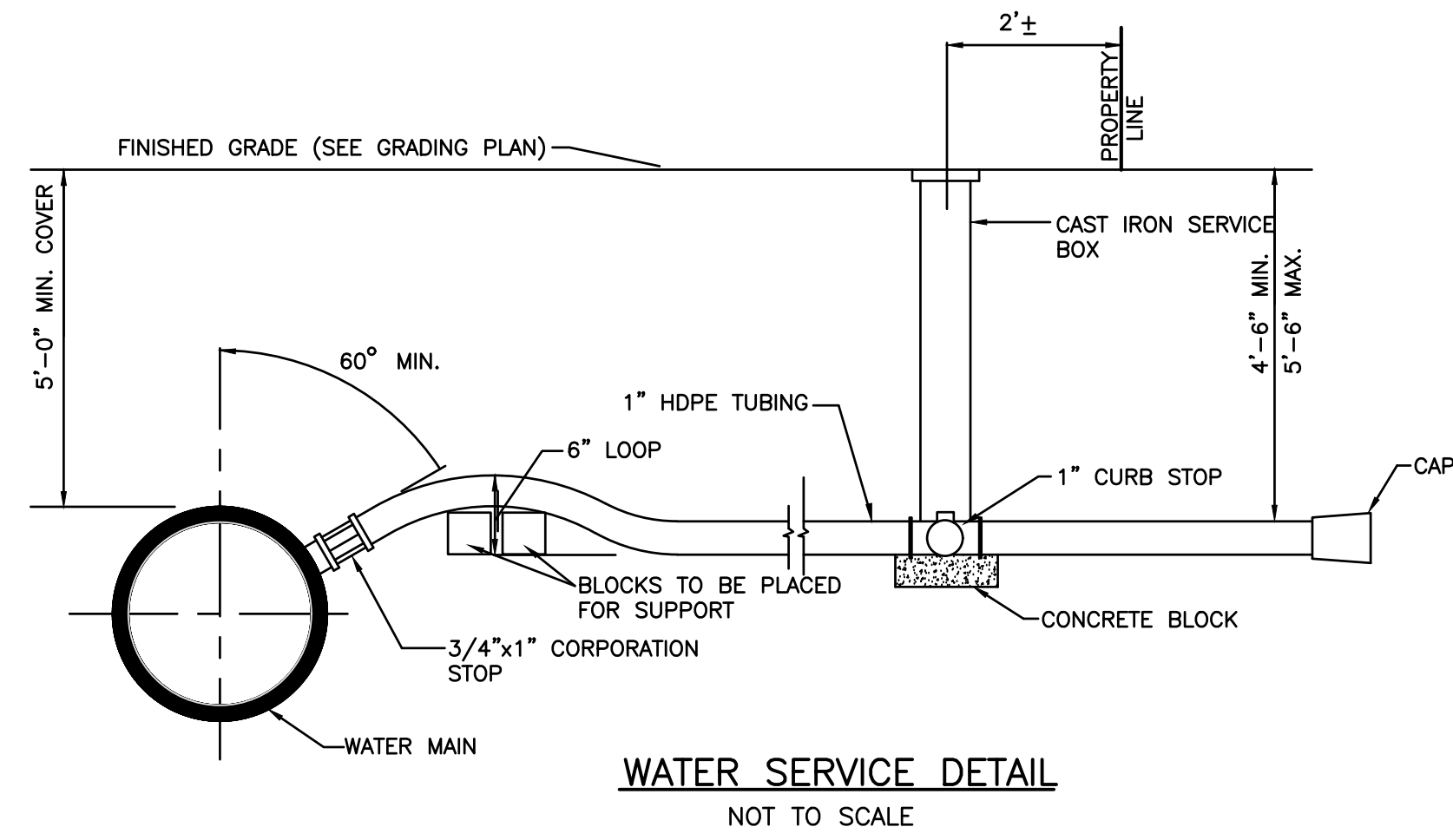


* - DEPTH VARIES WITH TOP COURSE THICKNESS AND ROADWAY CROSS SLOPE

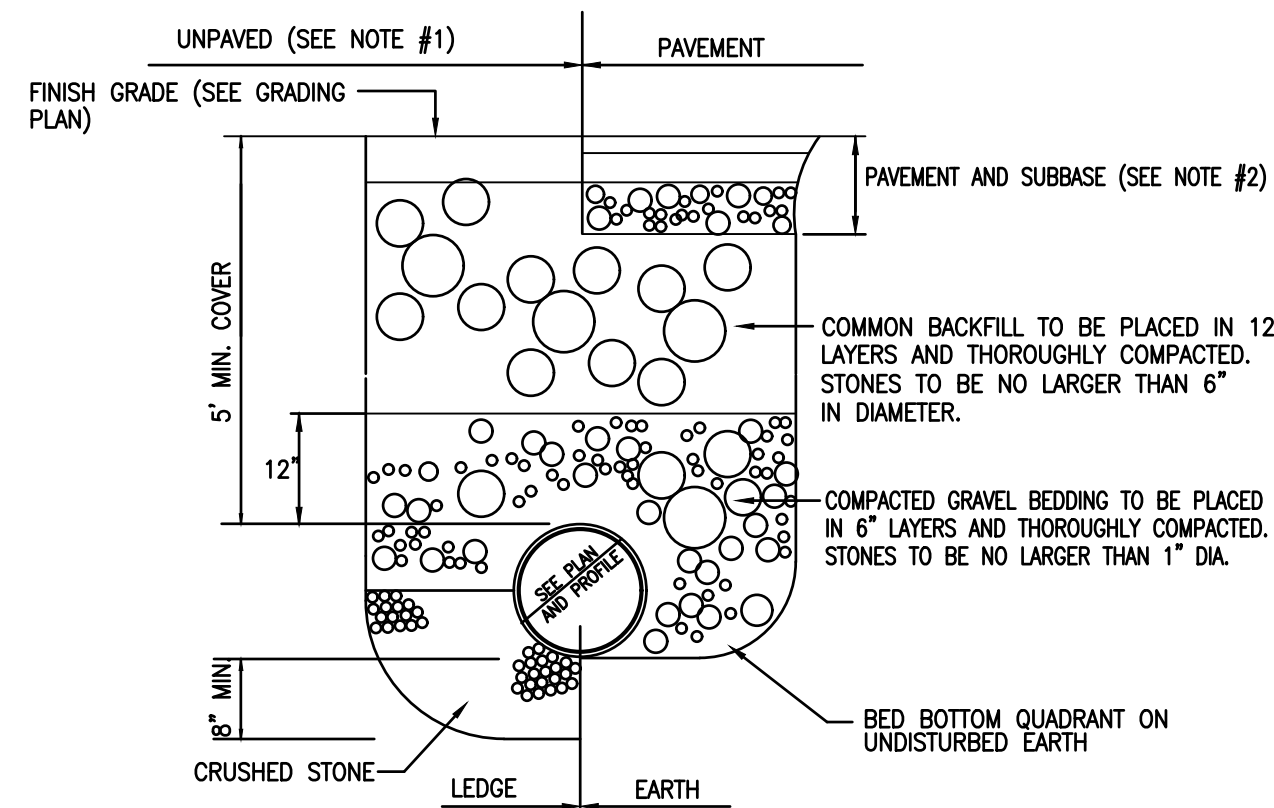
2 IS IN PER

HOT MIX ASPHALT BERM - TYPE "A"
N.T.S.

| REV. | DATE | DESCRIPTION | BY | APP. | DRAWING TITLE | PROJECT | CLIENT | SCALE | SEE SCALE BAR | DATE | DRAWN BY: | DESIGNED BY: | CHECKED BY: | APPROVED BY: | SHEET NO. | PROJECT NO. |
|------|----------|-------------------|-----|------|--|----------------|---------------------------------------|-------|---------------|---------------|-----------|--------------|-------------|--------------|-----------|-------------|
| 0 | 4/9/2020 | BIDDING DOCUMENTS | SEK | RR | DRAFT-FOR BIDDING PURPOSES ONLY | DETAIL SHEET-1 | CAPE CROSSING SANDWICH, MASSACHUSETTS | | | SEPT 21, 2015 | SWL | EKW/RMF | RJR | RJR | DET-1 | 174303301 |

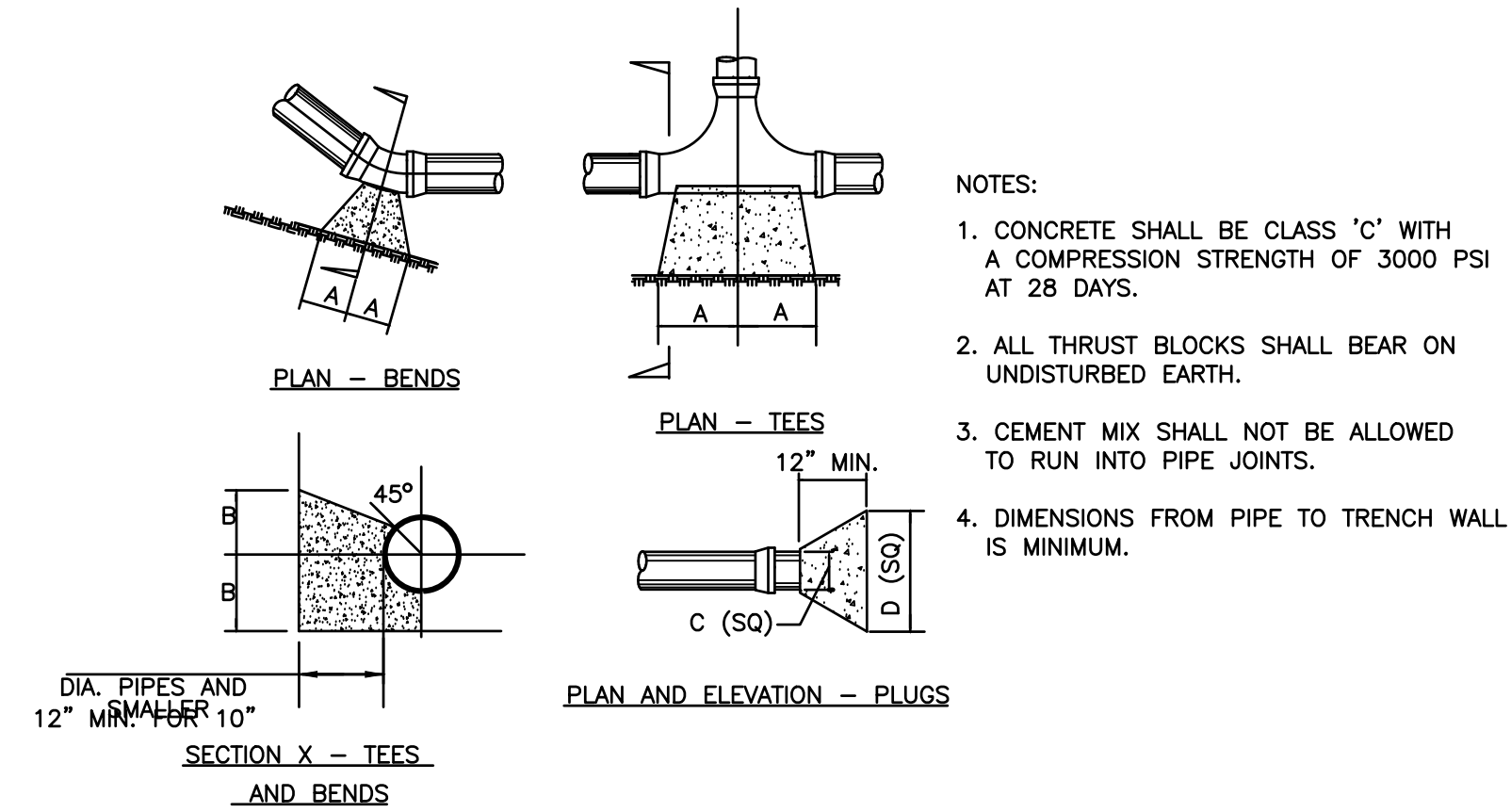


WATER SERVICE DETAIL
NOT TO SCALE



WATER MAIN TRENCH DETAIL
NOT TO SCALE

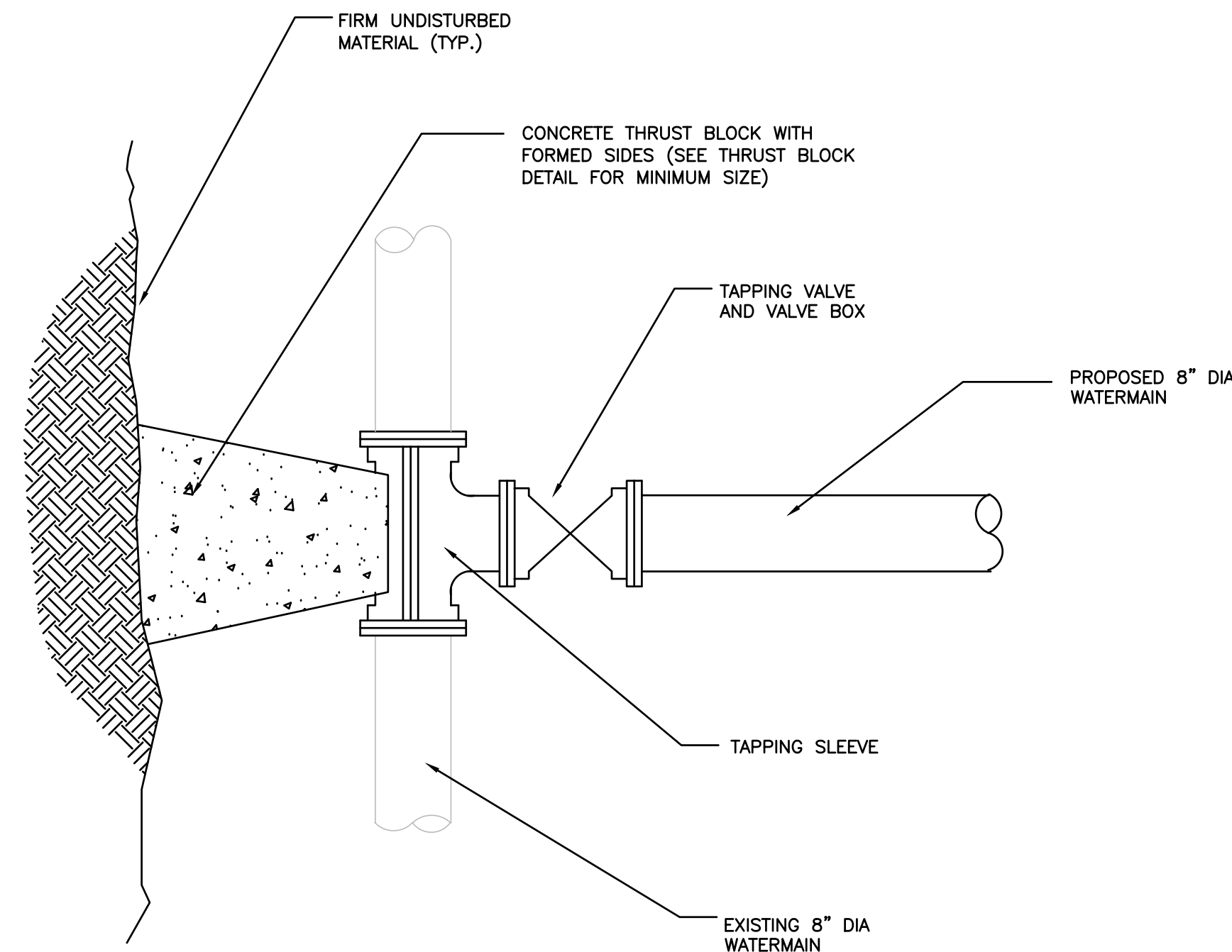
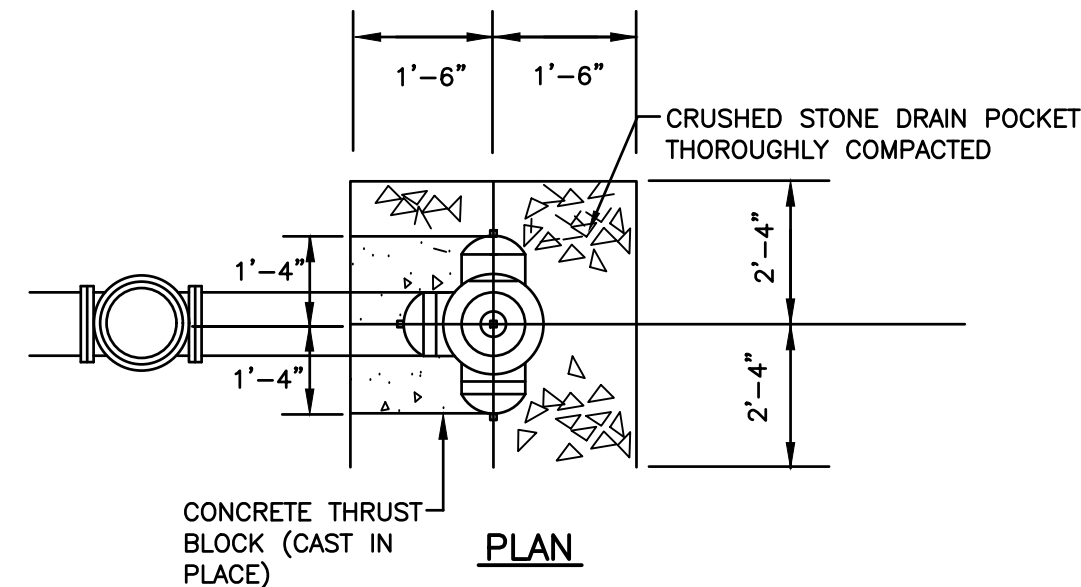
- NOTES:**
1. IN UNPAVED ROADWAY AREAS THE FINAL 12" OF BACKFILL SHALL BE COMPACTED GRAVEL BORROW FINISH GRADED TO MATCH EXISTING GROUND.
 2. ALL TEMPORARY PAVEMENT TO BE 1-1/2" DEPTH. ALL PERMANENT PAVEMENT TO BE 4" MIN. DEPTH OR 1" MORE THAN EXISTING PAVEMENT, WHICHEVER IS GREATER.



- NOTES:**
1. CONCRETE SHALL BE CLASS 'C' WITH A COMPRESSION STRENGTH OF 3000 PSI AT 28 DAYS.
 2. ALL THRUST BLOCKS SHALL BEAR ON UNDISTURBED EARTH.
 3. CEMENT MIX SHALL NOT BE ALLOWED TO RUN INTO PIPE JOINTS.
 4. DIMENSIONS FROM PIPE TO TRENCH WALL IS MINIMUM.

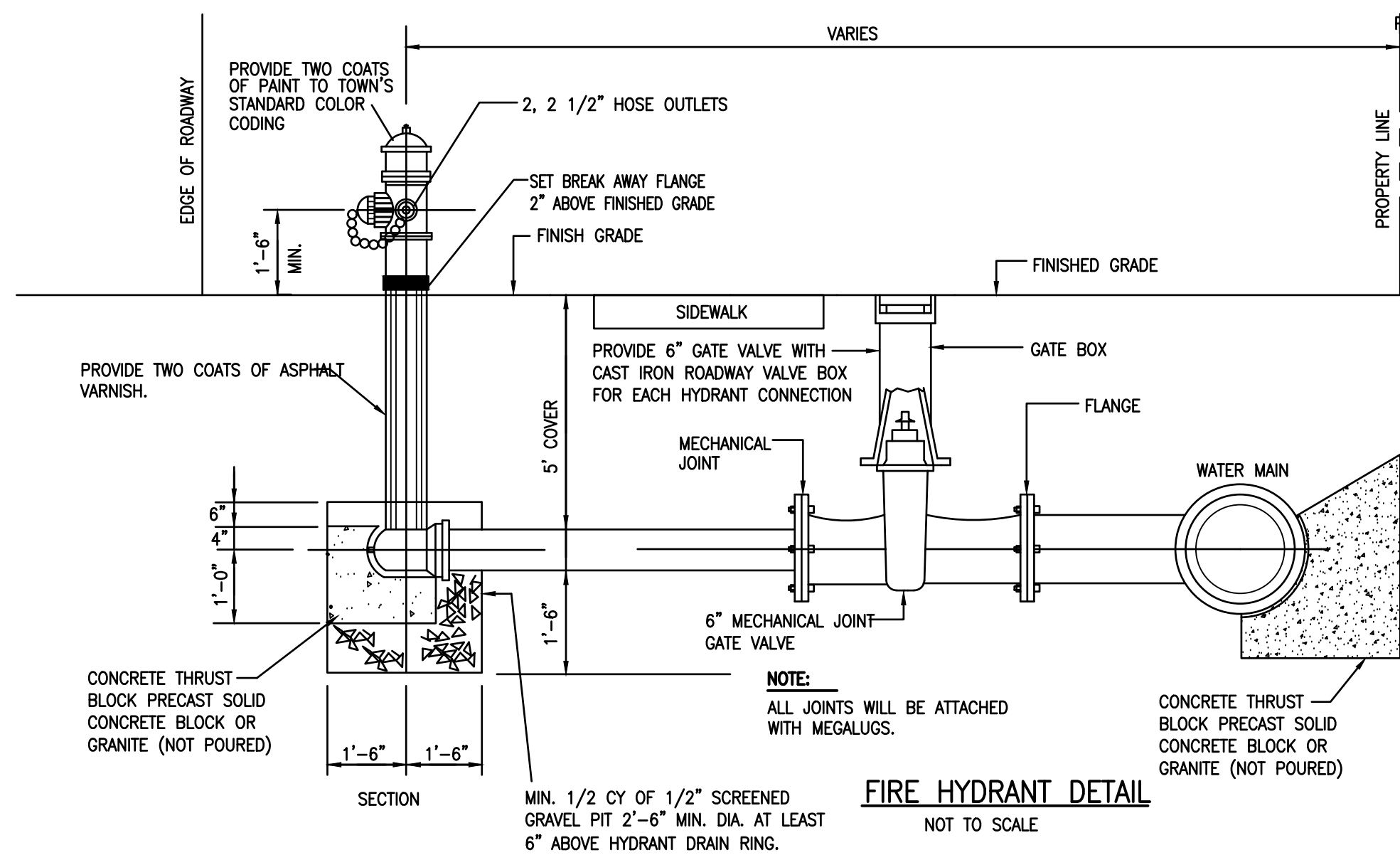
| TYPE | SIZE | 1/4 BEND | | 1/8 BEND | | 1/16 BEND | | TEES | | PLUGS | |
|----------------|------|----------|-----|----------|-----|-----------|-----|------|-----|-------|-----|
| | | A | B | A | B | A | B | A | B | C | D |
| 2,000 PSF SOIL | 6" | 16" | 10" | 9" | 10" | 6" | 8" | 10" | 12" | 10" | 21" |
| | 8" | 22" | 13" | 12" | 13" | 8" | 10" | 13" | 12" | 12" | 29" |
| | 10" | 26" | 17" | 14" | 17" | 10" | 13" | 16" | 20" | 14" | 36" |

THRUST BLOCK DETAIL
NOT TO SCALE



TAPPING SLEEVE & VALVE DETAIL
NOT TO SCALE

OWNER:
APPLICANT:
ROUTE 130 LAND DEVELOPMENT, LLC
3 CHESTER AVENUE
BERKLEY, MASSACHUSETTS

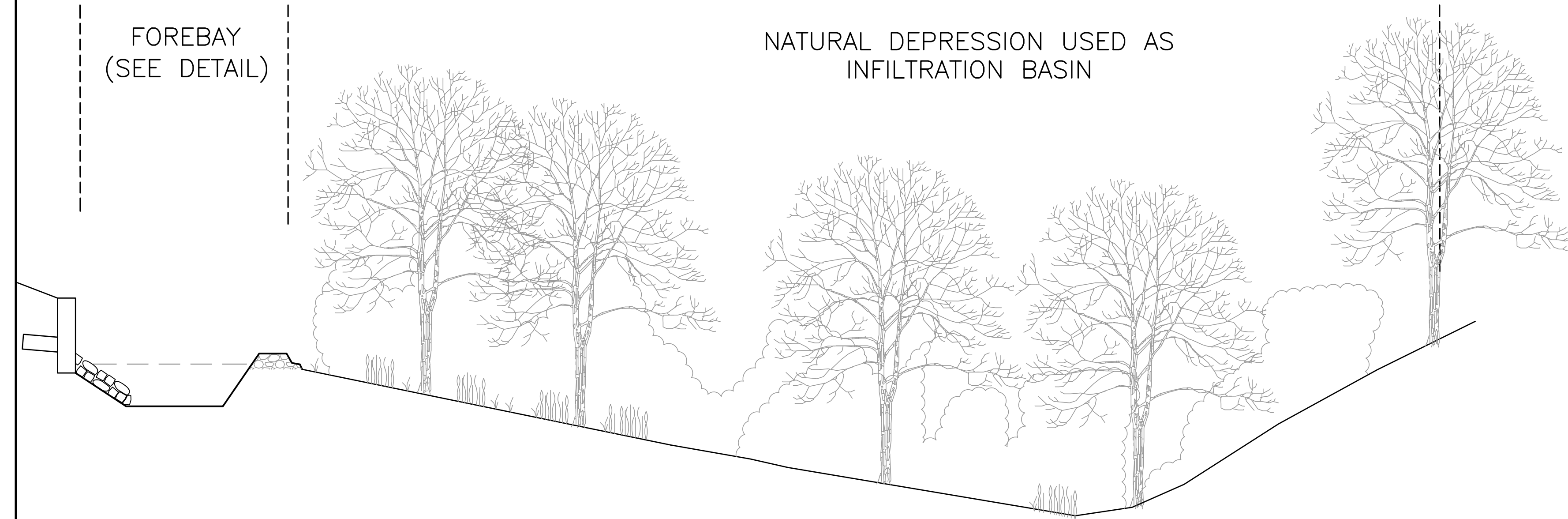


FIRE HYDRANT DETAIL
NOT TO SCALE

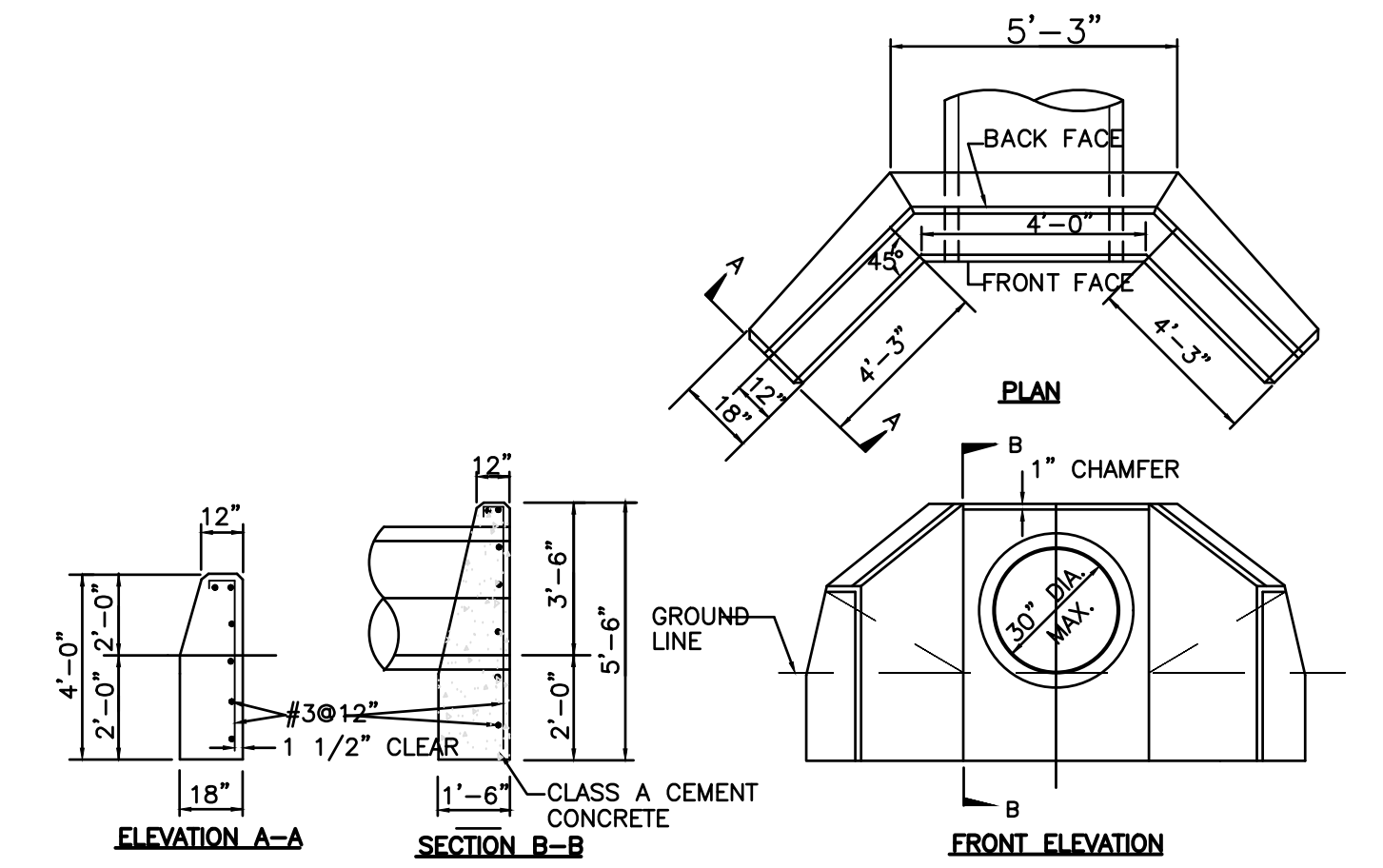
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| DRAFT-FOR BIDDING PURPOSES ONLY | | | | DRAWING TITLE DETAIL SHEET-2 | | SCALE: SEE SCALE BAR |
| | | | | PROJECT CAPE CROSSING SANDWICH, MASSACHUSETTS | | DATE: SEPT 21, 2015 |
| | | | | CLIENT ROUTE 130 LAND DEVELOPMENT, LLC SEEKONK, MASSACHUSETTS | | DRAWN BY: SWL |
| | | | | DESIGNED BY: EKW/RMF | | CHECKED BY: RJR |
| | | | | • CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL ASSESSMENT | | APPROVED BY: RJR |
| | | | | | | SHEET NO. DET-2 |
| 0 | 4/9/2020 | BIDDING DOCUMENTS | SEK | RR | APP. | PROJECT NO. 174303301 |
| REV. | DATE | DESCRIPTION | BY | APP. | | |

FOREBAY
(SEE DETAIL)

NATURAL DEPRESSION USED AS
INFILTRATION BASIN

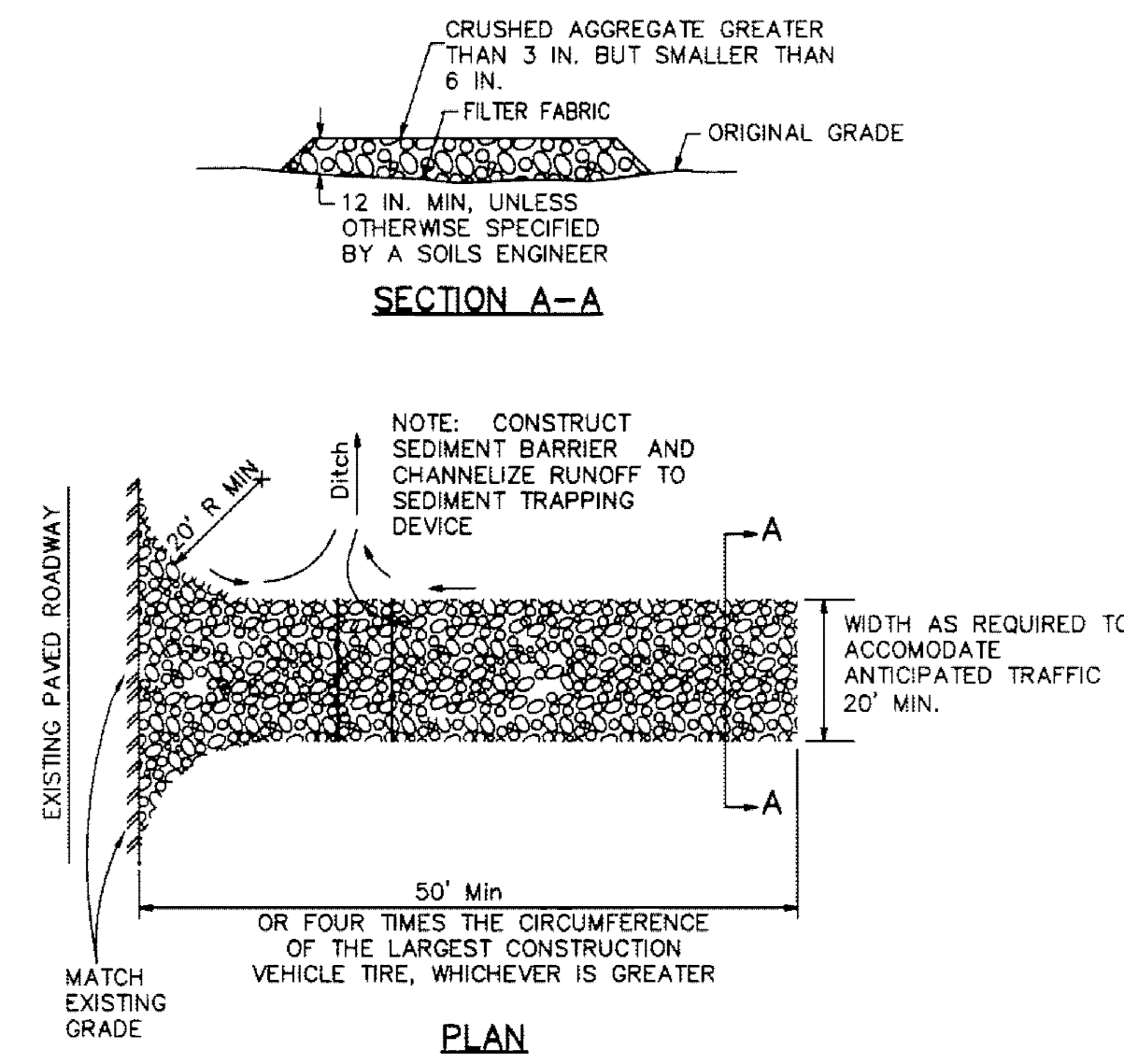


SCHMATIC CROSS SECTION OF INFILTRATION BASIN
NOT TO SCALE

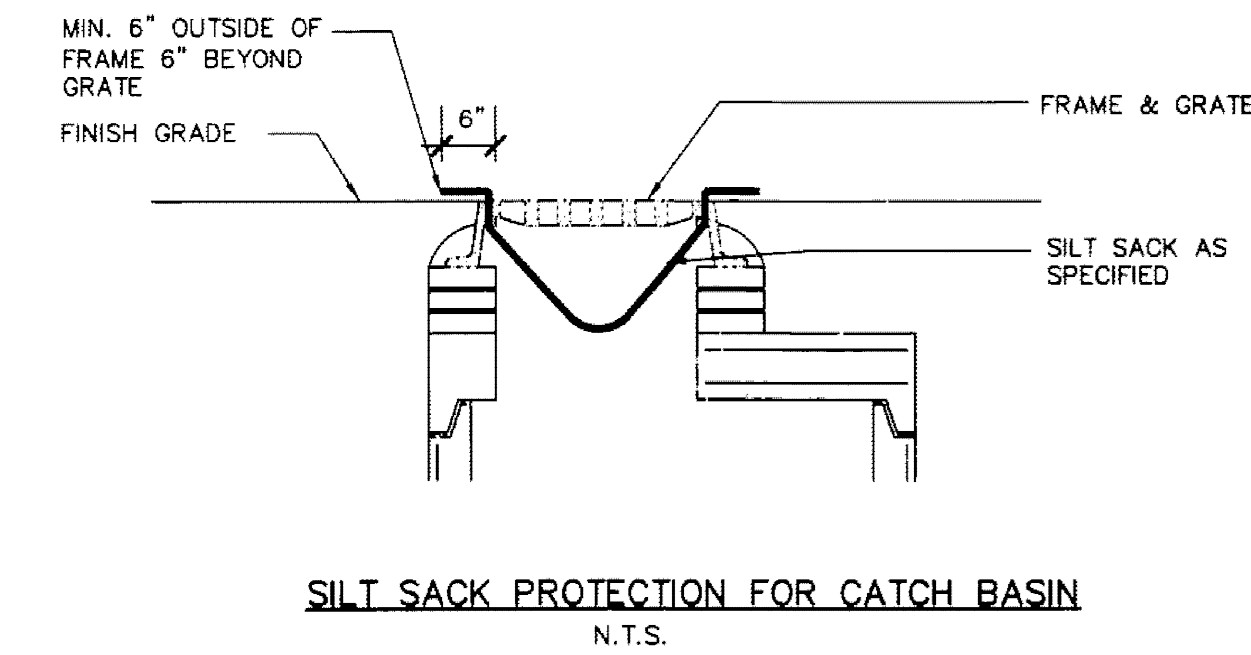


CONCRETE HEADWALL
NOT TO SCALE

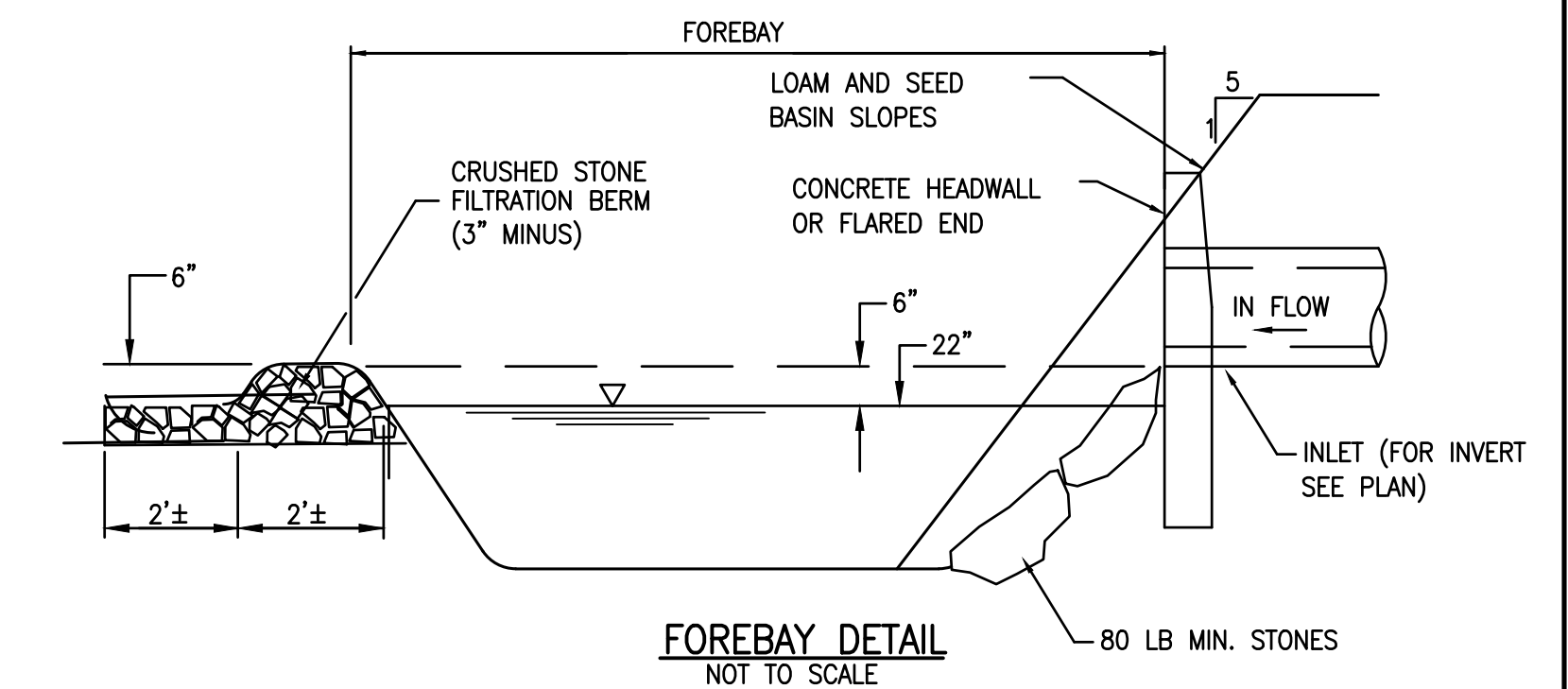
NOTES:
1. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MASSACHUSETTS HIGHWAY CONSTRUCTION STANDARDS AND THE TOWN OF SANDWICH STANDARDS.



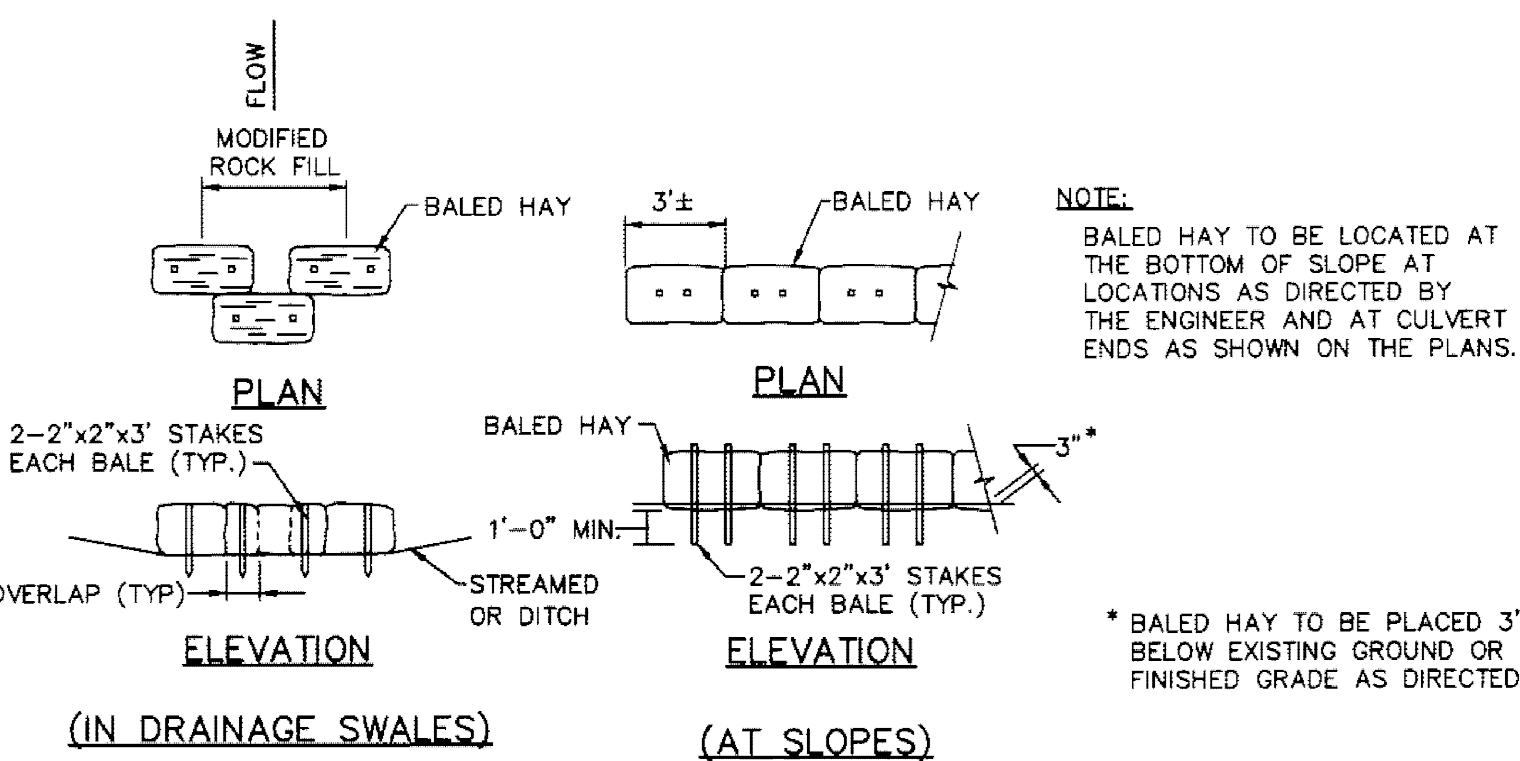
CONSTRUCTION ENTRANCE
NTS



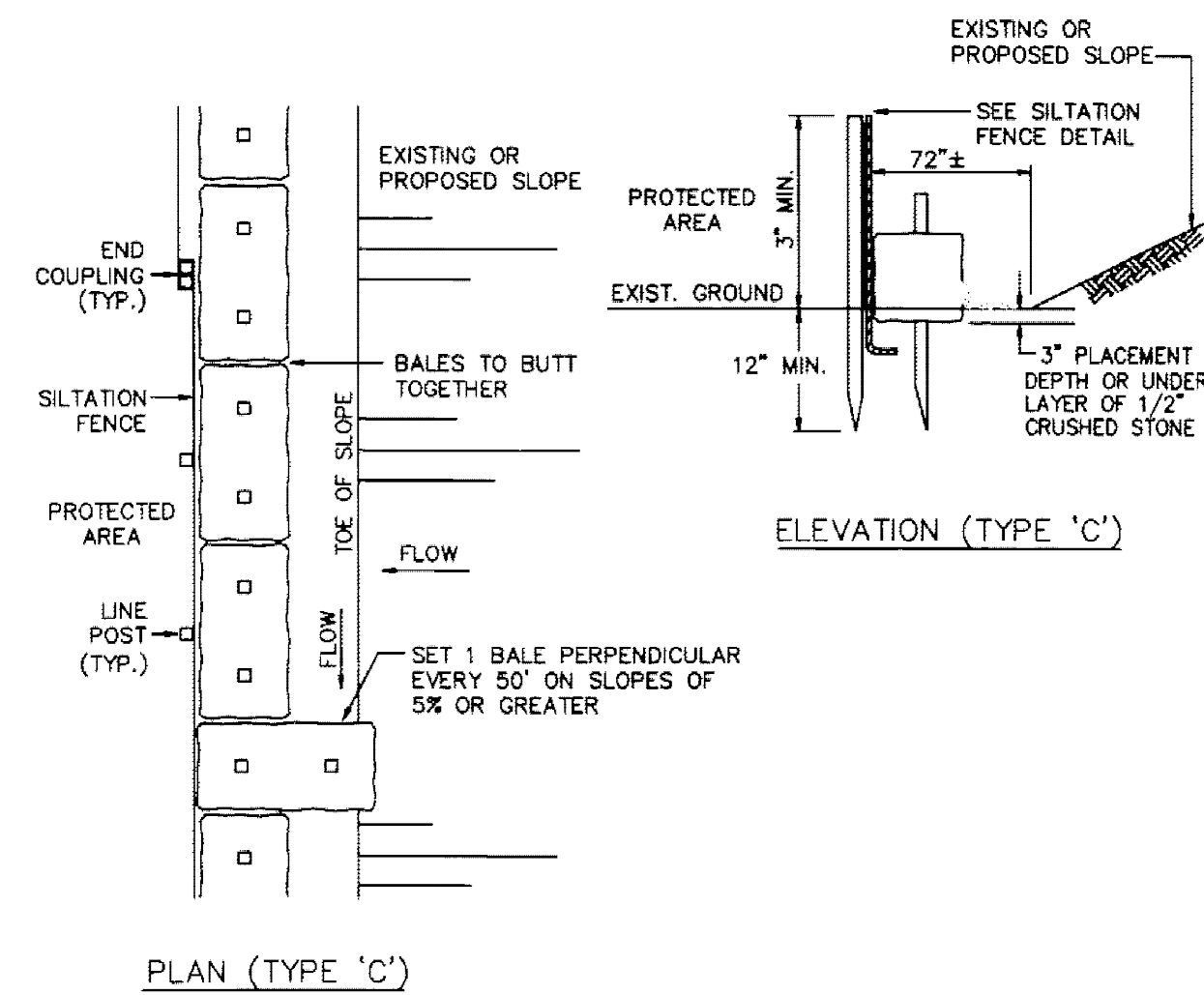
SILT SACK PROTECTION FOR CATCH BASIN
N.T.S.



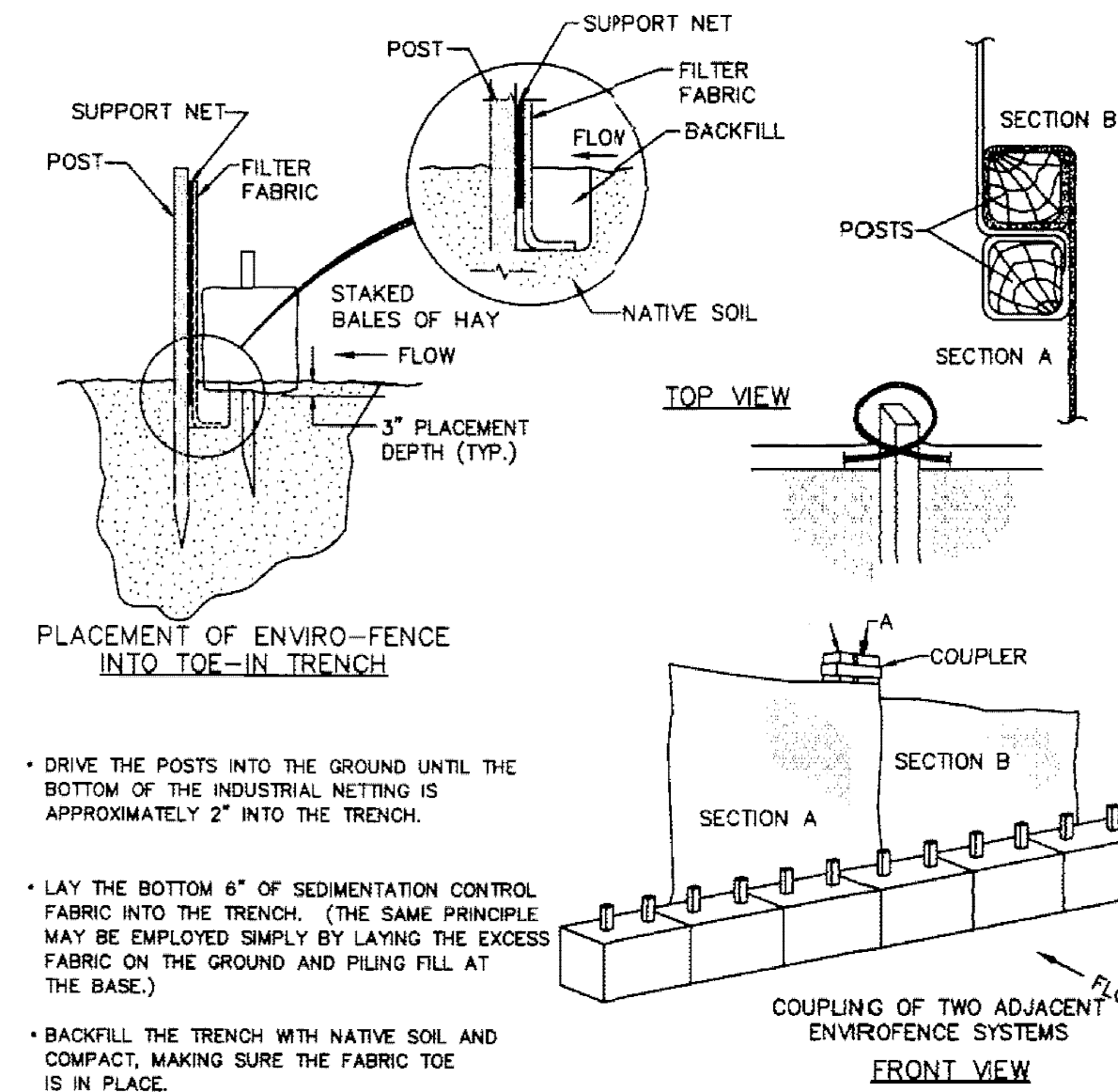
FOREBAY DETAIL
NOT TO SCALE



HAY BALES FOR EROSION CONTROL
NOT TO SCALE



BALES OF HALE & SILTATION FENCE
N.T.S.



SILTATION FENCE
N.T.S.

| | | | | | | |
|--|----------|-------------------|-----|---|--|--------------------------|
| DRAFT-FOR BIDDING PURPOSES ONLY | | | | DRAWING TITLE DETAIL SHEET-3 | | SCALE: SEE SCALE BAR |
| | | | | PROJECT CAPE CROSSING SANDWICH, MASSACHUSETTS | | DATE: SEPT 21, 2015 |
| | | | | CLIENT ROUTE 130 LAND DEVELOPMENT, LLC SEEKONK, MASSACHUSETTS | | DRAWN BY: SWL |
| | | | | DESIGNED BY: EKW/RMF | | CHECKED BY: RJR |
| | | | | * CIVIL ENGINEERING * LAND SURVEYING * ENVIRONMENTAL ASSESSMENT | | APPROVED BY: RJR |
| | | | | P.O. BOX 1088 350 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004 | | PROJECT NO. 174303301 |
| REV. | DATE | DESCRIPTION | BY | APP. | | |
| 0 | 4/9/2020 | BIDDING DOCUMENTS | SEK | RR | | |

VILLAGE RESIDENTIAL
3.2 PRELIMINARY PLANS



Front Elevation
Village Residential

Unpublished work
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Oaktree-GSK LLC

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| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |
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| | | |

| | | | | |
|--------------------------|------|-----------------|----------|--------|
| PROJECT | 1465 | SHEET | 01/20/20 | Author |
| | DATE | | | |
| GREENSTAXX MODULAR UNITS | | Front Elevation | | |
| A108 | | | | |



Residential Entrance Elevation

Unpublished work
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Oaktree-GSX LLC

| | | | | | | | | | |
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| | | | | | | | | | |
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| | | | | | | | | | |

PROJECT: GREENSTAXX MODULAR
UNITS
RESIDENTIAL ENTRANCE ELEVATION

| | |
|----------|--------------|
| PROJECT | 1465 |
| SCALE | 1/8" = 1'-0" |
| DATE | 01/22/20 |
| DRAWN BY | Author |

SHEET
A109



Back Elevation

Unpublished work
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Oaktree-GSX LLC

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | | | | | | | |
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| | | | | | | | |
| | | | | | | | |

GREENSTAXX MODULAR
UNITS

Back Elevation

| | |
|--------------------|------------------|
| PROJECT 1466 | SUBJECT UNITS |
| SCALE | DATE 07/10/20 |
| DESIGNER Author | |

Sheet
A110

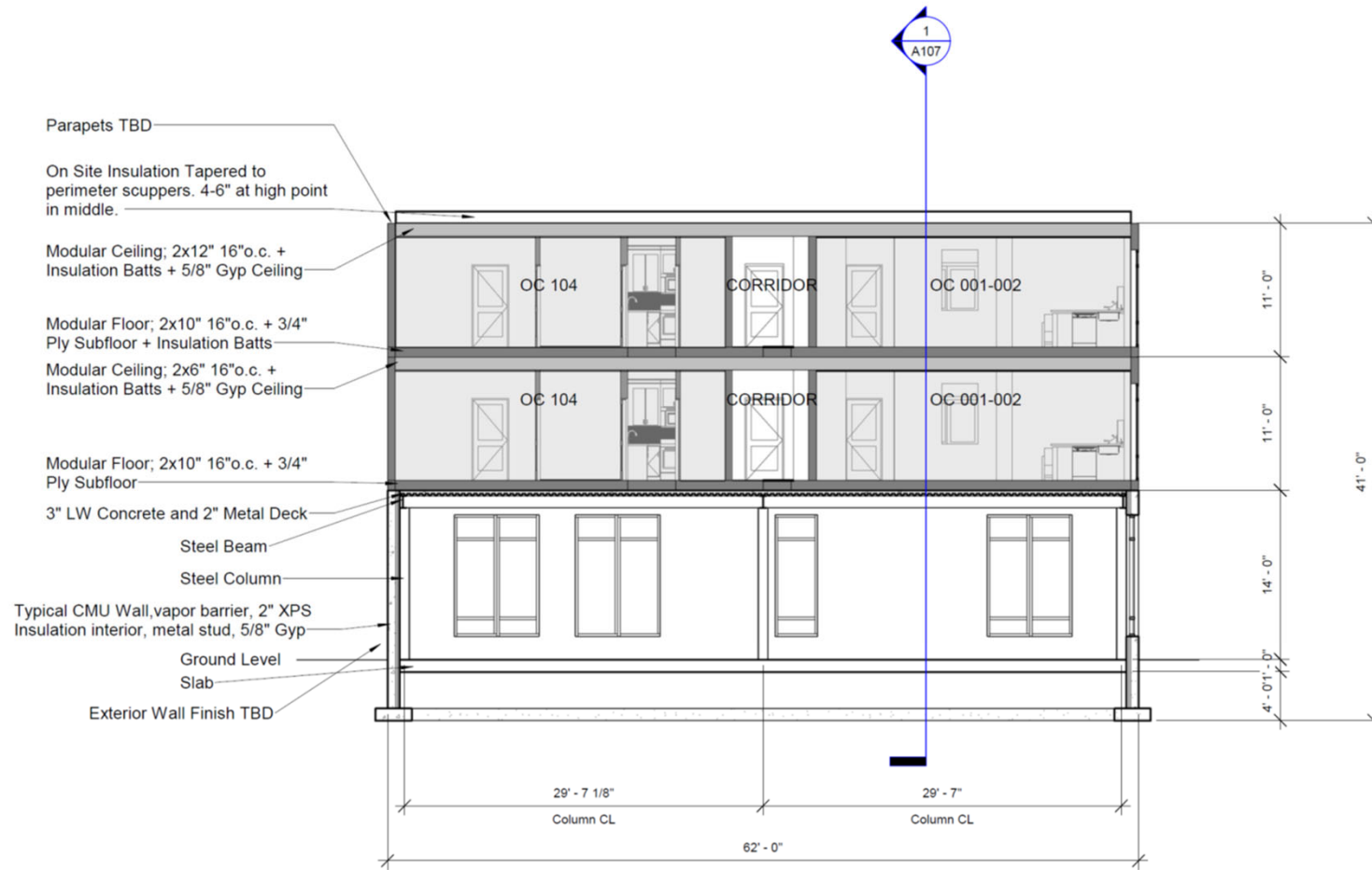
Unpublished work
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Oaktree-GSX LLC

GREENSTAXX MODULAR
UNITS

Section 1

| | |
|----------|--------------|
| PROJECT | 1466 |
| SCALE | 1/8" = 1'-0" |
| DATE | 10/04/19 |
| DESIGNER | Author |

SHEET
A106



① Section 1
1/8" = 1'-0"

| UNIT NUMBER | MODULAR CODE | TYPE | NET SQ.FT. | GROSS SQ.FT. |
|-------------|--------------|------------|------------|--------------|
| -01 | OC 001 | Studio | 505 | 522 |
| -02 | OC 002 | Studio | 505 | 522 |
| -03 | CR 202 | 3 BR 2 BTH | 996 | 1029 |
| -04 | OC 102 | 1 BR 1 BTH | 717 | 741 |
| -05 | OC 104 | 1 BR 1 BTH | 717 | 741 |
| -06 | CR 102 | 1 BR 1 BTH | 625 | 646 |
| -07 | CR 101 | 1 BR 1 BTH | 739 | 764 |
| -08 | OC 101 | 1 BR 1 BTH | 717 | 741 |



Ground Floor

green
STAXX

Unpublished work
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GREENSTAXX MODULAR

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| PROJECT: | 1465 |
| SCALE: | AS SHOWN |
| DATE: | 01/20/20 |
| DRAWN BY: | Author |

SYMBOL: A108



Second Floor

green STAXX

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PROJECT: GREENSTAXX MODULAR

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| PROJECT | 1465 |
| SCALE | |
| DATE | 01/20/20 |
| DESIGNER | Author |

108



Third Floor

green STAXX

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GREENSTAXX MODULAR

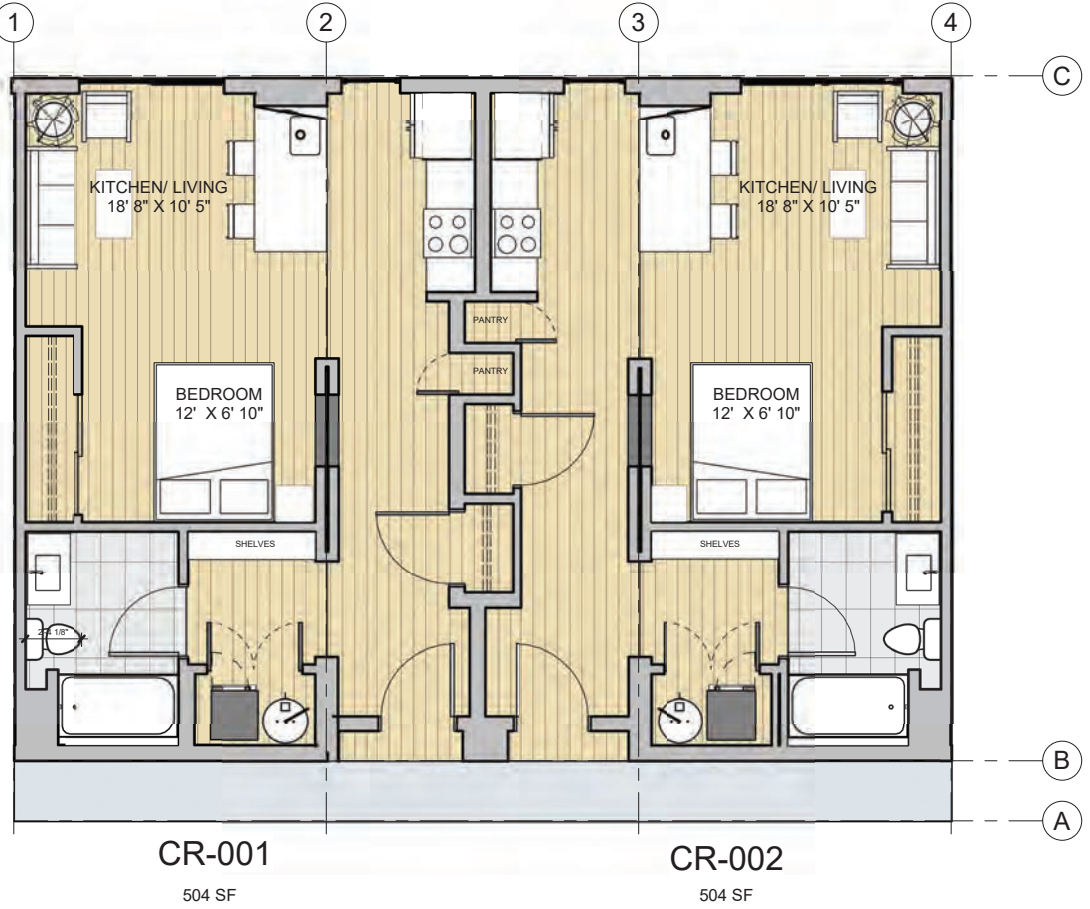
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| PROJECT | 1465 |
| SCALE | |
| DATE | 01/20/20 |
| DRAWN BY | Author |

1465

A108

VILLAGE RESIDENTIAL
PRELIMINARY PLANS

CR-001 Studios v3
504 SF each



① CR-00-/ 002 MARKETING FLOOR PLANS
1/4" = 1'-0"

green STAXX

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REVISIONS

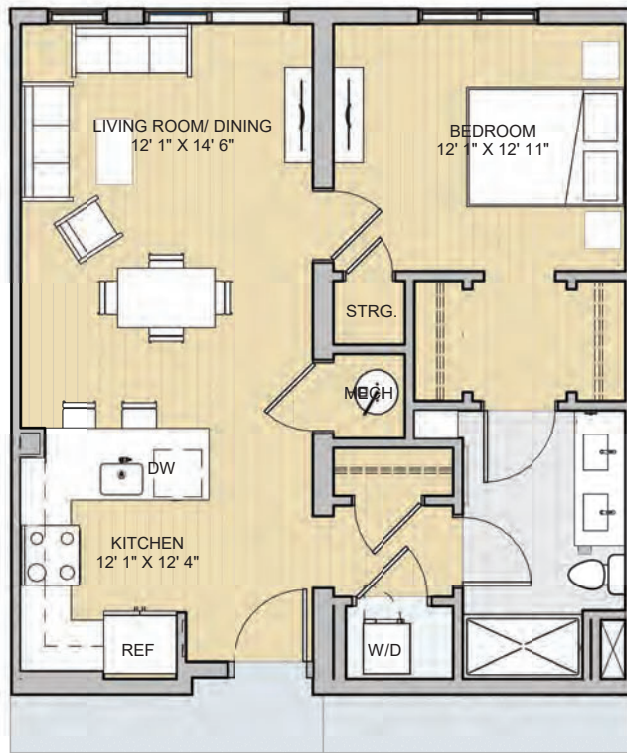
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PROJECT: GREENSTAXX MODULAR UNITS
SUBJECT: MARKETING FLOOR PLANS

FIGURE: 1-005
SCALE: 1/4" = 1'-0"
TITLE: 07/11/19
DESIGN: SR

SHEET: A 0.0

Unit CR-101 v3 690 SF



① CR 101 MARKETING PLAN
1/4" = 1'-0"

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PROJECT: **GREENSTAXX MODULAR UNITS**

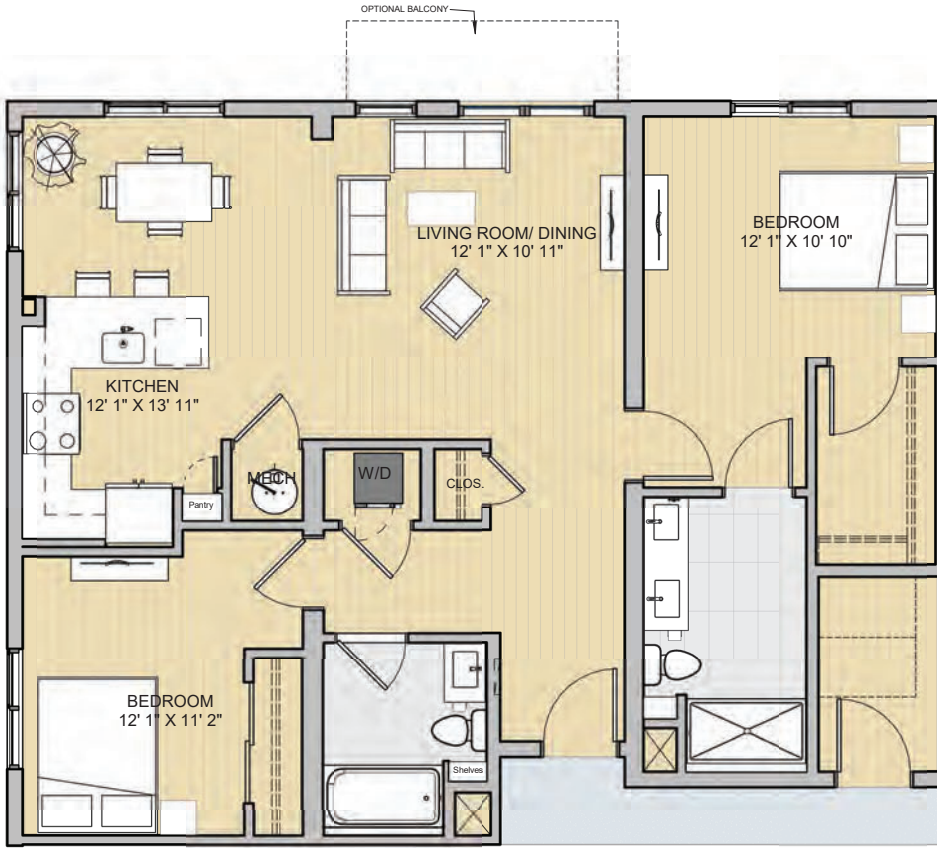
SUBJECT: **Marketing Plan**

DATE: 03/20/19

DRAWN: SR

SHEET: **A-0.0**

OC-202 v3
1046 SF



1 OC-202 MARKETNG PLAN
1/4" = 1'-0"

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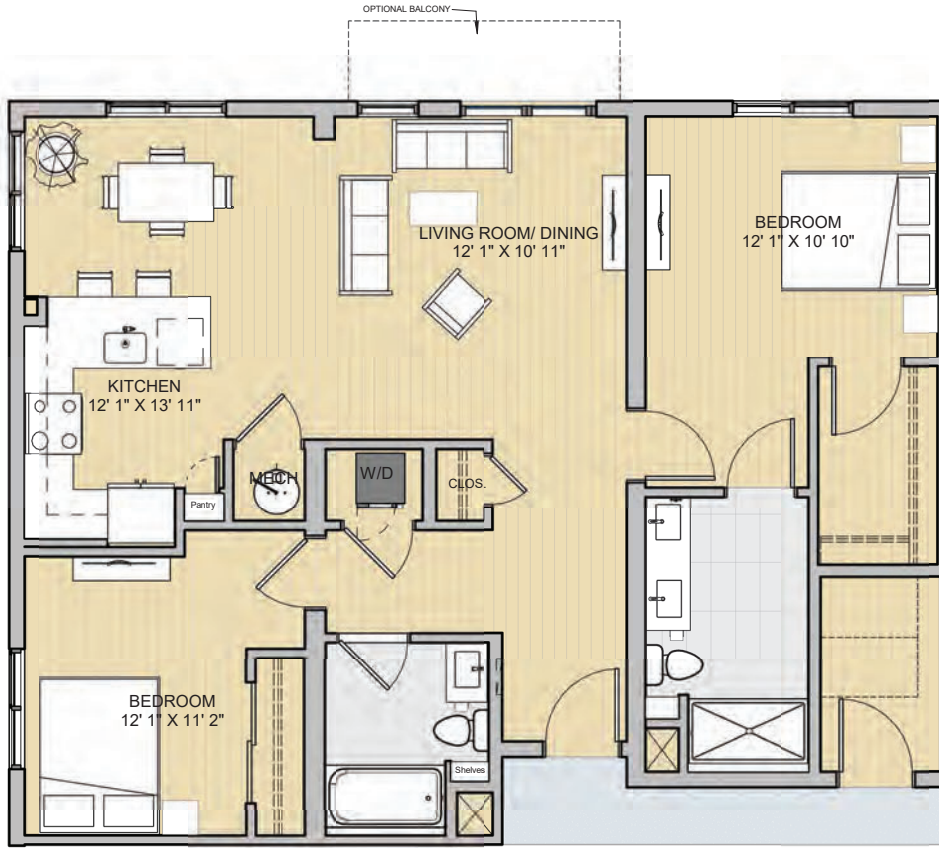
green STAXX

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| PROJECT: GREENSTAXX MODULAR UNITS | REV. NO. | |
| SUBJECT: MARKETNG PLAN | | |
| DATE: 6/20/19 | | |
| DESIGN: SR | | |
| SHEET | | |
| A 0.0 | | |

OC-202 v3
1046 SF



① OC-202 MARKETNG PLAN
1/4" = 1'-0"

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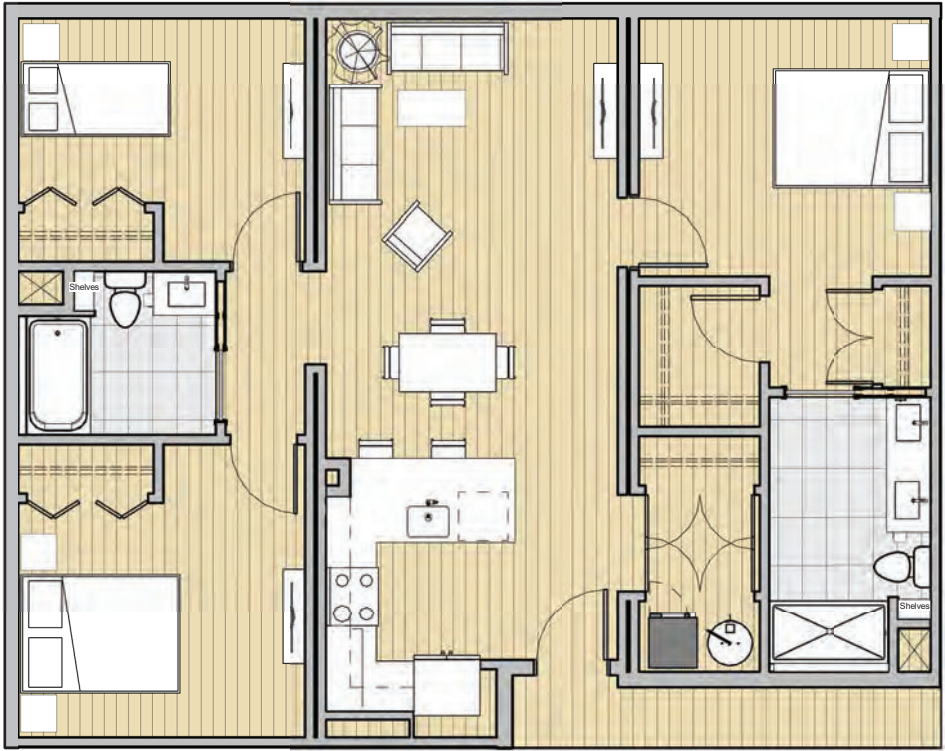
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PROJECT: GREENSTAXX MODULAR
UNITS
SUBJECT: MARKETNG PLAN

| FIGURE | SCALE | DATE | DESIGNER |
|--------|--------------|---------|----------|
| 1-065 | 1/4" = 1'-0" | 6/20/19 | SR |

SHEET A 0.0

OC-301 v3
1092 SF



① A 0.0 - Marketing Floor Plan
1/4" = 1'-0"

green
STAXX

BRUCE
RONAYNE
HAMILTON
ARCHITECTS

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GREENSTAXX MODULAR
UNHHS
Marketing Plan

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| PROJECT | UNHHS |
| SCALE | 1/4" = 1'-0" |
| TITLE | Marketing Plan |
| DATE | 04/08/16 |
| AUTHOR | Author |

A-0.0

GREENSTAXX MODULAR UNITS



VERSION

UNIT CR-201 V3 - 1044 SF

ARCHITECT:

GREENSTAXX

84 SHERMAN STREET, CAMBRIDGE, MA 02140

PHONE: (617) 491-9100

FAX: (617) 491-6004

CONSULT ARCHITECT:

BRUCE RONAYNE HAMILTON ARCHITECTS, INC.

833 TURNPIKE ROAD, NEW IPSWICH, NH 03071

PHONE: (603) 878-4823

FAX: (603) 878-4834

MECHANICAL ENGINEER:

DESIGN DAY MECHANICALS, INC.

369 PAGE HILL ROAD, NEW IPSWICH, NH 03071

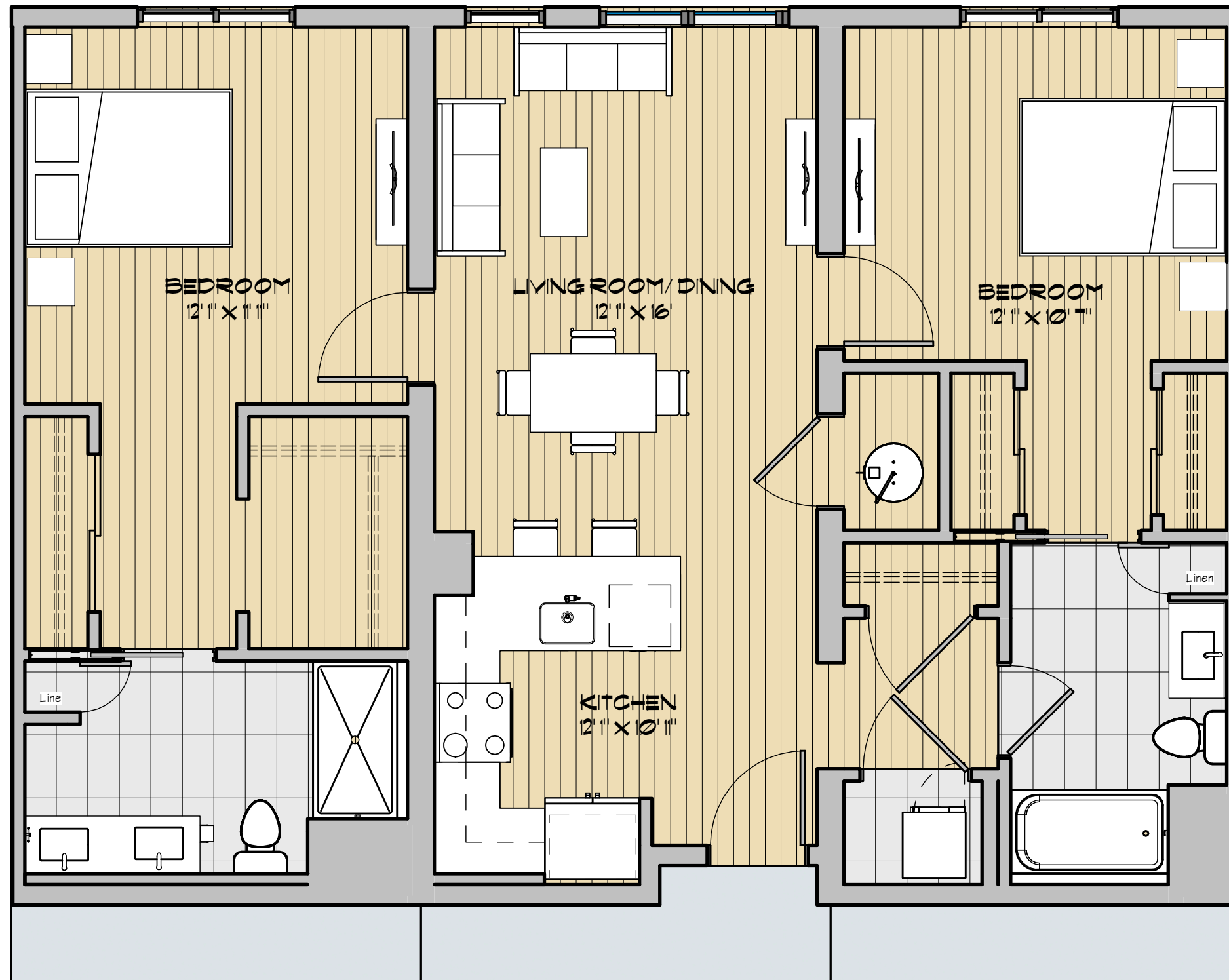
PHONE: (603) 291-0111

ELECTRICAL ENGINEER:

HURRICANE HILL DEVELOPMENT CO.

1042 HURRICANE HILL RD. MASON, NH 03048

PHONE: (603) 878-1726



REFERENCE GA-1 THRU GA-9.3
KITCHEN TYPE 1, BATHROOM M1 AND BATHROOM G1

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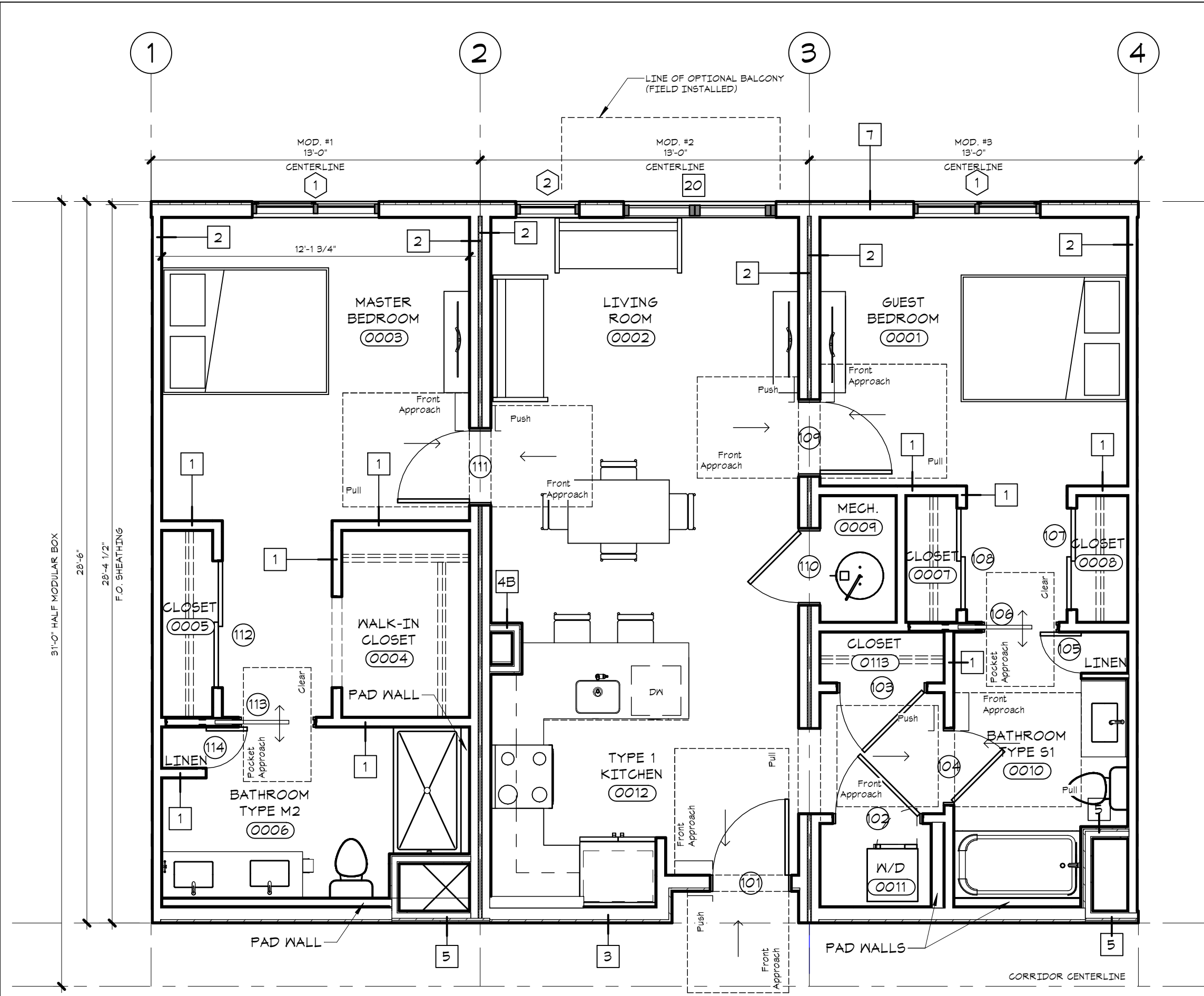
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PROJECT: GREENSTAXX MODULAR
UNITS

SUBJECT: COVER SHEET CR-201

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| PROJECT | 1465 |
| SCALE | 1/4" = 1'-0" |
| DATE | 8/28/20 |
| DRAWN | KEM |

SHEET
A-0.0



GENERAL NOTES

NOTES :

- 1/ ALL SHELVING TO BE ELFA SHELVING AND COORDINATED BY GC IN THE FIELD.
- 2/ EACH WALK-IN CLOSET (EXCEPT ADA) CONTAINS FOUR SHELVES.
 - ON THE WALL OPPOSITE THE DOOR (1) SHELF PLACED AT 70" AND (1) PLACED AT 84"
 - ON THE WALL ADJACENT THAT WALL (1) SHELF PLACED AT 42" AND (1) PLACED AT 84".
- 3/ WALK-IN CLOSETS IN ADA UNITS HAVE ONE SHELF AT 4'. ONLY AT 'CR-101-ADA' AND 'CR-201-ADA'
- 4/ SMALLER BEDROOM CLOSETS EACH CONTAIN 4 SHELVES. THE BOTTOM SHELF IS 20" OFF THE FLOOR AND THE REMAINING SHELVES ARE PLACED ABOVE @ EVERY 15".
- 5/ PANTRY CLOSETS EACH CONTAIN 4 SHELVES. THE BOTTOM SHELF IS 20" OFF THE FLOOR AND THE REMAINING SHELVES ARE PLACED ABOVE @ EVERY 15".

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| PROJECT: | GREENSTAXX MODULAR UNITS |
| SUBJECT: | FLOOR PLAN |

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| PROJECT | 1465 |
| SCALE | As Indicated |
| DATE | 8/28/20 |
| DRAWN | KEM |

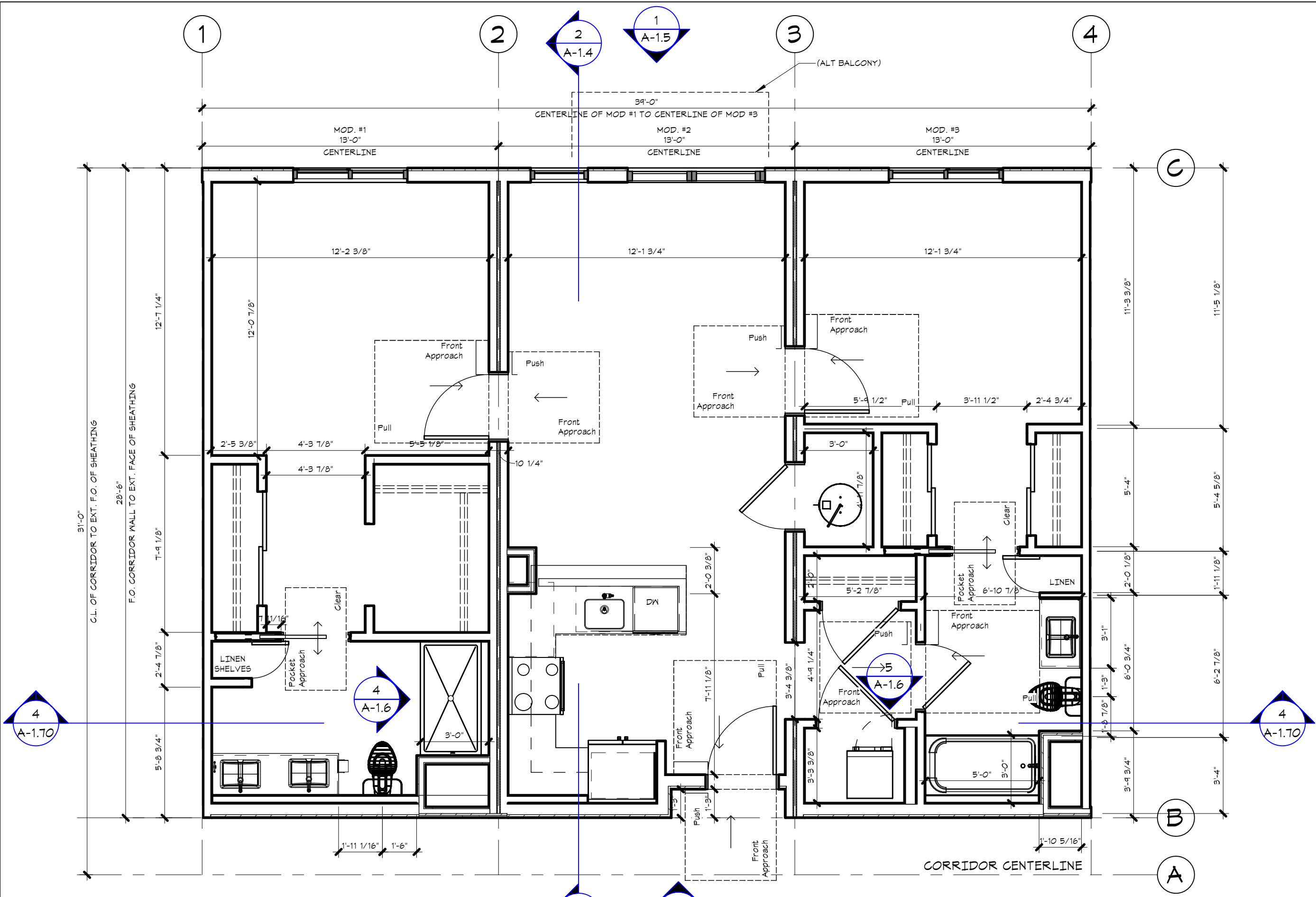
SHEET
A-1.0

1 CR-201 FLOOR PLAN
 1/4" = 1'-0"

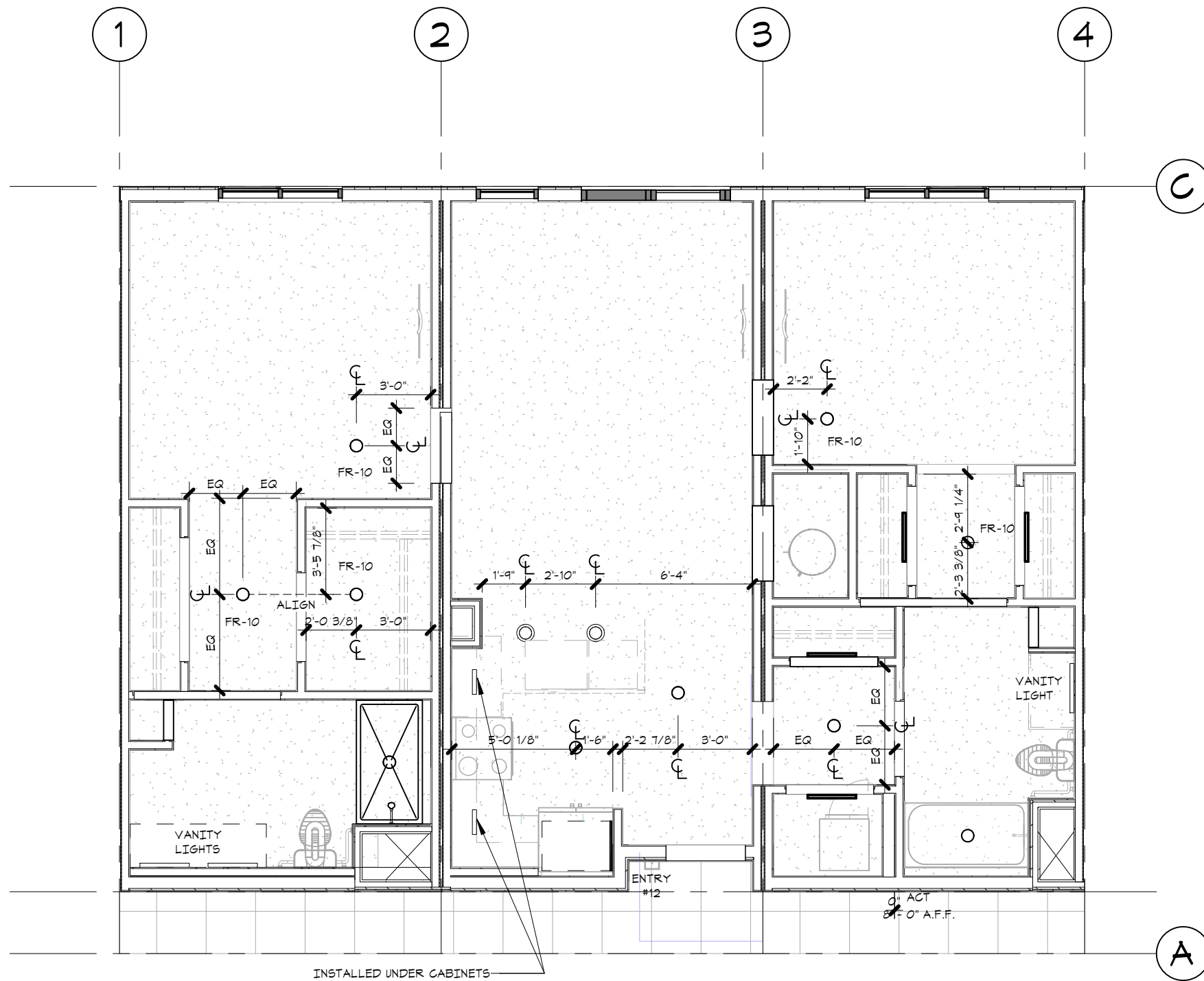
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GREENSTAXX MODULAR UNITS

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| PROJECT | 1465 |
| SCALE | 1/4" = 1'-0" |
| DATE | 8/28/20 |
| DRAWN | KEW |
| SUBJECT | DIMENSION PLAN |



① CR-201 DIMENSION PLAN
1/4" = 1'-0"



| Ceiling Schedule | | |
|--------------------|--------|----------|
| Type | Area | Location |
| 1/2" GWB 9'-2" | 930 SF | Unit |
| 2' x 2' ACT System | 104 SF | Hallway |

NOTE: REFER TO ELECTRICAL PLAN FOR PROPOSED LIGHT FIXTURE LOCATION AND SPECIFICATIONS/SCHEDULE

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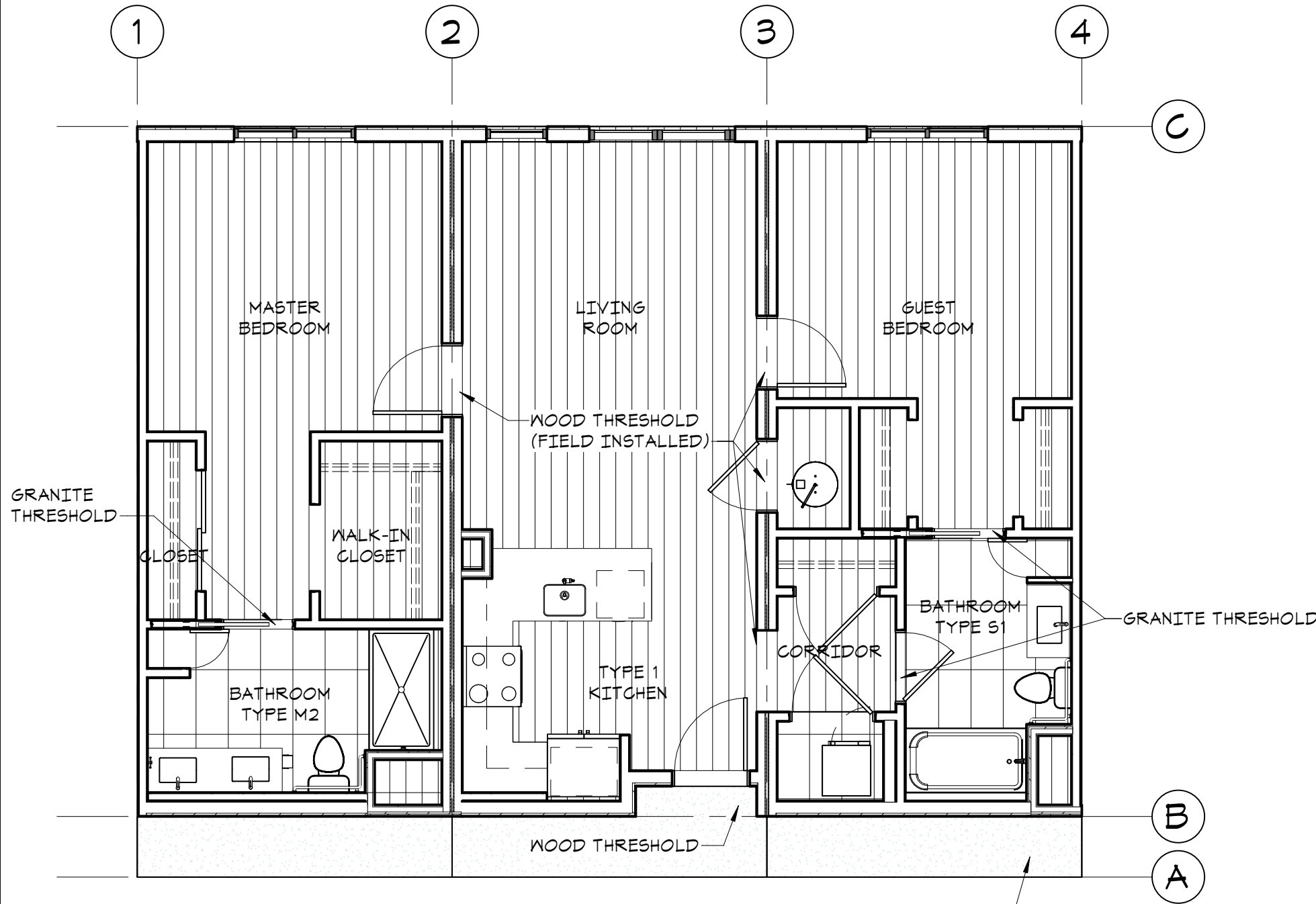
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PROJECT: **GREENSTAXX MODULAR UNITS**
SUBJECT: RCP

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| PROJECT | 1465 |
| SCALE | 3/16" = 1'-0" |
| DATE | 8/28/20 |
| DRAWN | KEW |

SHEET
A-1.2

① CR-201 REFLECTED CEILING PLAN
3/16" = 1'-0"



| FLOORING LEGEND | |
|-----------------|-------------------------------|
| | LVP Luxory Vinyl |
| | VCT Vinyl Composition Tile |
| | CT CERAMIC |
| | CPT CARPET |

NOTE: SEE FLOORING SPECIFICATIONS UNDER SEPARATE COVER

① CR-201 FINISH PLAN
3/16" = 1'-0"

2 LAYERS OF SHEATHING; (1) TO BE INSTALLED IN FACTORY AND (1) TO BE INSTALLED IN FIELD (TYP. AT CORRIDOR WALLS)

| Floor Schedule | | | | |
|-----------------------|-----------|---------|--------------------|-------------------|
| Type | Type Mark | Area | Comments | Default Thickness |
| Finish Floor CARPET | CPT | 65 SF | Carpet | 5/8" |
| Finish Floor CARPET | CPT | 39 SF | Carpet | 5/8" |
| Finish Floor 12" TILE | CT | 68 SF | Ceramic Tile | 5/8" |
| Finish Floor 12" TILE | CT | 72 SF | Ceramic Tile | 5/8" |
| Finish Floor LVP | LVP | 798 SF | Luxory Vinyl Plank | 5/8" |
| Floor Joist and Sub | FLR | 1209 SF | 2"x10", 5/8" Sub | 10" |

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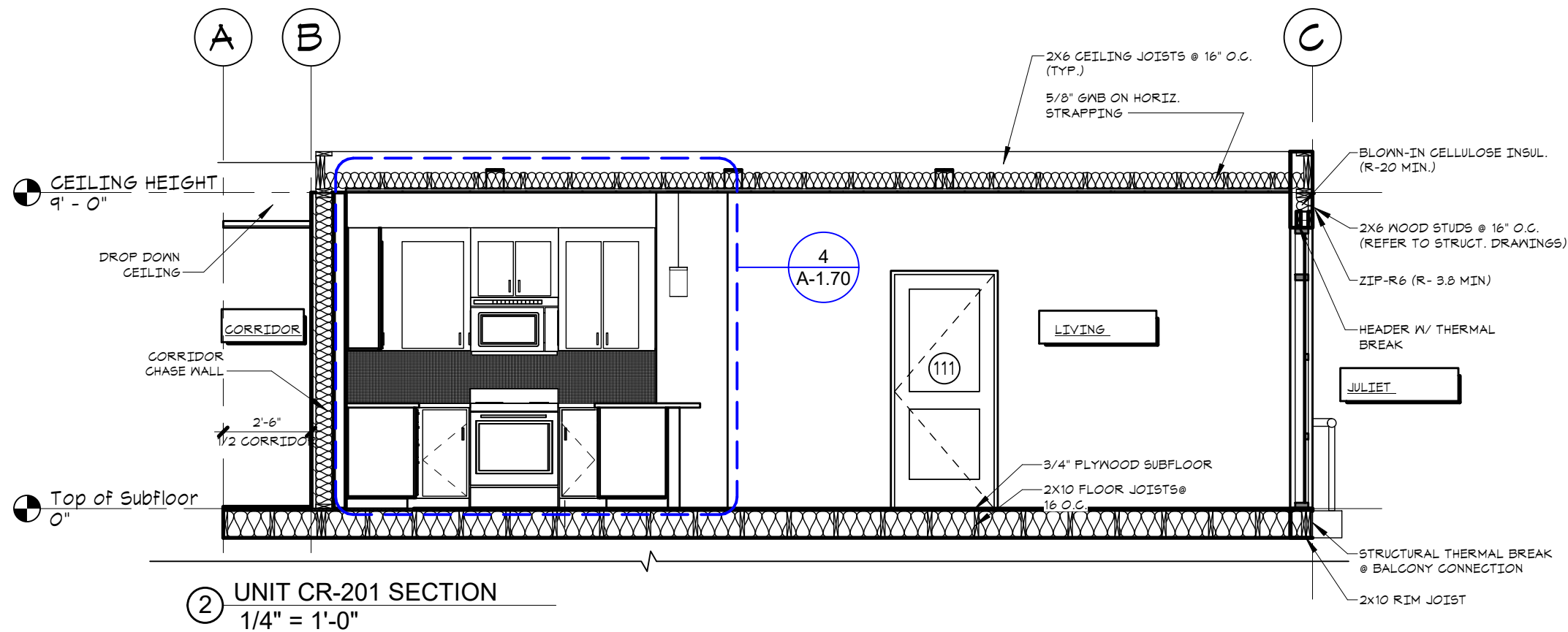
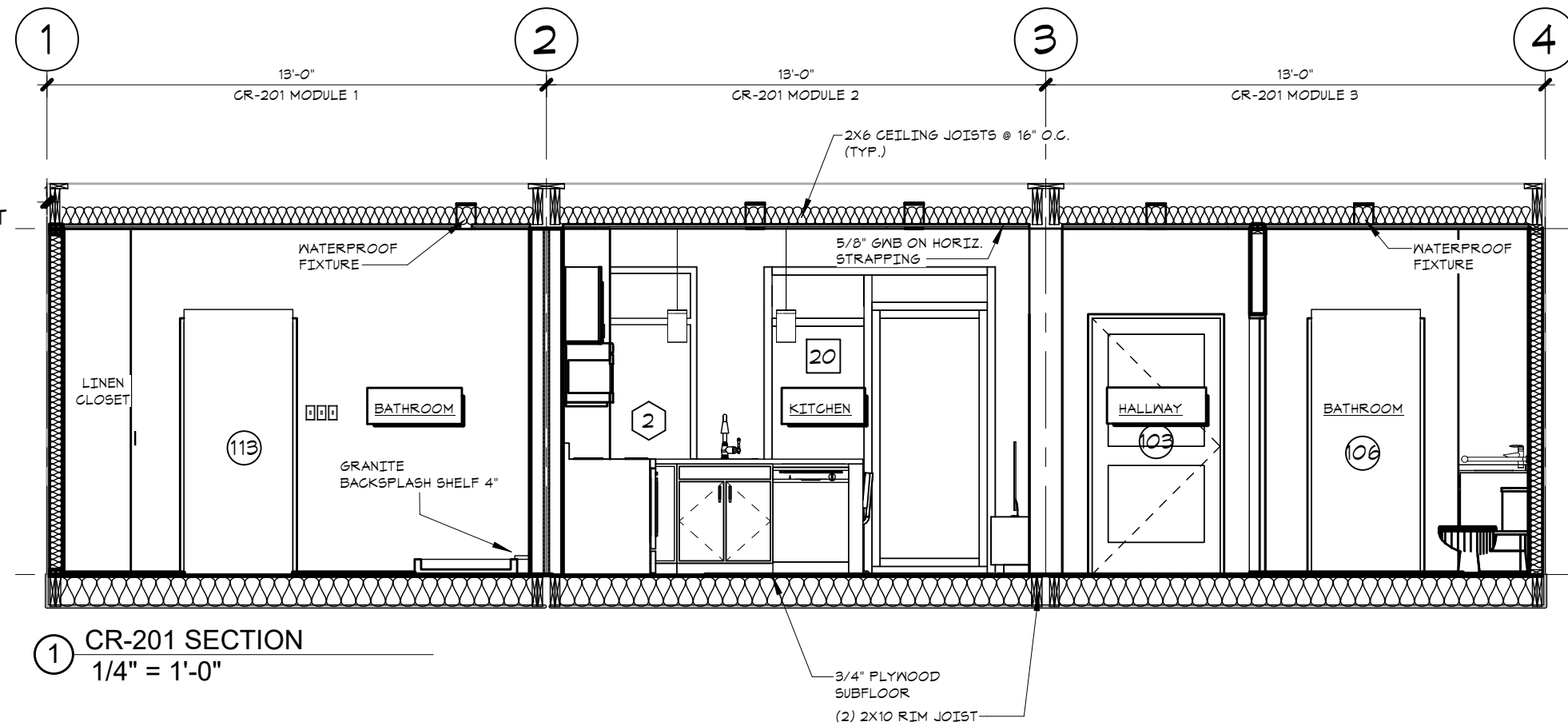
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PROJECT: GREENSTAXX MODULAR UNITS
SUBJECT: FLOOR FINISH PLAN

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|---------|---------------|
| PROJECT | 1465 |
| SCALE | 3/16" = 1'-0" |
| DATE | 8/26/20 |
| DRAWN | KEW |

SHEET
A-1.3



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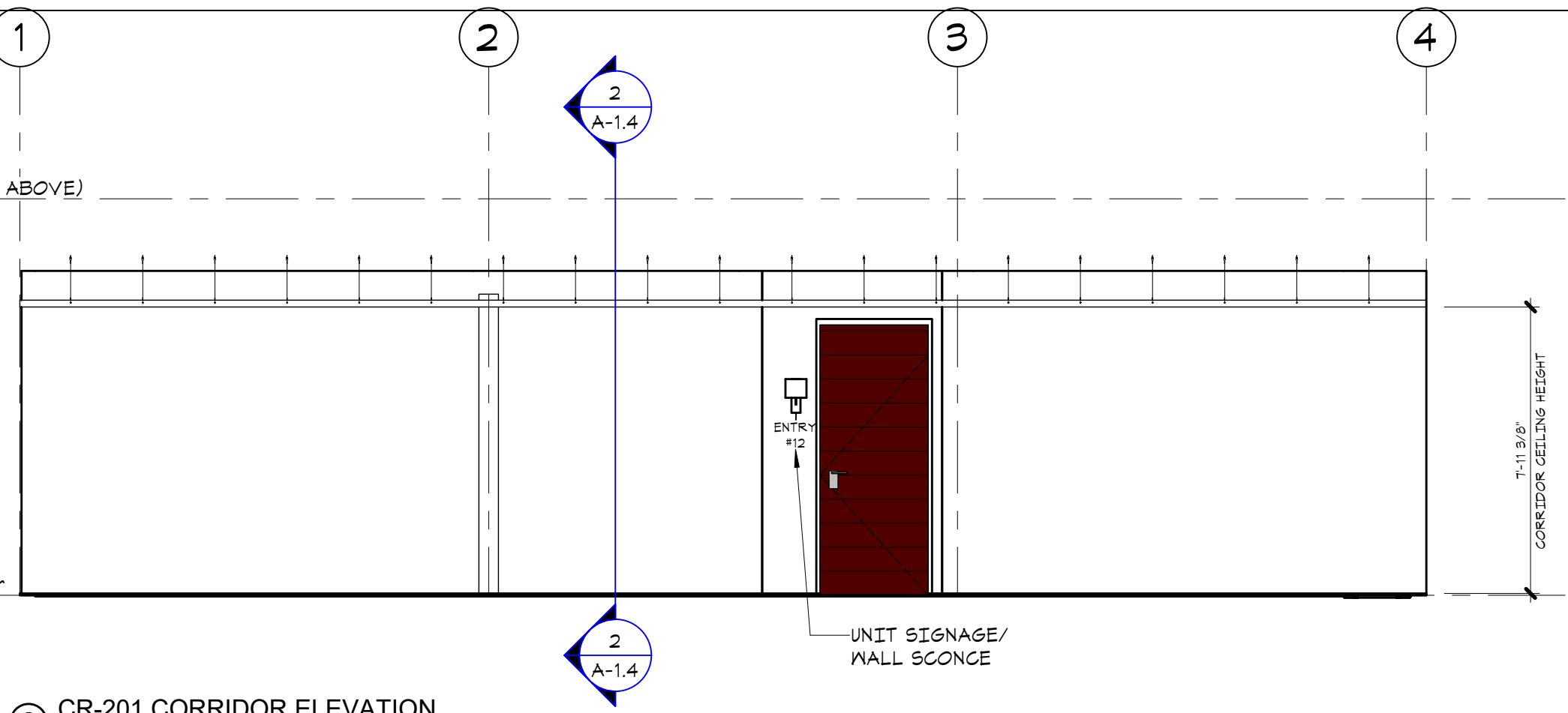
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| PROJECT | 1465 |
| SCALE | 1/4" = 1'-0" |
| DATE | 8/28/20 |
| DRAWN | KEM |

SHEET A-1.4

LEVEL 2 (UNIT ABOVE)
11' - 0"

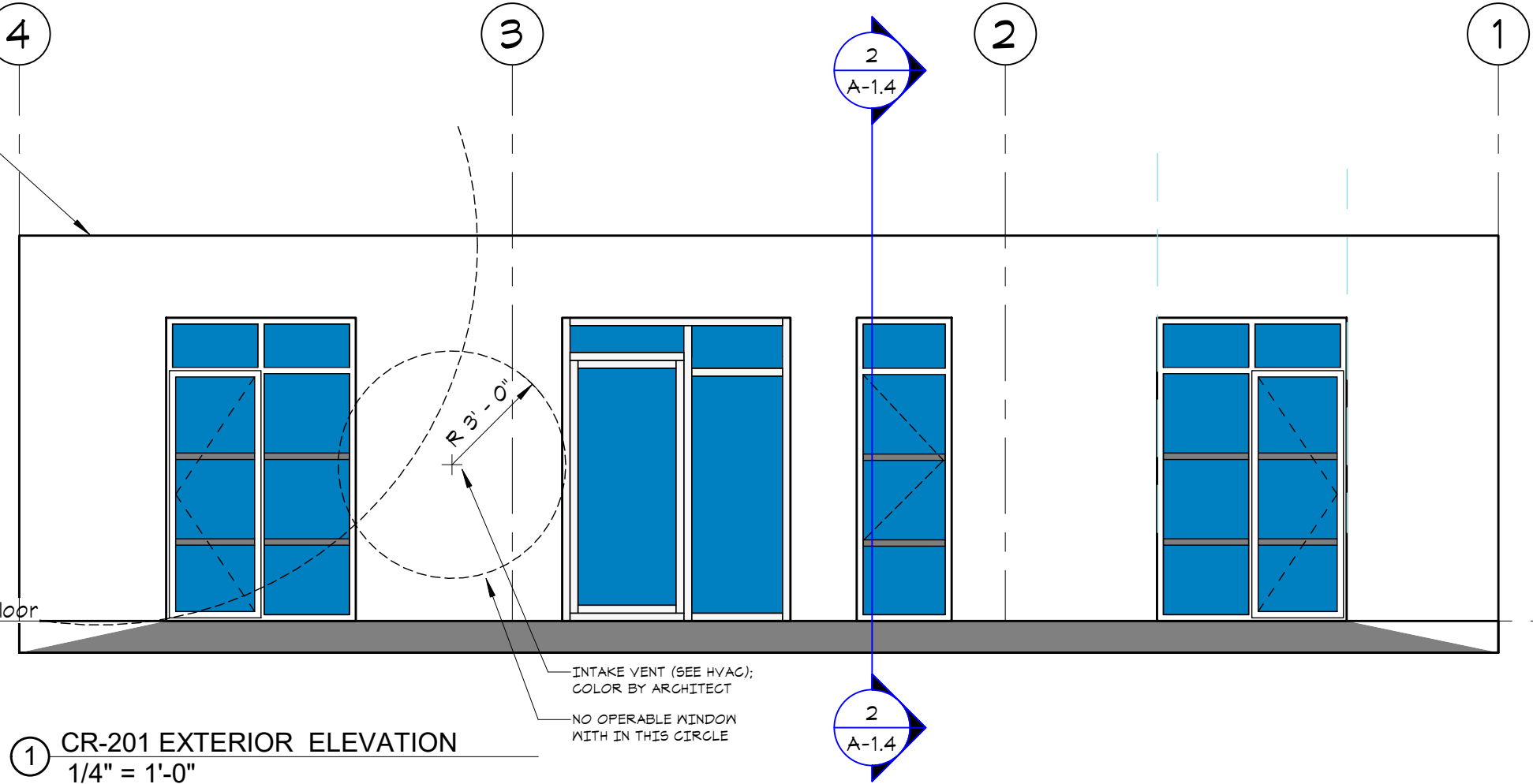
Top of Subfloor
0"



2 CR-201 CORRIDOR ELEVATION
1/4" = 1'-0"

EXHAUST VENT (SEE HVAC);
COLOR BY ARCHITECT

Top of Subfloor
0"



1 CR-201 EXTERIOR ELEVATION
1/4" = 1'-0"

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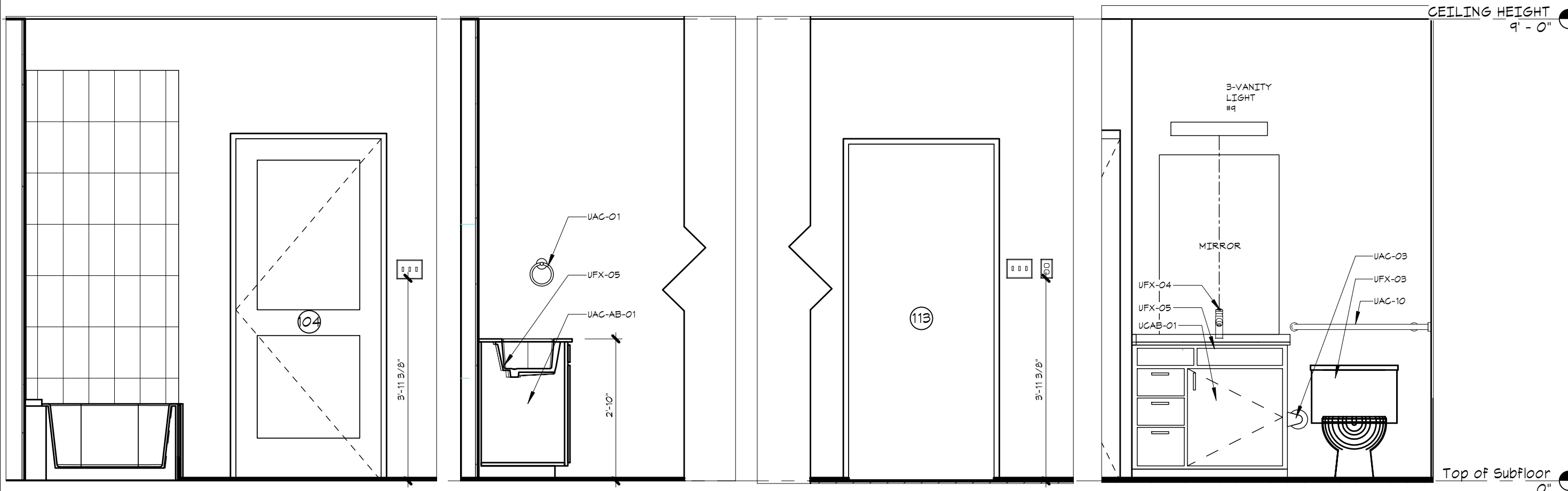
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PROJECT: GREENSTAXX MODULAR
UNITS
SUBJECT: ELEVATIONS

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| PROJECT | 1465 |
| SCALE | 1/4" = 1'-0" |
| DATE | 8/28/20 |
| DRAWN | KEM |

SHEET
A-1.5

Abbreviation: A (Appliance), F (Fixture), H (Hardware), L (Lighting), C (Casework)

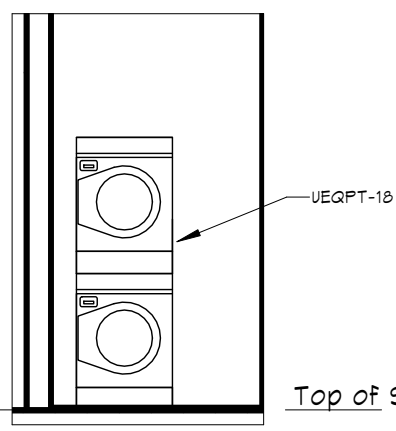


② BATHROOM SWITCHES-GUEST
1/2" = 1'-0"

③ CAPTIVE BATHROOM VANITY
1/2" = 1'-0"

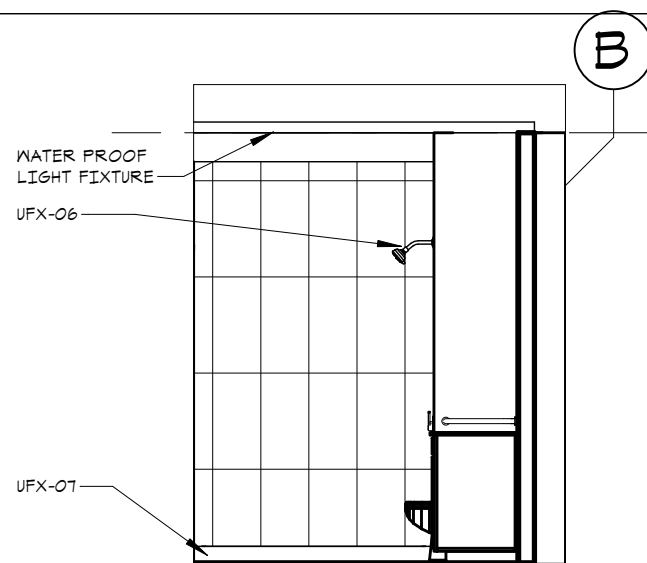
① CAPTIVE BATHROOM SWITCHES
1/2" = 1'-0"

⑦ BATHROOM VANITY GUEST
1/2" = 1'-0"

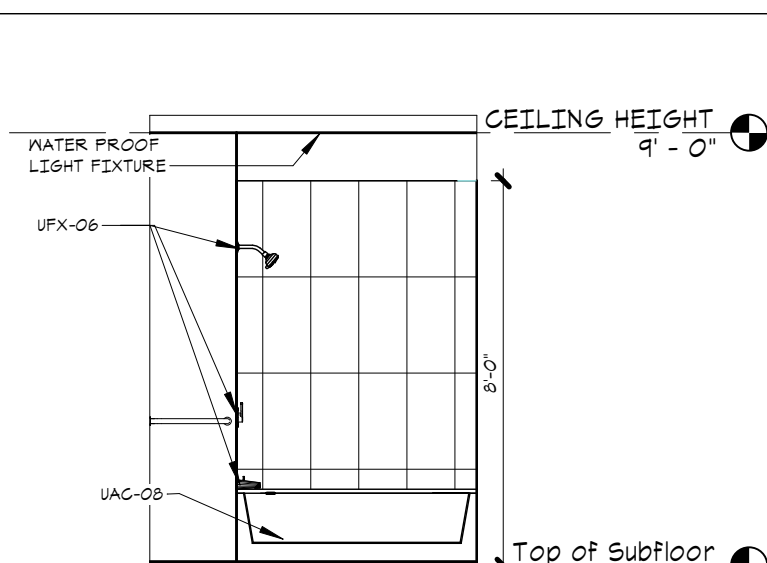


⑥ WASHER/DRYER ELEVATION (TYP.)
1/4" = 1'-0"

NOTE: FOR FIXTURE & ACCESSORY SPECIFICATIONS SEE SPECIFICATIONS UNDER SEPARATE COVER



④ SHOWER ELEVATION
1/4" = 1'-0"



⑤ TUB ELEVATION
1/4" = 1'-0"

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PROJECT: GREENSTAXX MODULAR UNITS

SUBJECT: BATHROOM DETAILS

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| PROJECT | 1465 |
| SCALE | As Indicated |
| DATE | 8/28/20 |
| DRAWN | KEM |

SHEET A-1.6

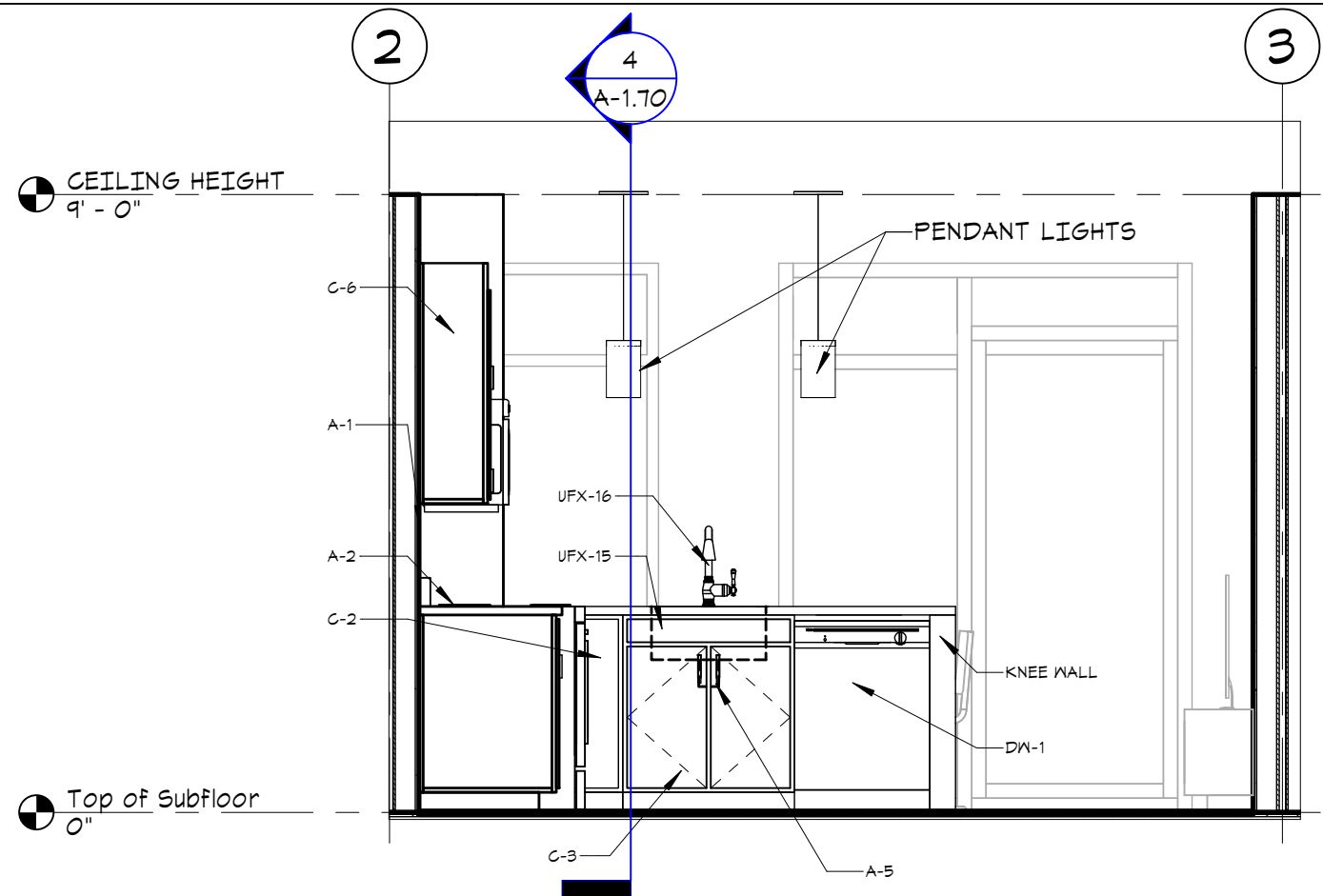
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PROJECT: GREENSTAXX MODULAR UNITS

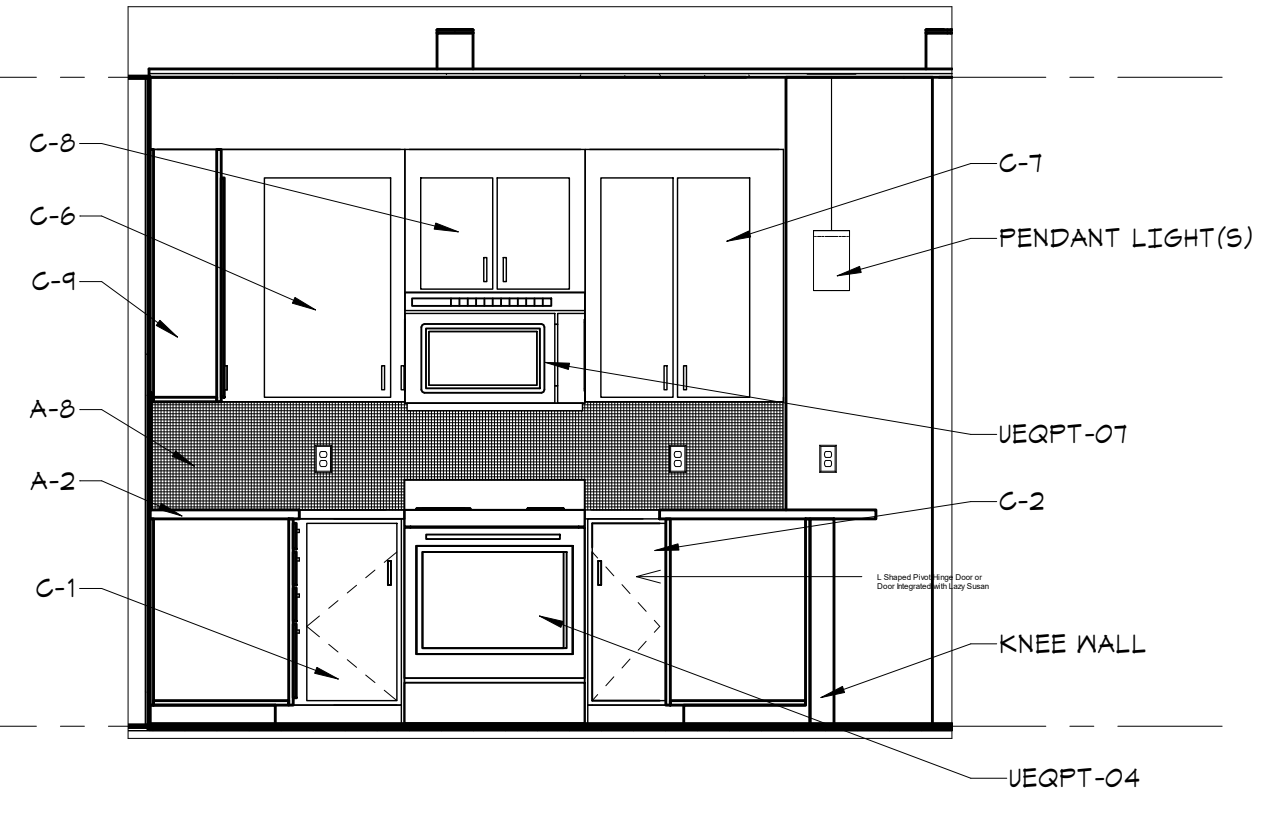
SUBJECT: KITCHEN ELEVATIONS

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| PROJECT | 1465 |
| SCALE | As Indicated |
| DATE | 8/28/20 |
| DRAWN | KEM |

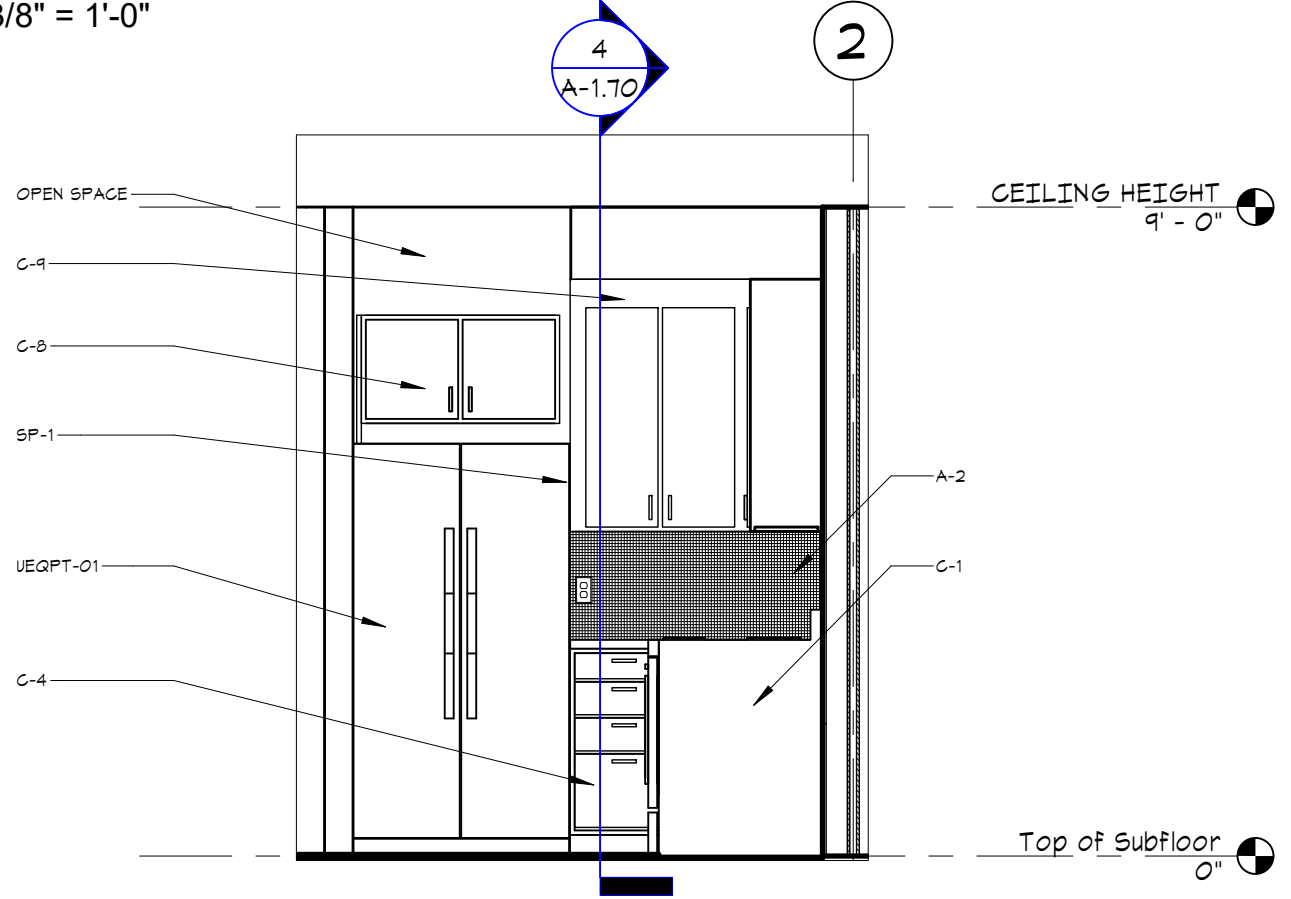
SHEET A-1.70



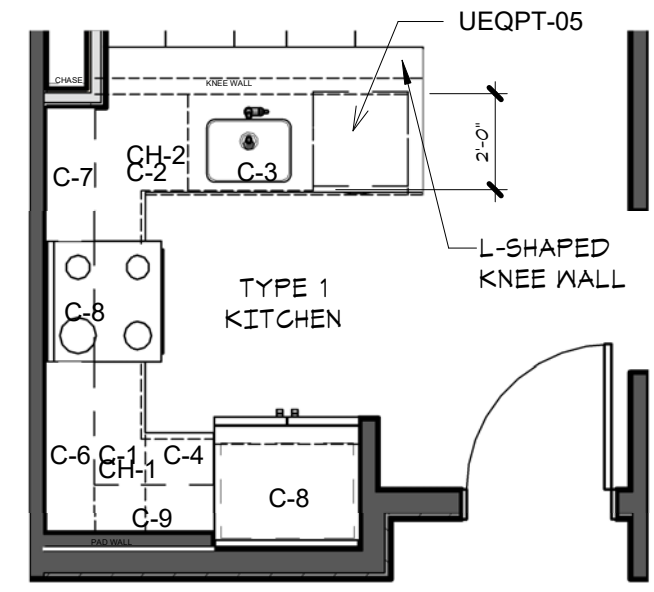
② CR 201 Kitchen Elevation 2
3/8" = 1'-0"



④ UNIT CR-201 SECTION
3/8" = 1'-0"



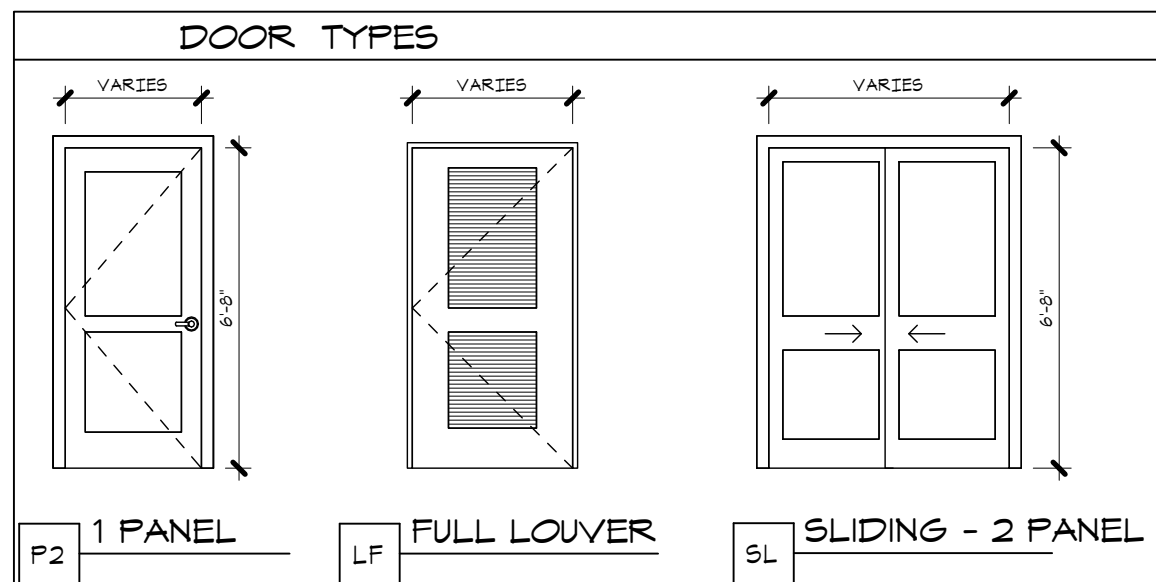
① CR 201 Kitchen Elevation 1
3/8" = 1'-0"



③ CR-201 FLOOR PLAN
1/4" = 1'-0"

CR-201 DOOR SCHEDULE

| LOCATION | | DOOR | | | RATING | Door Panel Type | Door Material | Frame Type |
|----------|------------------|------------------------|-------------|---------|--------|-----------------|---------------|------------|
| MARK | ROOM NAME | OPERATION | WIDTH | HEIGHT | | | | |
| 101 | TYPE 1 KITCHEN | SINGLE - HINGED | 3' - 0" | 7' - 6" | 20 MIN | P2 | WOOD VENEER | 20 MIN |
| 102 | W/D | SINGLE - HINGED | 3' - 4" | 6' - 8" | | LF | WOOD VENEER | |
| 103 | CORRIDOR | SINGLE - HINGED | 3' - 4" | 6' - 8" | | P2 | WOOD VENEER | |
| 104 | BATHROOM TYPE S1 | SINGLE - HINGED | 2' - 10" | 6' - 8" | | P2 | WOOD VENEER | |
| 105 | LINEN | SINGLE - HINGED | 1' - 7 3/8" | 6' - 8" | | P2 | WOOD VENEER | |
| 106 | GUEST BEDROOM | Pocket_Door_20151 | 2' - 11" | 6' - 8" | | P2 | WOOD VENEER | |
| 107 | GUEST BEDROOM | SLIDING - CLOSET | 4' - 0" | 6' - 8" | | SL | WOOD VENEER | |
| 108 | GUEST BEDROOM | SLIDING - CLOSET | 4' - 0" | 6' - 8" | | SL | WOOD VENEER | |
| 109 | GUEST BEDROOM | SINGLE - HINGED - Mate | 2' - 10" | 6' - 8" | | P2 | WOOD VENEER | |
| 110 | MECH. | SINGLE - HINGED - Mate | 2' - 10" | 6' - 8" | | LF | WOOD VENEER | |
| 111 | MASTER BEDROOM | SINGLE - HINGED - Mate | 2' - 10" | 6' - 8" | | P2 | WOOD VENEER | |
| 112 | MASTER BEDROOM | SLIDING - CLOSET | 5' - 0" | 6' - 8" | | SL | WOOD VENEER | |
| 113 | BATHROOM TYPE M2 | Pocket_Door_20151 | 2' - 11" | 6' - 8" | | P2 | WOOD VENEER | |
| 114 | LINEN | SINGLE - HINGED | 1' - 7 3/8" | 6' - 8" | | P2 | WOOD VENEER | |

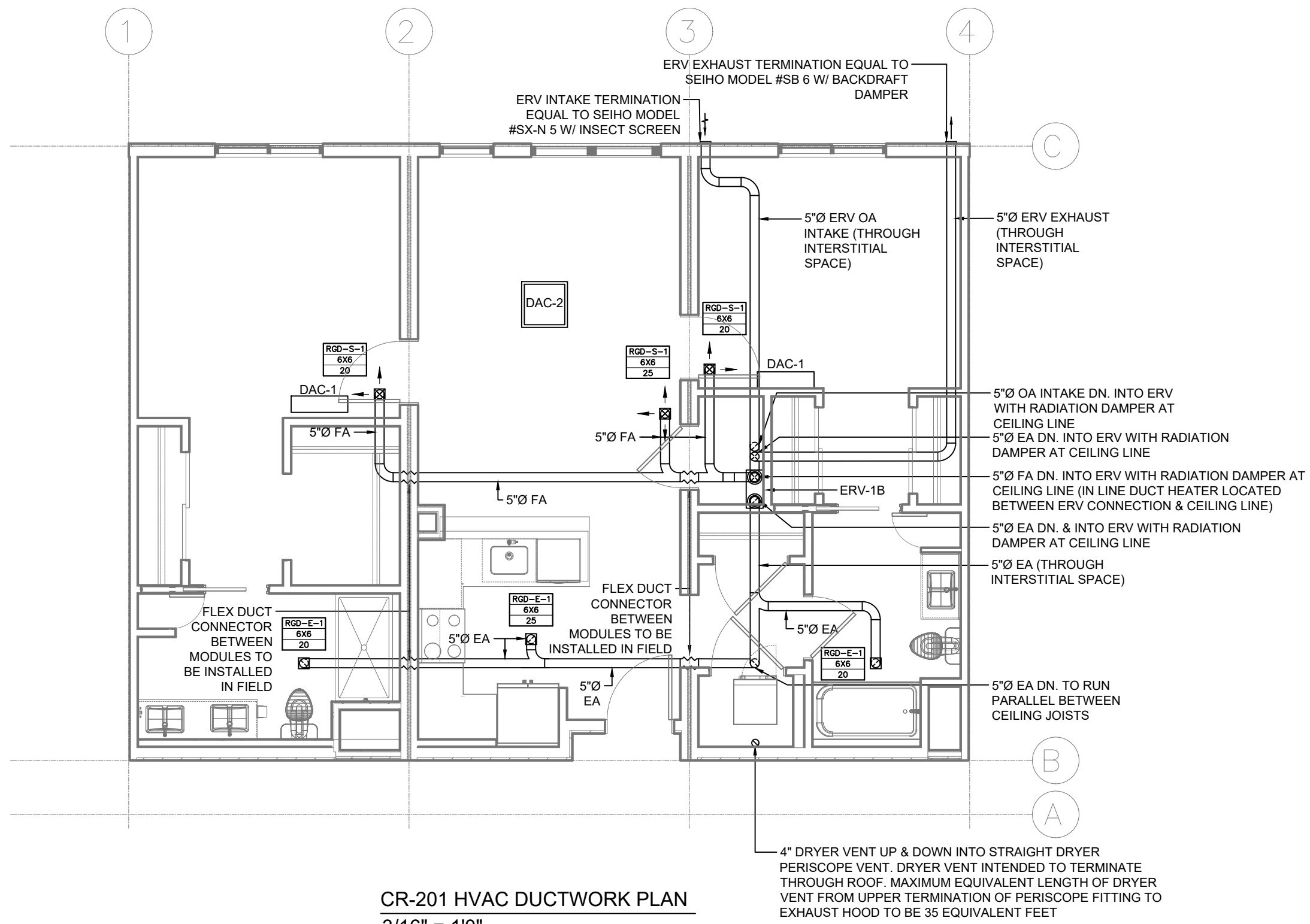


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**GREENSTAXX MODULAR
UNITS**
DOOR SCHEDULES

| | | | |
|-----------------|-----------------------|-----------------|--------------|
| PROJECT 1465 | SCALE 1/4" = 1'-0" | DATE 8/28/20 | DRAWN KEW |
|-----------------|-----------------------|-----------------|--------------|

SHEET
A-1.80

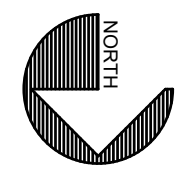


CR-201 HVAC DUCTWORK PLAN
3/16" = 1'0"

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| PROJECT: | GREENSTAXX MODULAR UNITS |
| VERSION: | CR-201 - VERSION 3.0 (ELECTRIC) |
| SUBJECT: | HVAC DUCTWORK PLAN |

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| PROJECT NO. | 1465 |
| SCALE: | 3/16" = 1'0" |
| DATE: | 08/10/20 |
| DRAWN BY: | IW |

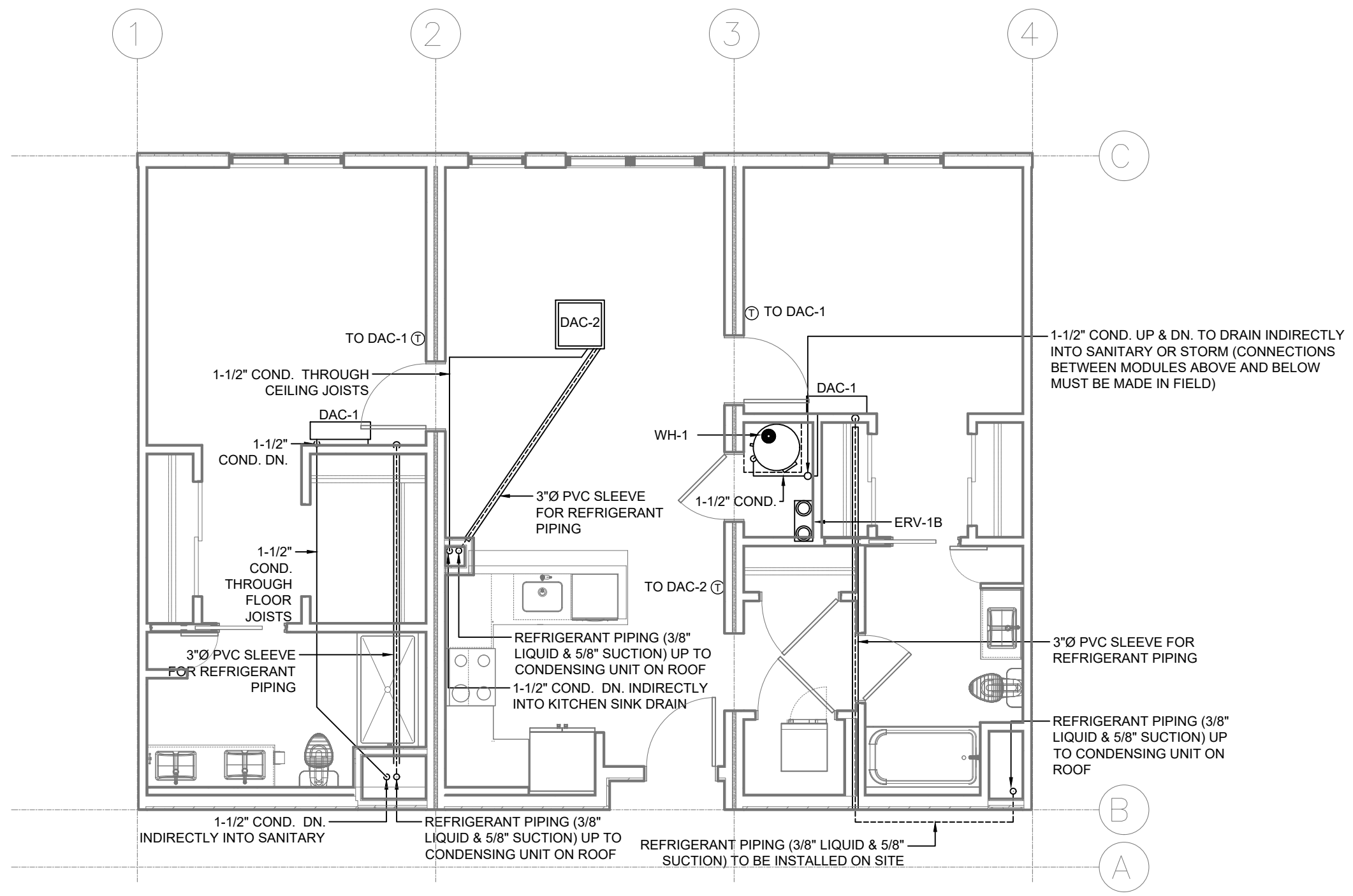




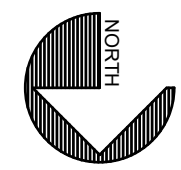
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RONAYNE
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ARCHITECTS

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CR-201 HVAC PIPING PLAN
3/16" = 1'0"



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| PROJECT: | GREENSTAXX MODULAR UNITS |
| VERSION: | CR-201 - VERSION 3.0 (ELECTRIC) |
| SUBJECT: | HVAC PIPING PLAN |

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|-------------|--------------|
| PROJECT NO. | 1465 |
| SCALE | 3/16" = 1'0" |
| DATE | 08/10/20 |
| DRAWN BY | IW |

SHEET NO.
M-2.0

| ENERGY RECOVERY UNIT SCHEDULE (ERV) | | | | | | | | | | | | | | | | | |
|---|-----------|-------|----------|----------------------|----------------------|----------------|----------|------|-------------|----------|-------------|------------|---------------|-----|------|-----------|-------|
| MARK | MAKE | MODEL | SERVES | SUPPLY/EXHAUST (CFM) | SUP/EXH ESP (IN. WC) | HEAT EXCHANGER | | | | | | ELECTRICAL | | | | FILTER | NOTES |
| | | | | | | WINTER | | | SUMMER | | | VOLT/PH | FLA PER MOTOR | MCA | MOCP | | |
| OA DB/WB | RA DB/RH | SA DB | OA DB/WB | RA DB/RH | SA DB/WB | | | | | | | | | | | | |
| ERV-1B | RENEWAIRE | SL70L | CR-201 | 65 / 65 | .43 / .43 | -8.7 / -8.7 | 70 / 35% | 51.3 | 88.3 / 71.1 | 75 / 50% | 78.7 / 66.9 | 120/1 | 2 | 10 | 15 | 2" MERV-8 | 1 |
| NOTES: | | | | | | | | | | | | | | | | | |
| 1. PROVIDE BACK DRAFT DAMPER, PERCENTAGE TIMER CONTROL, WALL BRACKET KIT, 1 KW ELECTRIC DUCT HEATER | | | | | | | | | | | | | | | | | |

| CONDENSING UNIT SCHEDULE (CU) | | | | | | | | | | | | | | | |
|--|-------------------|---------|-------------|--------------|------------------------|-------------------------------|--------------------|--------------------|-------------|--------------|--------|-----------|-----|------|-----------|
| MARK | SERVES | MAKE | MODEL | NOMINAL TONS | COOLING CAPACITY (MBH) | HEATING CAPACITY @ 5° F (MBH) | COOLING EFFICIENCY | HEATING EFFICIENCY | LIQUID LINE | SUCTION LINE | REFRIG | VOLT/PH | MCA | MOCP | NOTES |
| CU-1 | (2) DAC-1 & DAC-2 | CARRIER | 38MGRQ24C-3 | 2 | 24 | 23 | 23 SEER | 10.0 HSPF | (3) 1/4 | (3) 3/8 | R-410A | 208-230/1 | 25 | 35 | 1,2,3,4,5 |
| NOTES: | | | | | | | | | | | | | | | |
| 1. SUITABLE FOR HEATING OPERATION TO -22F | | | | | | | | | | | | | | | |
| 2. INDOOR UNITS ARE POWERED BY THE CONDENSING UNIT | | | | | | | | | | | | | | | |
| 3. PROVIDE 18" HIGH SNOW STAND | | | | | | | | | | | | | | | |
| 4. TOTAL PIPING LENGTH FROM CU TO INDOOR UNITS CANNOT EXCEED 197 FT. FURTHEST DISTANCE TO SINGLE INDOOR UNIT CANNOT EXCEED 98 FT. VERTICAL DISTANCE BETWEEN CU & INDOOR UNITS CANNOT EXCEED 49 FT. | | | | | | | | | | | | | | | |
| 5. LOCATION NOT SHOWN ON FLOOR PLANS, TO BE LOCATED ON ROOF IN THE FIELD | | | | | | | | | | | | | | | |

| DUCTLESS AIR CONDITIONER SCHEDULE (DAC) | | | | | | | | | | |
|---|--------------|---------|--------------|---------------|---------------|---------------|----------|-----------------|-----|-------|
| MARK | SERVES | MAKE | MODEL | COOLING (MBH) | HEATING (MBH) | AIRFLOW (CFM) | MOUNTING | CONDENSATE PUMP | MCA | NOTES |
| DAC-1 | BEDROOMS | CARRIER | 40MHHQ09---3 | 9.0 | 9.5 | 163-265 | WALL | YES | 0.3 | 1,2,3 |
| DAC-2 | LIVING ROOMS | CARRIER | 40MBCQ09---3 | 9.0 | 9.5 | 260-380 | CASSETTE | YES | 0.2 | 1,2 |
| NOTES: | | | | | | | | | | |
| 1. POWERED FROM OUTDOOR UNIT | | | | | | | | | | |
| 2. WIRED CONTROLLER | | | | | | | | | | |
| 3. MOUNTED MIN. 6" BELOW FINISHED CEILING | | | | | | | | | | |

| REGISTER GRILLE DIFFUSER SCHEDULE (RGD) | | | | | | | | | | |
|---|-------|-------|--------|---------------------------|-----------|-------------|----------|-------------|-------|--|
| MARK | MAKE | MODEL | DAMPER | PATTERN | NECK SIZE | FRAME STYLE | MATERIAL | DESCRIPTION | NOTES | |
| RGD-S-1 | PRICE | SMD | NO | LOUVERED FACE DIRECTIONAL | SEE DWGS | AS NEEDED | STEEL | SUPPLY | 1 | |
| RGD-E-1 | PRICE | 530LD | YES | 45° FIXED | SEE DWGS | AS NEEDED | STEEL | EXHAUST | 1 | |
| NOTES: | | | | | | | | | | |
| 1. PROVIDE RADIATION DAMPER EQUAL TO GREENHECK CRD WITH THERMAL BLANKET & VOLUME CONTROLLER | | | | | | | | | | |

GENERAL NOTE FOR ALL APARTMENT STYLES:

- 1) FRESH AIR VENTILATION RATES MEET THE REQUIREMENTS DICTATED IN SECTION 403.3.2.1 IN THE 2015 INTERNATIONAL MECHANICAL CODE.
- 2) ERV EXHAUST & DRYER VENT TERMINATIONS MUST BE 3' FROM ANY OPERABLE OPENING INTO THE BUILDING
- 3) ERV INTAKE TERMINATION MUST BE A MINIMUM OF 10' FROM ANY EXHAUST TERMINATION
- 4) BOILER VENT TERMINATION MUST BE 12" FROM ANY OPERABLE OPENING INTO THE BUILDING
- 5) AHU SUPPLY, ERV OUTSIDE AIR INTAKE & ERV FRESH AIR SUPPLY DUCTWORK TO HAVE ~1/2" BUBBLE WRAP INSULATION WITH 3/4"-1" AIR SPACE PER MANUFACTURER'S INSTRUCTIONS IN ORDER TO ACHIEVE AN INSULATION VALUE OF R-6
- 6) ERV EXHAUST DUCT TO HAVE ~1/2" BUBBLE WRAP INSULATION 10' BACK FROM TERMINATION. INSTALLED TIGHT TO DUCT PER MANUFACTURER'S INSTRUCTIONS
- 7) ALL DOORS SHOULD BE UNDERCUT BY 1"
- 8) ALL HORIZONTAL DUCTWORK SHALL BE INSTALLED BY THE MODULAR MANUFACTURER. ALL BOX-TO-BOX CONNECTIONS SHALL BE INSTALLED IN THE FIELD.
- 9) FINAL BALANCING SHALL BE DONE IN FIELD
- 10) REFRIGERANT PIPING & GAS PIPING WILL BE INSTALLED IN FIELD. IT WILL BE THE CONTRACTOR'S CHOICE WHETHER THEY USE LINE SETS OR PRESS FIT COUPLINGS. 3" PVC SLEEVES FOR REFRIGERANT PIPING & GAS PIPING TO BE INSTALLED BY MODULAR MANUFACTURER.
- 11) THE MASSACHUSETTS STATE BUILDING CODE (780 CMR - NINTH EDITION), THE INTERNATIONAL MECHANICAL CODE (IMC) 2015, AND THE INTERNATIONAL ENERGY CONSERVATION CODE (IEEC) 2015 ARE THE GOVERNING CODES FOR ALL HVAC WORK. SHOULD THESE PLANS BE USED FOR PROJECTS IN ANOTHER STATE, DIFFERENT CODES MAY APPLY AND CERTAIN ASPECTS OF THE PLANS MAY NEED TO CHANGE.

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 EMAIL: PROJECT@DDCMCAST.NET
 PHONE: (603) 800-5322
 ADDRESS: 208 UNION ST, MILFORD, NH 03055



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PROJECT: **GREENSTAXX MODULAR UNITS**
 SUBJECT: **CR-201 - VERSION 3.0 (ELECTRIC)**
HVAC SCHEDULES & LEGEND

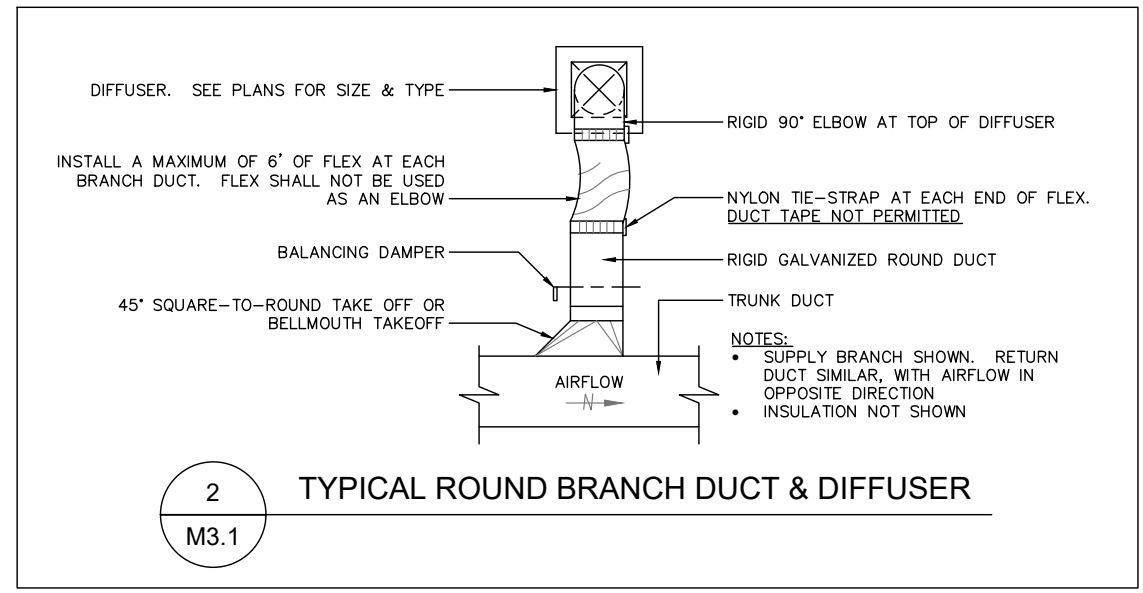
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SHEET NO. **M-3.0**

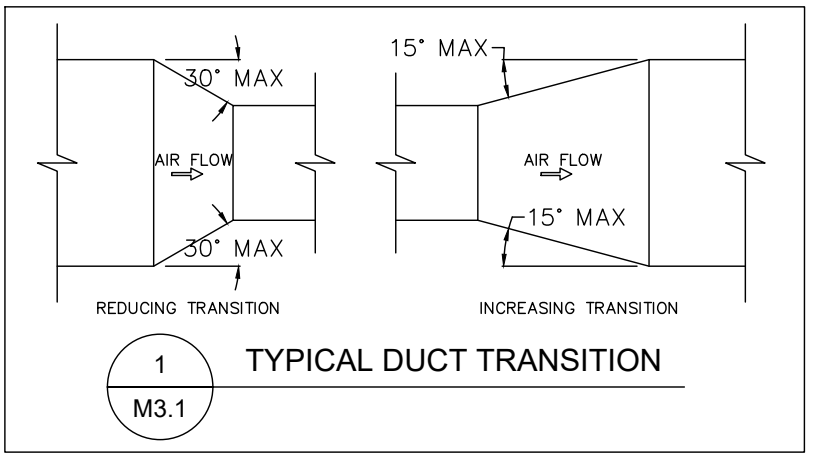
| LEGEND OF PIPING SYMBOLS | | | |
|--------------------------|--|--------|--|
| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
| | PIPE ELBOW UP | | BALL VALVE |
| | PIPE ELBOW DOWN | | BUTTERFLY VALVE |
| | PIPE TEE UP | | GATE VALVE |
| | PIPE TEE DOWN | | OS&Y GATE VALVE |
| | PIPE CROSS OVER | | CHECK VALVE |
| | UNION | | BACK FLOW PREVENTER |
| | FLEXIBLE PIPE CONNECTOR | | TRIPLE-DUTY VALVE |
| | END CAP | | TRIPLE-DUTY VALVE WITH MEASUREMENT PORTS |
| | PETEE'S PLUG | | 2-WAY MOTORIZED VALVE |
| | HOSE THREAD DRAIN VALVE WITH CAP AND CHAIN | | 3-WAY MOTORIZED VALVE |
| | CIRCUIT SETTER | | TEMPERING VALVE |
| | STRAINER | | PRESSURE REDUCING VALVE |
| | STRAINER WITH BLOWDOWN | | TEMPERATURE & PRESSURE RELIEF VALVE |
| | CIRCULATOR PUMP | | DIFFERENTIAL PRESSURE BYPASS VALVE |
| | MANUAL AIR VENT | | SOLENOID VALVE |
| | AUTOMATIC AIR VENT | | GAS COCK |
| | AIR SCOOP | | DIRECTION OF FLOW |
| | AIR SCOOP WITH VENT | | DIRECTION OF PITCH |
| | AIR SEPARATOR WITH VENT | | CONNECT TO EXISTING |
| | FIN TUBE IDENTIFICATION TAG | | PIPE CONTINUES |
| | FIN TUBE RADIATION WITH COVER | | THERMOMETER |
| | | | PRESSURE GAUGE WITH SHUTOFF & PIGTAIL |
| | | | VACUUM BREAKER |
| | | | ELECTRIC HEAT TRACING |

| LEGEND OF DUCT SYMBOLS | | | |
|------------------------|--------------------------|--------|--|
| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
| | MANUAL BALANCING DAMPER | | RECTANGULAR RETURN OR EXHAUST DUCT UP |
| | FIRE DAMPER | | ROUND RETURN OR EXHAUST DUCT UP |
| | SMOKE DAMPER | | RECTANGULAR RETURN OR EXHAUST DUCT DOWN |
| | SMOKE & FIRE DAMPER | | ROUND RETURN OR EXHAUST DUCT DOWN |
| | CABLE OPERATED DAMPER | | RECTANGULAR SUPPLY DUCT UP |
| | BACK DRAFT DAMPER | | ROUND SUPPLY DUCT UP |
| | MOTORIZED DAMPER | | RECTANGULAR SUPPLY DUCT DOWN |
| | SUPPLY AIRFLOW | | ROUND SUPPLY DUCT DOWN |
| | RETURN / EXHAUST AIRFLOW | | REGISTER, GRILLE AND DIFFUSER IDENTIFICATION TAG |
| | CONNECT TO EXISTING | | |

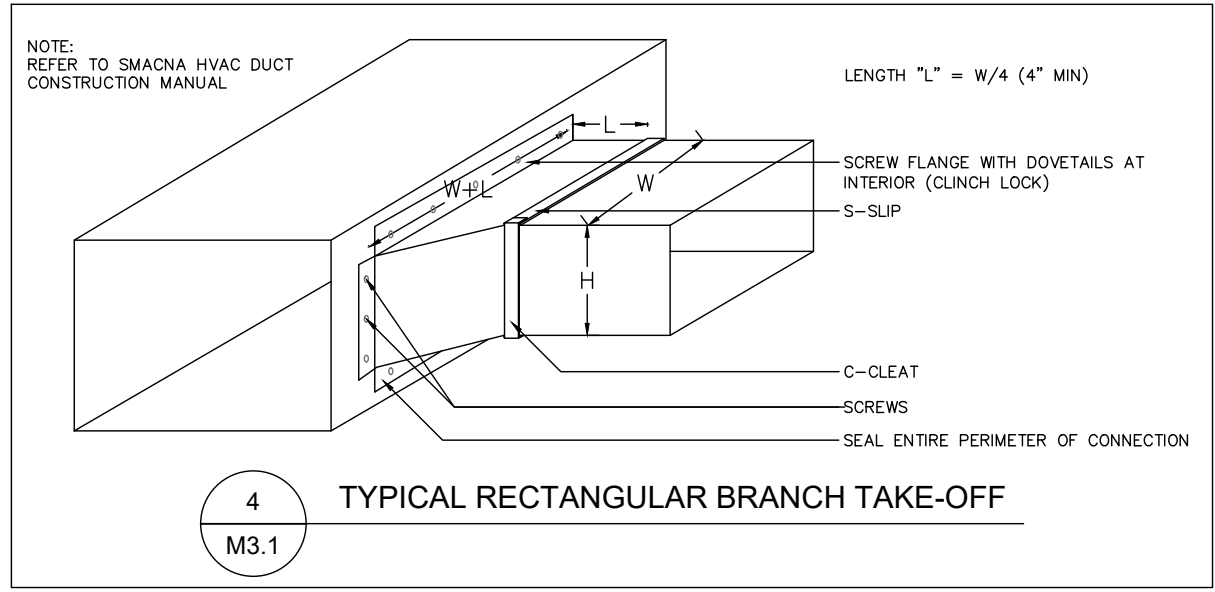
| LEGEND OF CONTROL SYMBOLS | | | |
|---------------------------|------------------------|--------|-----------------|
| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
| | THERMOSTAT | | HUMIDISTAT |
| | TEMPERATURE SENSOR | | PRESSURE SENSOR |
| | CARBON MONOXIDE SENSOR | | SMOKE DETECTOR |
| | CARBON DIOXIDE SENSOR | | INDICATOR LAMP |



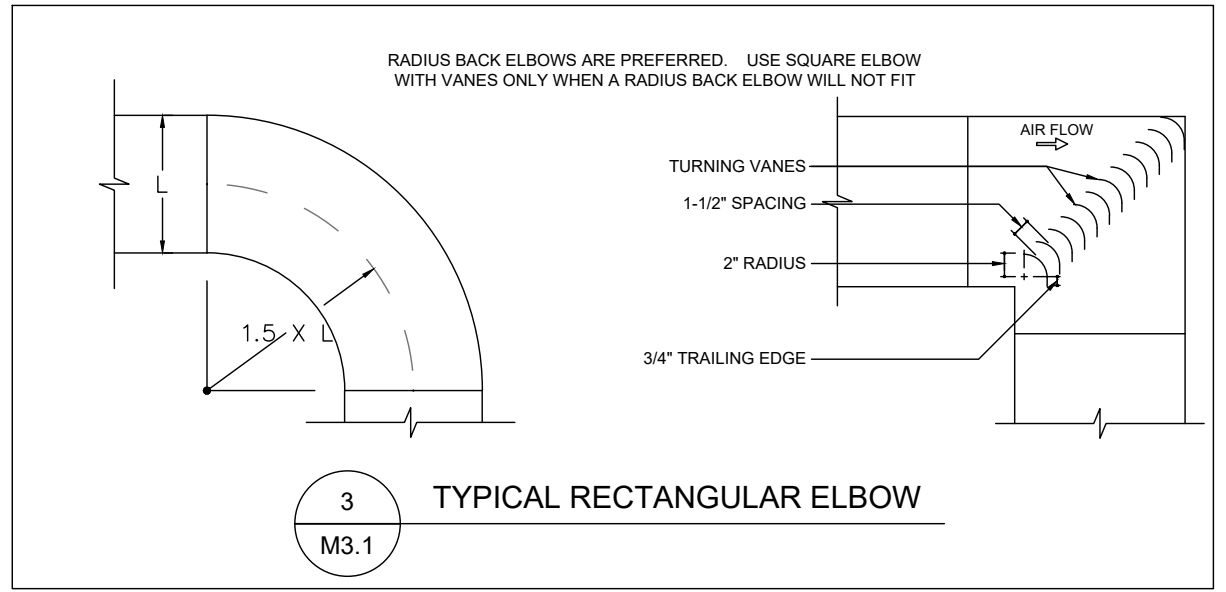
2 TYPICAL ROUND BRANCH DUCT & DIFFUSER
M3.1



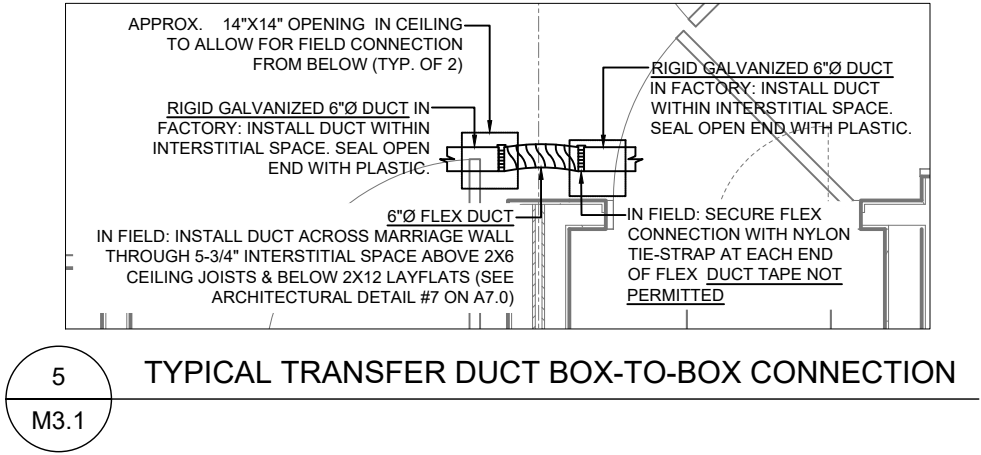
1 TYPICAL DUCT TRANSITION
M3.1



4 TYPICAL RECTANGULAR BRANCH TAKE-OFF
M3.1



3 TYPICAL RECTANGULAR ELBOW
M3.1



5 TYPICAL TRANSFER DUCT BOX-TO-BOX CONNECTION
M3.1

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THE PROJECT MANAGER FOR THIS PROJECT IS NEEDED BELOW. PLEASE REFER ALL QUESTIONS, SUBMITTALS AND CORRESPONDENCE TO THE PROJECT MANAGER.
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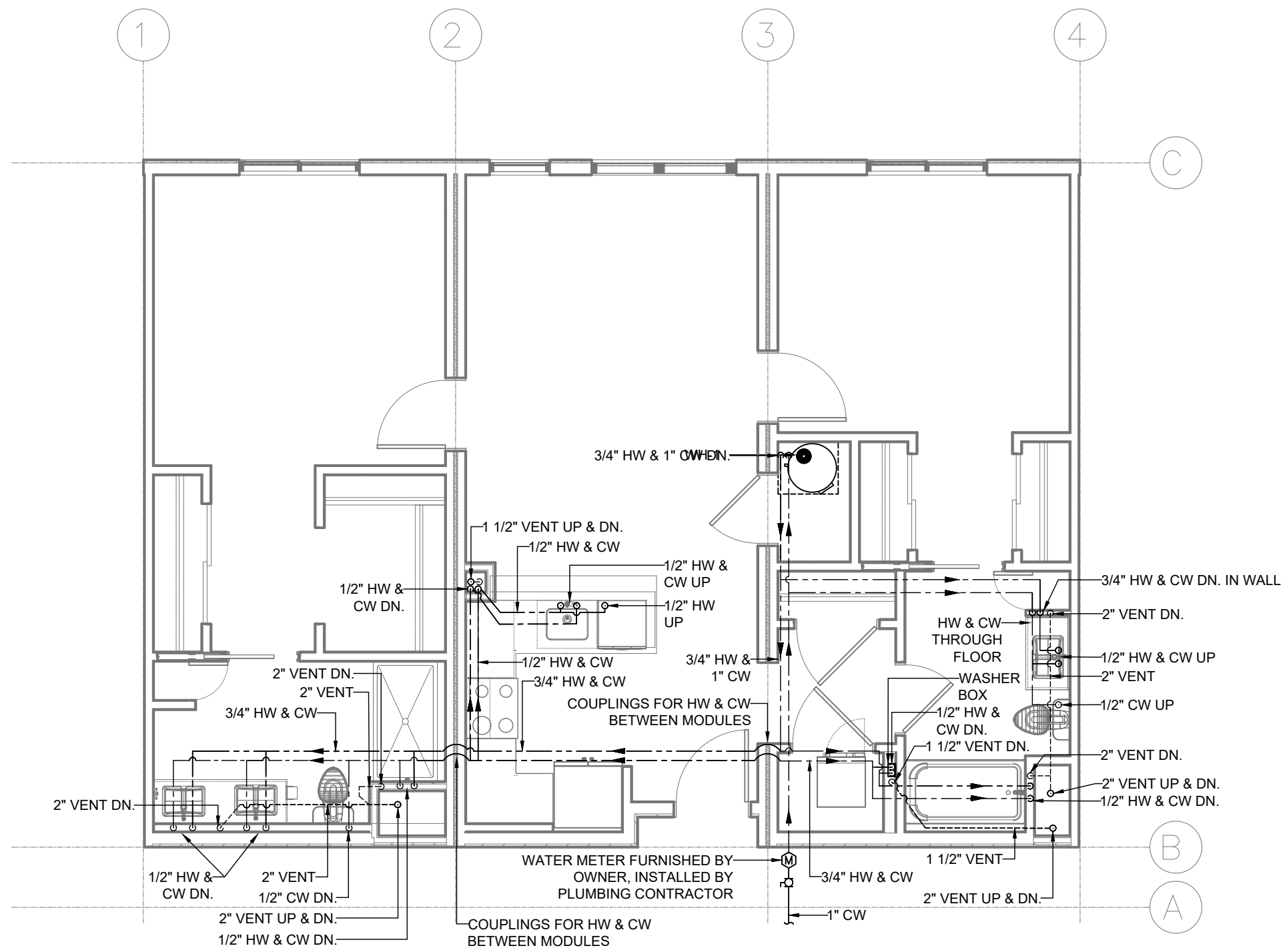
green STAXX
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PROJECT: GREENSTAXX MODULAR UNITS
SUBJECT: CR-201 - VERSION 3.0 (ELECTRIC) HVAC DETAILS
PROJECT NO: 1465
SCALE: NTS
DATE: 08/10/20
DRAWN BY: IW
SHEET NO: M-3.1

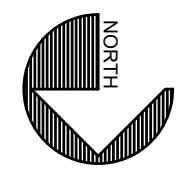


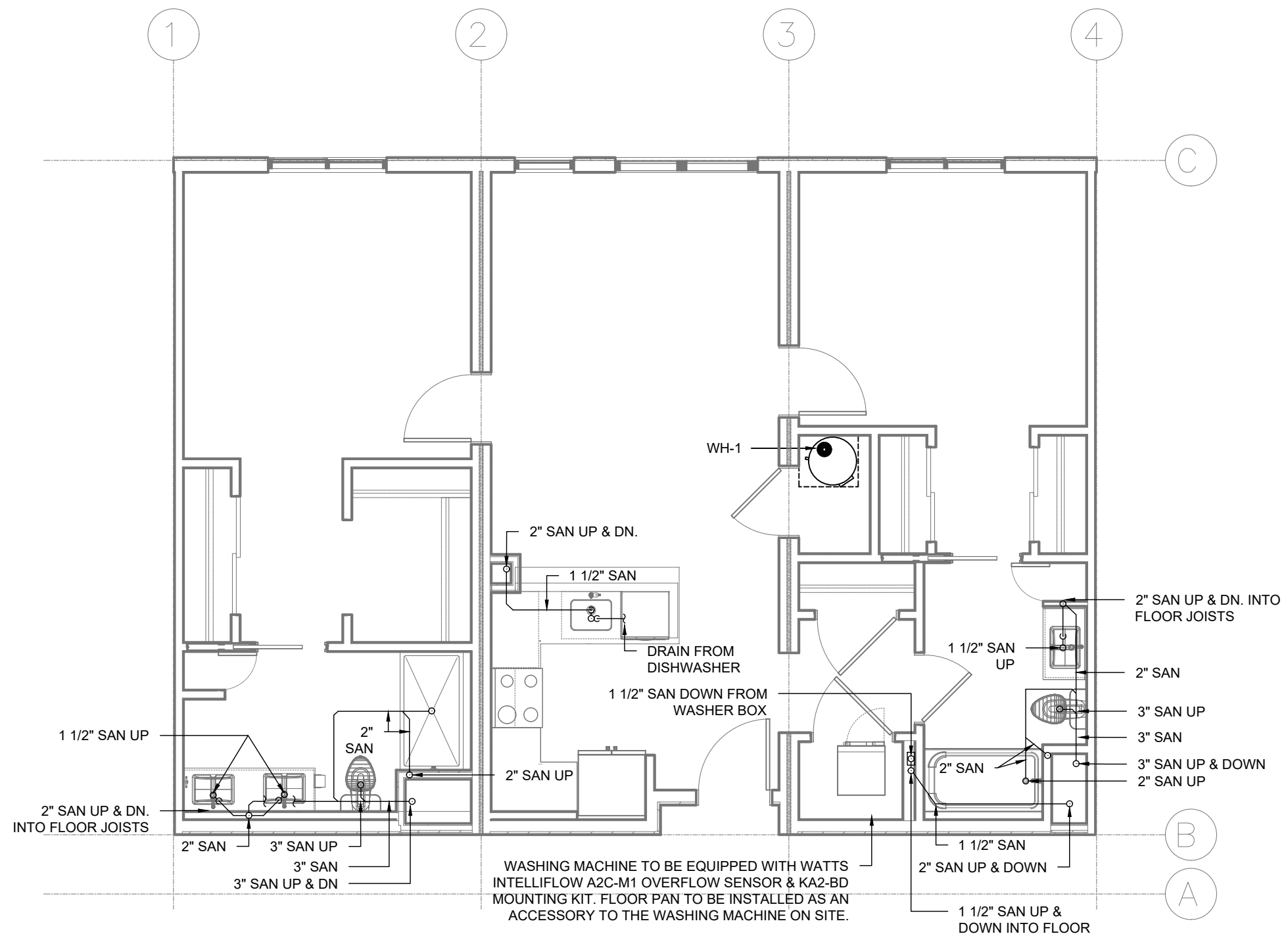
CR-201 VENTING & DOMESTIC WATER PIPING PLAN
 3/16" = 1'0"

| REV. NO. | DESCRIPTION OF REV. | REV. DATE |
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| PROJECT: | GREENSTAXX MODULAR UNITS |
| VERSION: | CR-201 - VERSION 3.0 (ELECTRIC) |
| SUBJECT: | VENTING & DOMESTIC WATER PIPING PLAN |

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| PROJECT NO.: | 1465 |
| SCALE: | 3/16" = 1'0" |
| DATE: | 08/10/20 |
| DRAWN BY: | IW |



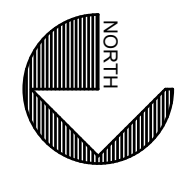


CR-201 SANITARY PIPING PLAN
3/16" = 1'0"

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| PROJECT: | GREENSTAXX MODULAR UNITS |
| VERSION: | CR-201 - VERSION 3.0 (ELECTRIC) |
| SUBJECT: | SANITARY PIPING PLAN |

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|--------------|--------------|
| PROJECT NO.: | 1465 |
| SCALE: | 3/16" = 1'0" |
| DATE: | 08/10/20 |
| DRAWN BY: | IW |



GENERAL NOTE FOR ALL APARTMENT STYLES:

- 1) ALL HORIZONTAL PIPING SHALL BE INSTALLED BY THE MODULAR MANUFACTURER. ALL BOX-TO-BOX CONNECTIONS SHALL BE INSTALLED IN THE FIELD.
- 2) ALL WASTE & VENT STACKS TO BE INSTALLED IN FIELD BY OTHERS
- 3) THE DOOR TO THE WATER HEATER CLOSET MUST BE FULLY LOUVERED OR (2) TRANSFER GRILLES (ONE HIGH, ONE LOW) MUST BE PROVIDED IN THE CLOSET WALL
- 4) THE MASSACHUSETTS STATE BUILDING CODE (780 CMR - NINTH EDITION), COMMONWEALTH OF MASSACHUSETTS 248 CMR FUEL GAS AND PLUMBING CODE (INCLUDING NFPA 54-2012 NATIONAL FUEL GAS CODE) AND 780 CMR NINTH EDITION (INCLUDING THE INTERNATIONAL ENERGY CONSERVATION CODE [IEEC] 2015) ARE THE GOVERNING CODES FOR ALL PLUMBING WORK. SHOULD THESE PLANS BE USED FOR PROJECTS IN ANOTHER STATE, DIFFERENT CODES MAY APPLY AND CERTAIN ASPECTS OF THE PLANS MAY NEED TO CHANGE.

PLUMBING LEGEND

| | | |
|-------|-----|-----------------------|
| ————— | AG | SANITARY |
| ----- | | VENT |
| ————— | | COLD WATER |
| ----- | | HOT WATER |
| ————— | G | GAS |
| ⊕ | BV | BALL VALVE |
| | MV | MIXING VALVE |
| | PRV | PRESSURE RELIEF VALVE |
| | VRV | VACUUM RELIEF VALVE |
| | TH | THERMOMETER |
| | ET | EXPANSION TANK |
| | BFP | BACKFLOW PREVENTER |
| | SAN | SANITARY |
| | V | VENT |
| | VTR | VENT THROUGH ROOF |
| | UG | UNDERGROUND |
| | AG | ABOVE GROUND |

DESIGN DAY MECHANICALS INC

THE PROJECT MANAGER FOR THIS PROJECT IS NOTED BELOW. PLEASE REFER ALL QUESTIONS, SUBMITTALS AND CORRESPONDENCE TO THE PROJECT MANAGER.
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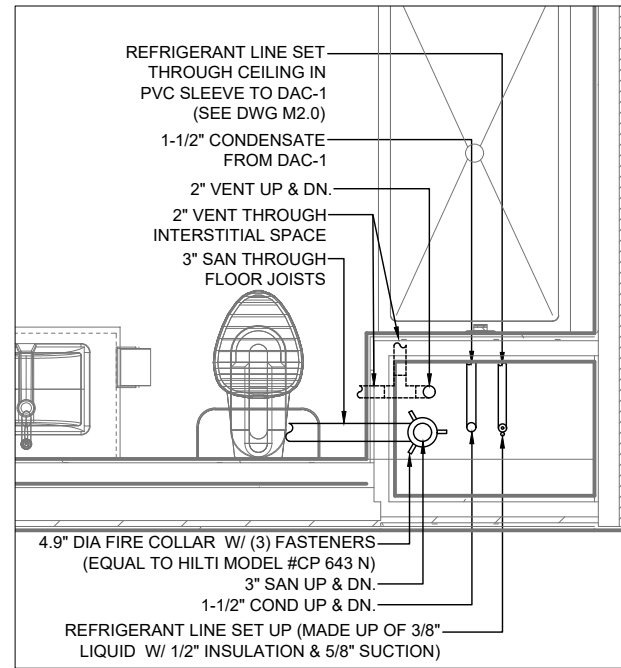
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| WATER HEATER SCHEDULE (WH) | | | | | | | | | | | | |
|---|-------|-------------------|--------|------|------|----------|-------------|---------|-----------|---------------------------|---------------------|-------|
| MARK | MAKE | MODEL | SERVES | COLD | HOT | ELECTRIC | | STORAGE | | UEF 1ST HOUR RATING (GPH) | GPH RECOVERY (90°F) | NOTES |
| | | | | | | VOLT/PH | AMP BREAKER | GALLONS | TEMP (°F) | | | |
| WH-2 | RHEEM | PROPH65T2RH350DCB | CR-201 | 3/4" | 3/4" | 240/1 | 30.0 | 59 | 140 | 75 | 29.0 | 1 |
| NOTES: 1) MIXING VALVE (MV) EQUAL TO HONEYWELL AM101-US-1LF, EXPANSION TANK (ET) EQUAL TO AMTROL ST-8, VACUUM RELIEF VALVE (VRV) EQUAL TO WATTS LFN36-M1 | | | | | | | | | | | | |

| REV. NO. | DESCRIPTION OF REV. | REV. DATE |
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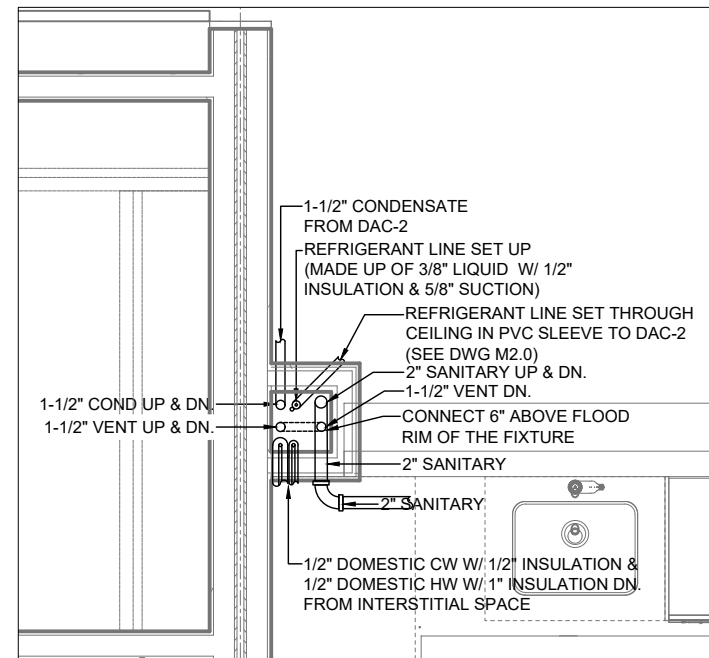
PROJECT: **GREENSTAXX MODULAR UNITS**
 CR-201 - VERSION 3.0 (ELECTRIC)
 SUBJECT: **PLUMBING LEGEND & SCHEDULE**

PROJECT NO: 1465
 SCALE: NTS
 DATE: 08/10/20
 DRAWN BY: IW



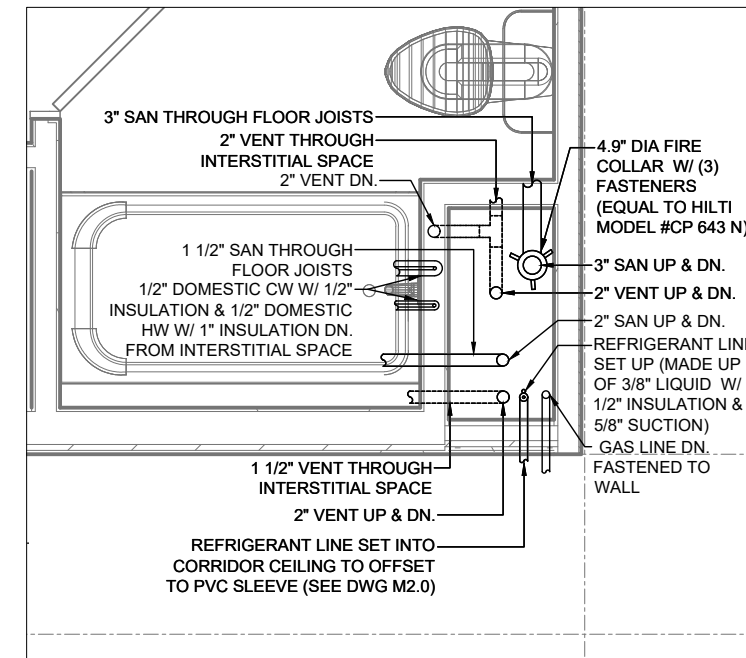
CR-201 TYPICAL MASTER BATHROOM CHASE DETAIL

3
P3.1



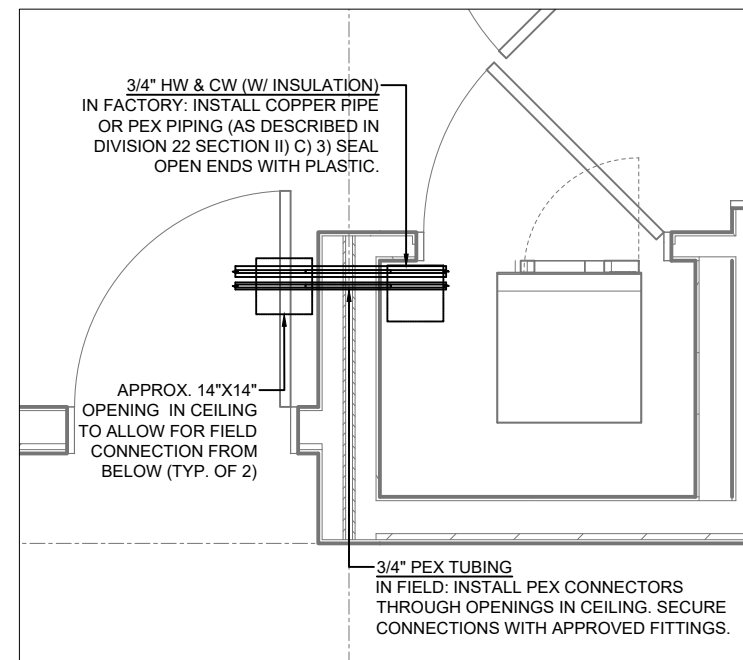
CR-201 TYPICAL KITCHEN CHASE DETAIL

2
P3.1



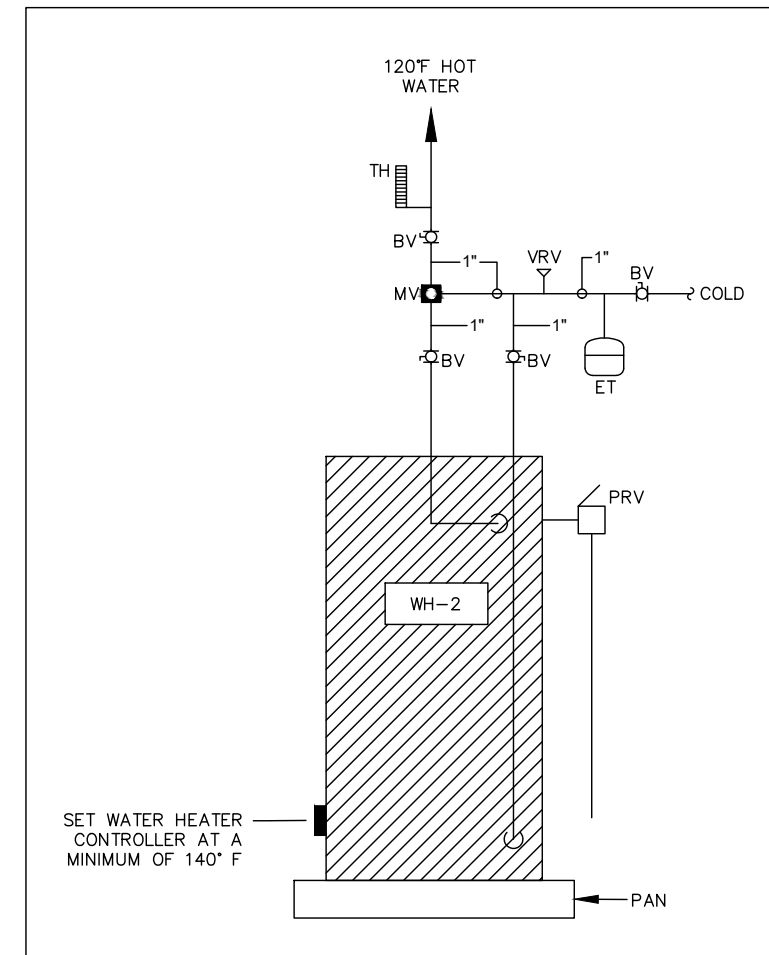
CR-201 TYPICAL GUEST ROOM CHASE DETAIL

1
P3.1



CR-201 TYPICAL DOMESTIC WATER PIPING BOX-TO-BOX CONNECTION

5
P3.1



WATER HEATER PIPING DETAIL

4
P3.1

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| PROJECT: | GREENSTAXX MODULAR UNITS |
| VERSION: | CR-201 - VERSION 3.0 (ELECTRIC) |
| SUBJECT: | PLUMBING DETAILS |

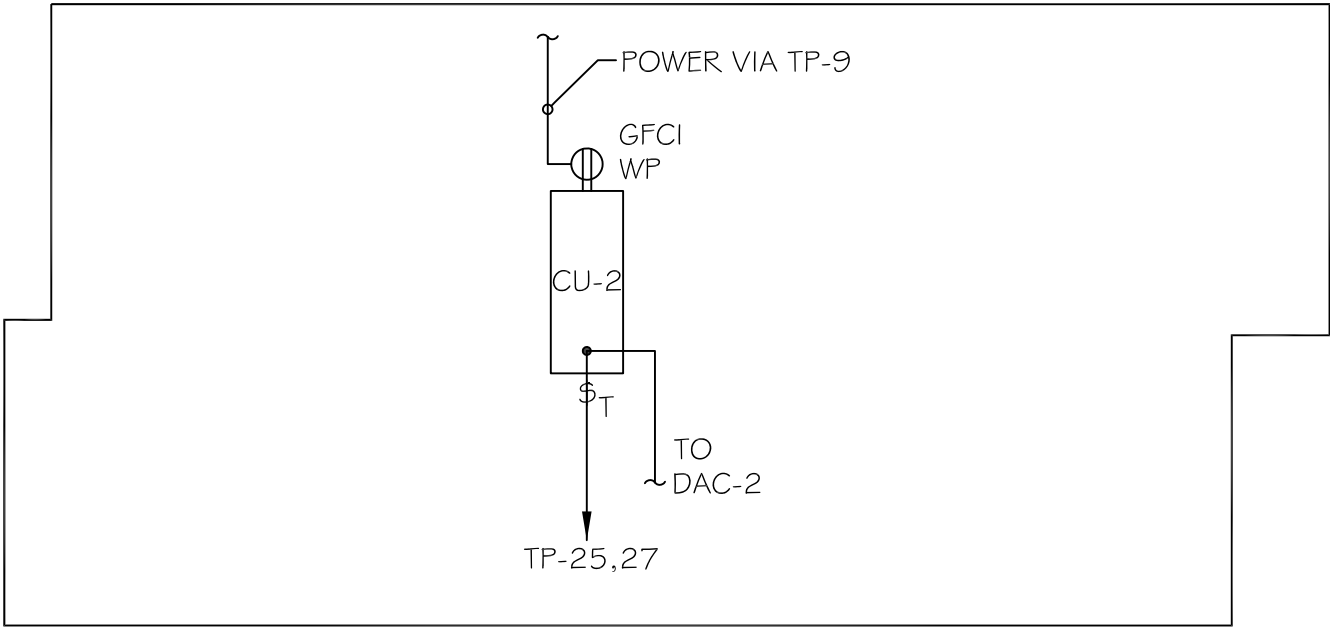
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| PROJECT NO. | 1465 |
| SCALE: | NTS |
| DATE: | 08/10/20 |
| DRAWN BY: | IW |



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CR-201 ROOF PART PLAN
SCALE: 1/8" = 1'-0"

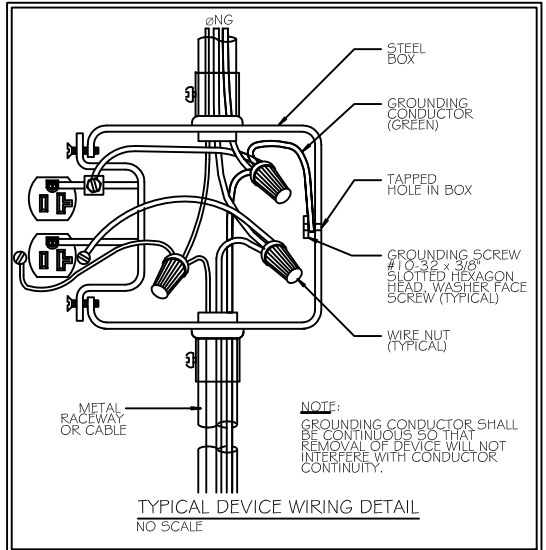
FIRE ALARM SYSTEM NARRATIVE:

FIRE ALARM SYSTEM SHALL BE ADDRESSABLE TYPE. THE FIRE ALARM CONTROL PANEL SHALL HAVE CODE REQUIRED BATTERY BACK-UP. ALL INDICATING DEVICES SHALL BE ADA COMPLIANT WITH STROBES SYNCHRONIZED ACCORDINGLY. INITIATING DEVICES SHALL ACTIVE SYSTEM AS FOLLOWS:

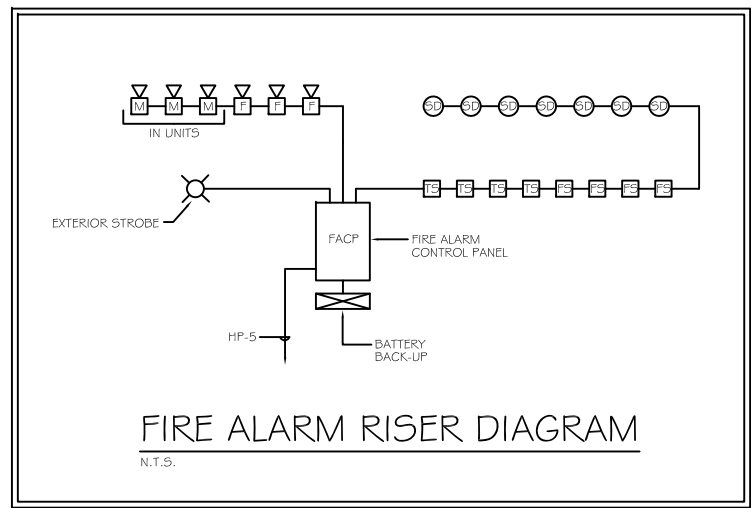
- SYSTEM SMOKE DETECTOR:**
UPON ACTIVATION FIRE ALARM CONTROL PANEL SHALL GO INTO ALARM. FIRE ALARM CONTROL PANEL SHALL INDICATE WHICH DEVICE IS IN ALARM. INDICATING DEVICES SHALL ACTIVATE. THE LOCAL FIRE DEPARTMENT SHALL BE ALERTED OF ALARM VIA CENTRAL STATION.
- SPRINKLER SYSTEM FLOW SWITCH:**
UPON ACTIVATION FIRE ALARM CONTROL PANEL SHALL GO INTO SUPERVIORY ALARM. FIRE ALARM CONTROL PANEL SHALL INDICATE WHICH DEVICE IS IN ALARM. INDICATING DEVICES SHALL NOT ACTIVATE. THE LOCAL FIRE DEPARTMENT SHALL BE ALERTED OF ALARM VIA CENTRAL STATION.
- SPRINKLER SYSTEM TAMPER SWITCH:**
UPON ACTIVATION FIRE ALARM CONTROL PANEL SHALL GO INTO SUPERVIORY ALARM. FIRE ALARM CONTROL PANEL SHALL INDICATE WHICH DEVICE IS IN ALARM. INDICATING DEVICES SHALL NOT ACTIVATE. THE LOCAL FIRE DEPARTMENT SHALL BE ALERTED OF TROUBLE ALARM VIA CENTRAL STATION.

FIRE ALARM LEGEND:

| | |
|--|--|
| | ADA HORNSTROBE LIGHT UNIT |
| | ADA STROBE ONLY DEVICE |
| | ADA MINI HORNSTROBE LIGHT UNIT |
| | SYSTEM SMOKE DETECTOR |
| | MULTI STATION 120V. LOCAL COMBINATION SMOKE/CO DETECTOR WITH BATTERY BACK-UP |
| | CANDELA RATING |
| | SPRINKLER SYSTEM TAMPER SWITCH |
| | SPRINKLER SYSTEM FLOW SWITCH |



- FIRE ALARM NOTES:**
- EG TO FURNISH AND INSTALL NEW FIRE ALARM SYSTEM AND BE RESPONSIBLE FOR COMPREHENSIVE SHOP DRAWING SUBMISSION TO THE CAMBRIDGE FIRE DEPARTMENT. SUBMISSION SHALL INCLUDE:
 - A FLOOR PLAN THAT INDICATES THE USE OF ALL ROOMS.
 - LOCATIONS OF ALARM INITIATING DEVICES
 - LOCATIONS OF ALARM NOTIFICATION DEVICES, INCLUDING CANDELA RATINGS FOR VISIBLE ALARM NOTIFICATION DEVICES.
 - LOCATION OF FIRE ALARM CONTROL UNIT, TRANSPONDERS AND NOTIFICATION POWER SUPPLIES.
 - ALL WIRING TO BE SHOWN ON FLOOR PLAN # RISER SCHEMATIC.
 - POWER CONNECTION.
 - BATTERY CALCULATIONS.
 - CONDUCTOR/CABLE TYPE AND SIZES.
 - VOLTAGE DROP CALCULATIONS.
 - MANUFACTURERS' DATA SHEETS INDICATING MODEL NUMBERS AND LISTING INFORMATION FOR EQUIPMENT, DEVICES AND MATERIALS.
 - THE INTERFACE OF FIRE SAFETY CONTROL FUNCTIONS.
 - THE FIRE ALARM SYSTEM INSTALLATION SHALL CONFORM TO ALL LOCAL AND STATE FIRE CODES, INCLUDING, BUT BY NO MEANS LIMITED TO THE NATIONAL ELECTRICAL CODE, NFPA RS #75 AND ANY/ALL OTHER RULES, REGULATIONS AND ORDINANCES WHETHER OR NOT THEY ARE SPECIFIED HEREIN.
 - ALL WALL MOUNTED HORNSTROBE LIGHTS SHALL BE MOUNTED AT 80" ABOVE FINISHED FLOOR OR 6" BELOW THE CEILING, WHICHEVER IS CLOSEST TO THE FLOOR. ALL HORNSTROBE LIGHTS SHALL BE SYNCHRONIZED ACCORDINGLY.
 - EXACT LOCATION OF KNOX BOX AND EXTERIOR STROBE SHALL BE COORDINATED WITH THE LOCAL FIRE DEPARTMENT.



FIRE ALARM RISER DIAGRAM
N.T.S.

SYMBOL LIST

RECEPTACLES:

- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER BACKSPASH 'GFCI' DENOTES GROUND FAULT INTERRUPTER RECEPTACLE 'WP' DENOTES WEATHER PROOF
- 120V - 20A SINGLE RECEPTACLE - ISOLATED GROUND
- DUPLEX RECEPTACLE - 1/2 SWITCH CONTROLLED
- SPECIALTY RECEPTACLE (VERIFY NEMA CONFIGURATION)

SWITCHES:

- SINGLE POLE TOGGLE OR DIMMER SWITCH - "3"= SWITCH CONTROL
- THERMAL SWITCH - 20A., 120/277V. MOTOR RATED.
- THREE WAY TOGGLE OR DIMMER SWITCH
- FOUR WAY TOGGLE OR DIMMER SWITCH

WIRING:

- BRANCH CIRCUIT WIRING
- HOMERUN TO PANELBOARD. "HP" = PANEL, "1,3" = CIRCUIT NUMBERS.

MISCELLANEOUS:

- PANELBOARD OR LOAD CENTER
- MOTOR
- NON - FUSED DISCONNECT SWITCH - "WP"=WEATHERPROOF
- TELEPHONE RECEPTACLE
- FUSIBLE DISCONNECT SWITCH - "WP"=WEATHERPROOF
- CATV RECEPTACLE
- JUNCTION BOX WITH CHORD OR WIRE WHIP AS REQUIRED
- MEDIA BOX
- HEAVY DUTY J-BOX FOR PADDLE FAN
- INTERCOM STATION

NOTES:

- ELECTRICAL STRIKES: CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF A ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL COMPLY WITH APPLICABLE CODES AND AHJ SPECIAL REQUIREMENTS.
- ELECTRICAL RECEPTACLE OUTLET: ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL COMPLY WITH APPLICABLE CODES AND AHJ SPECIAL REQUIREMENTS.

UNOBSTRUCTED FORWARD REACH
NO SCALE

OBSTRUCTED FORWARD REACH
NO SCALE

UNOBSTRUCTED SIDE REACH
NO SCALE

OBSTRUCTED HIGH SIDE REACH
NO SCALE

NOTES:

- X SHALL BE < 25 INCHES, Z SHALL BE > X.
- WHEN X IS < 20 INCHES, THEN Y SHALL BE 48 INCHES MAXIMUM.
- WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

PROJECT: GREENSTAXX MODULAR UNITS
CR-201 - VERSION 3.0 (ELECTRIC)

SUBJECT: ELECTRICAL LEGEND, NOTES & DETAILS

| | |
|--------------|------------|
| PROJECT NO.: | 2672012 |
| SCALE: | AS NOTED |
| DATE: | 09/24/2018 |
| DRAWN BY: | CP |

SHEET NO.: **E-1.0**



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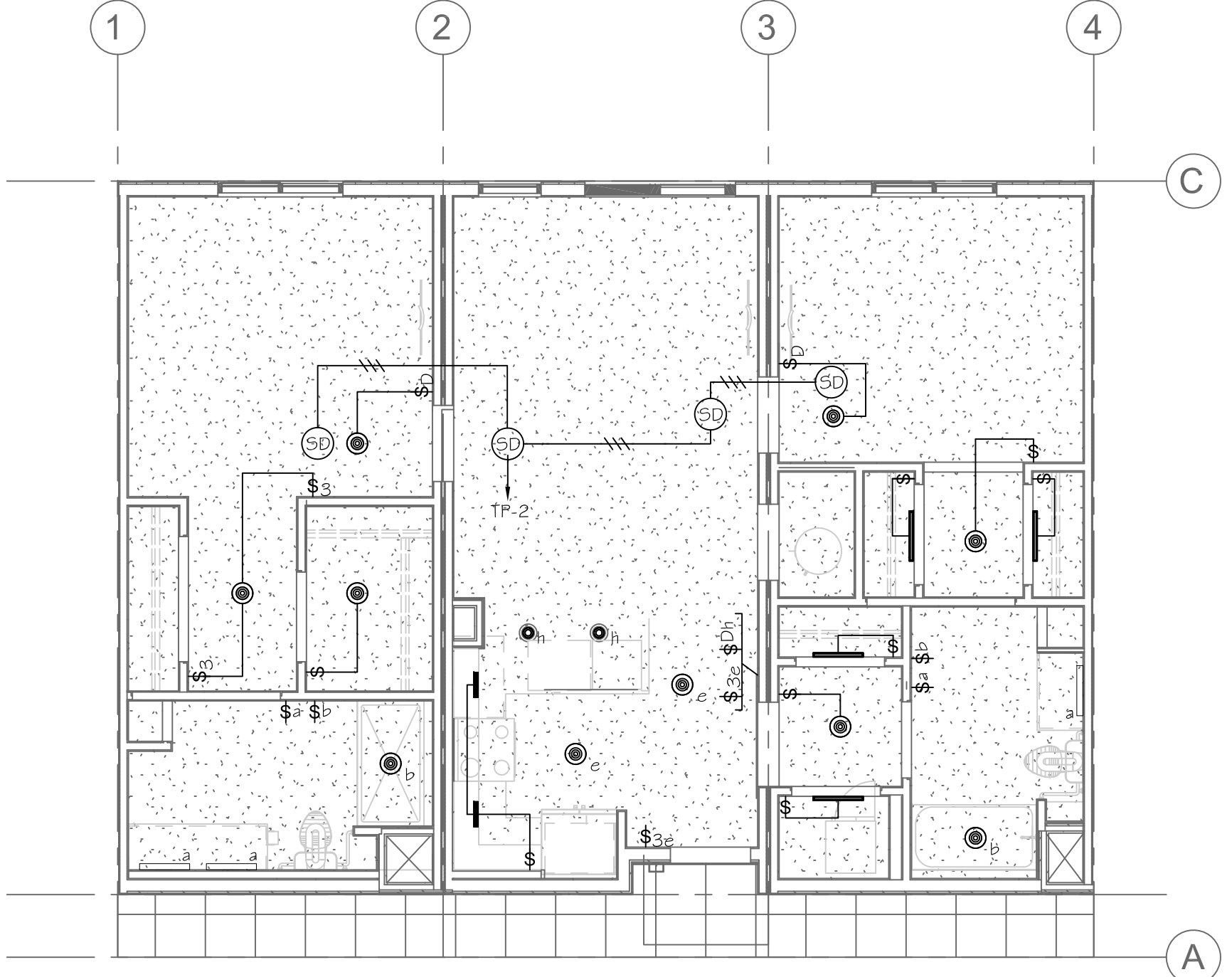
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PROJECT: **GREENSTAXX MODULAR UNITS**
 CR-201 - VERSION 3.0 (ELECTRIC)

SUBJECT: **LIGHTING & SMOKE
 DETECTOR PLAN**

PROJECT NO.: 2672012
 SCALE: AS NOTED
 DATE: 09/24/2018
 DRAWN BY: CP

SHEET NO.: **E-2.0**



CR-201 LIGHTING & SMOKE DETECTOR PLAN

SCALE: 3/16" = 1'-0"

- NOTES:
1. JUNCTION BOXES SHOWN SHALL BE RATED FOR PADDLE FAN INSTALLATION. CONTROL SHALL BE A COMBO FAN SPEED CONTROL & DIMMER SWITCH.
 2. ALL RESIDENTIAL UNIT LIGHTING SHALL BE FED VIA RESPECTIVE UNIT PANEL TP VIA CIRCUIT #1.
 3. REFER TO ARCHITECTURAL PLANS FOR EXACT LIGHTING LAYOUT. REFER TO OWNERS PROJECT MANUAL FOR FIXTURE SPECIFICATIONS.
 4. REFER TO OWNERS PROJECT MANUAL FOR SWITCH & DIMMING SPECIFICATIONS.



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PROJECT: GREENSTAXX MODULAR UNITS
CR-201 - VERSION 3.0 (ELECTRIC)

SUBJECT: POWER PLAN

PROJECT NO.: 2672012
SCALE: AS NOTED
DATE: 09/24/2018
DRAWN BY: CP

SHEET NO.:

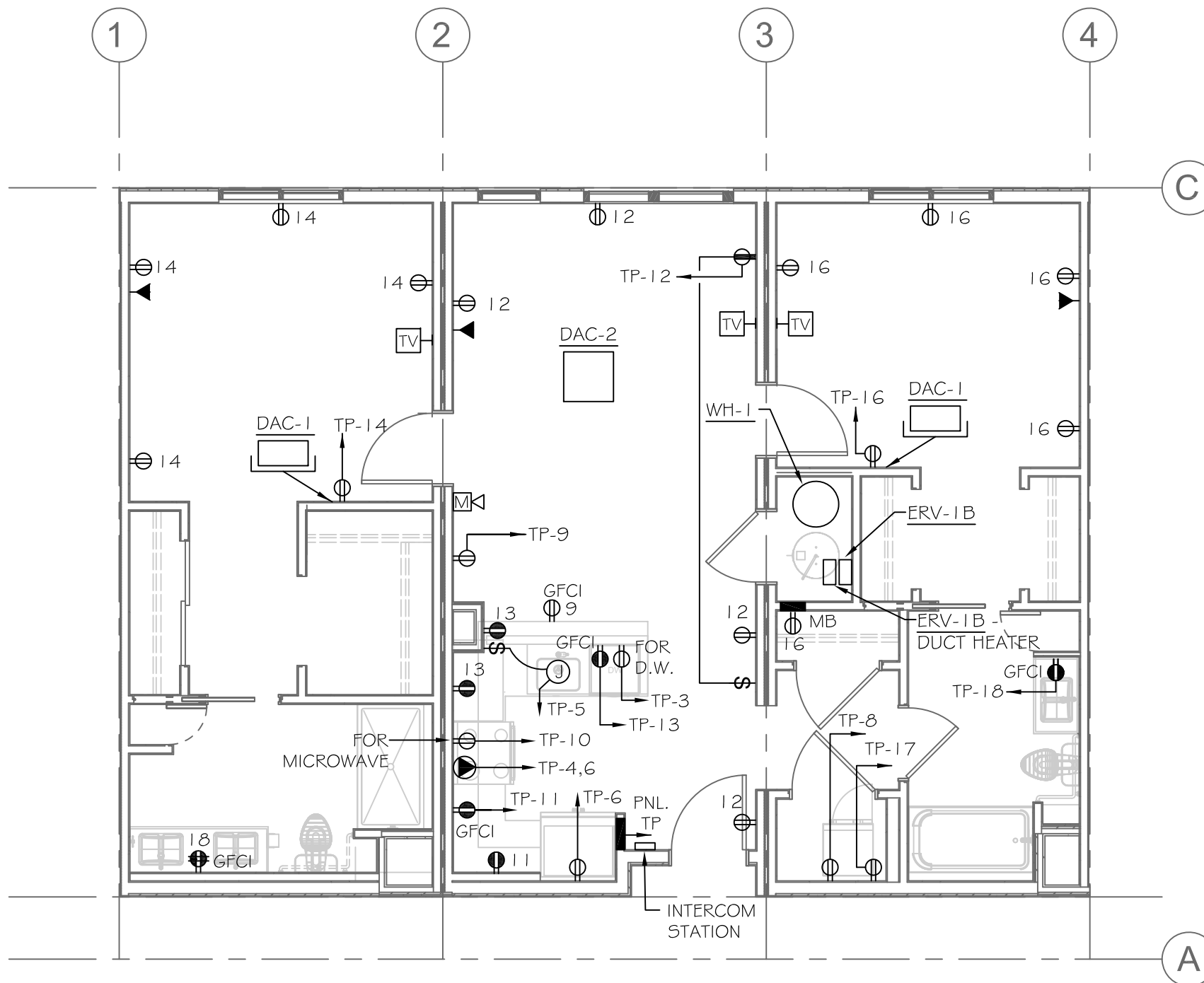
E-3.0

OUTLET LOCATION PARAMETERS:

1. ALL OUTLETS WITHIN 6'-0" OF SINK SHALL BE GFCI.
2. ANY WALLS OVER 2'-0" IN ROOMS SPECIFIED IN NEC 210.52(A) REQUIRE AN OUTLET.
3. KITCHEN COUNTER OUTLETS SHALL BE LOCATED NO MORE THAN 2'-0" FROM CORNER OR SINK AND NO MORE THAN 4'-0" APART WHEN THERE ARE MULTIPLE OUTLETS ON ONE WALL.
4. OUTLETS IN ROOMS SPECIFIED IN NEC 210.52(A) SHALL BE LOCATED NO MORE THAN 6'-0" FROM CORNER AND NO MORE THAN 12'-0" APART FROM AN ADJACENT OUTLET.

NOTES:

1. DAC UNITS (TYP. FOR 3) ARE POWERED VIA EXTERIOR CU-1. EC SHALL FURNISH AND INSTALL WIRING AS REQUIRED.
2. REFER TO M & P DRAWINGS FOR EXACT EQUIPMENT LOCATIONS & SCOPE OF WIRING.
3. EC SHALL FEED DISHWASHER VIA CHORD & PLUG. MOUNT RECEPTACLE IN CABINET UNDER SINK. FURNISH & INSTALL CHORD & PLUG ON DISHWASHER.
4. EC SHALL FEED GARBAGE DISPOSAL VIA CHORD & PLUG. MOUNT RECEPTACLE IN CABINET UNDER SINK. MOUNT SWITCH ABOVE COUNTER ADJACENT TO GFCI RECEPTACLE.
5. EC SHALL FEED WATER HEATER WH-1 VIA TP-24,26. FURNISH AND INSTALL THERMAL DISCONNECT SWITCH @ HEATER AND MAKE ALL CONNECTIONS.
6. EC SHALL LOCATE MICROWAVE RECEPTACLE IN CABINET ABOVE. VERIFY EXACT LOCATION.
7. REFER TO APPLIANCE CUT SHEETS FOR EXACT POWER REQUIREMENTS. EC SHALL FURNISH & INSTALL CORD & PLUG AS REQUIRED. RANE CORD & PLUG SHALL BE 4 WIRE.
8. ALL PANELBOARDS SHALL HAVE LOCKABLE COVERS.
9. EC SHALL FURNISH AND INSTALL A MAINTENANCE SWITCH AT EACH PIECE OF HVAC AND PLUMBING EQUIPMENT.
10. MEDIA BOX SHALL BE EQUIPPED WITH A DUPLEX RECEPTACLE AND GROUND BAR. GROUND BAR SHALL BE CONNECTED TO THE BUILDING GROUND. CIRCUIT OUTLET TO NEAREST UNSWITCHED BEDROOM OUTLET BRANCH CIRCUIT.
11. ERV-1B REQUIRES TWO (2) POWER FEEDS. MAIN UNIT IS POWERED VIA A NEMAG-15 OUTLET. THE IN-LINE 1 KW PREHEATER IS HARD WIRED DIRECTLY TO THE CONTROL PANEL. EC SHALL FURNISH AND INSTALL A SERVICE SWITCH @ UNIT FOR THE HEATER FEED.
12. EC SHALL FURNISH AND INSTALL ALL INTERCOM DEVICES AND WIRING AS REQUIRED, INCLUDING 120V. POWER REQUIREMENT. REFER TO OWNERS PROJECT MANUAL FOR SPECIFICATIONS.



CR-201 POWER PLAN
SCALE: 3/16" = 1'-0"



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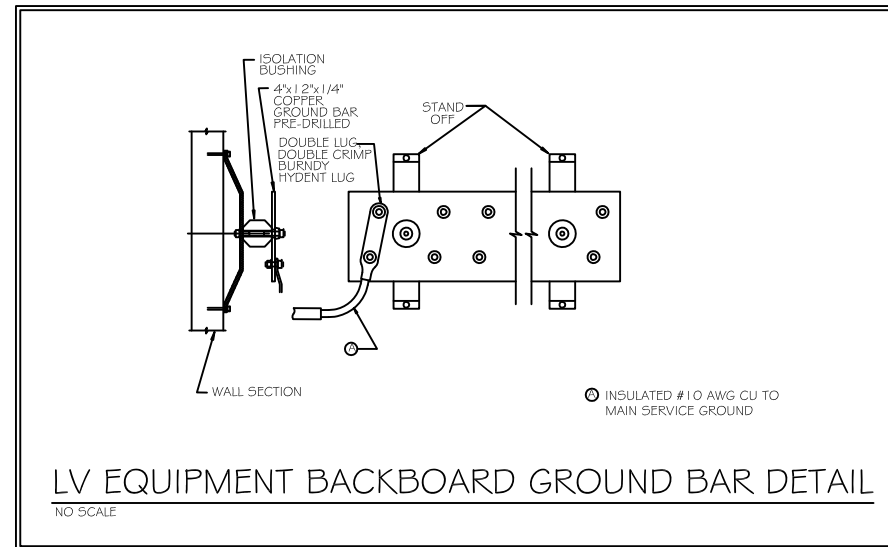
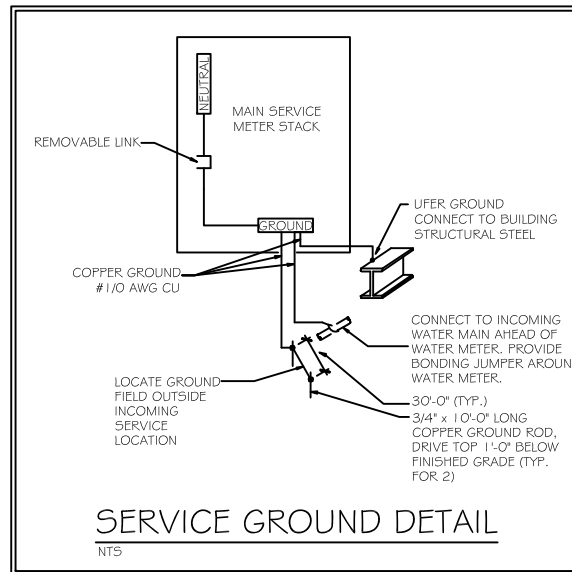
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PROJECT: GREENSTAXX MODULAR UNITS
CR-201 - VERSION 3.0 (ELECTRIC)
SUBJECT: ELECTRICAL PANELS,
RISER & DETAILS

PROJECT NO.: 2672012
SCALE: AS NOTED
DATE: 09/24/2018
DRAWN BY: CP

SHEET NO.: E-4.0



| PANEL "HP" | | | | | | | | | | | | | | | |
|----------------------------|-----------|------|----------------|----|----|-------------|------|-----------|----------------------------|----|------|----------|--|--------|--|
| VOLTAGE: 120/240 | | | AMP MAINS: 100 | | | PHASE: 1 | | | WIRE: 3 | | | MLO: YES | | MCB: - | |
| BRANCH CIRCUIT DESCRIPTION | TRIP AMPS | POLE | TOTAL WATTS | A | B | TOTAL WATTS | POLE | TRIP AMPS | BRANCH CIRCUIT DESCRIPTION | A | B | | | | |
| INTERIOR LIGHTING | 20 | 1 | 550 | 1 | 2 | 210 | 1 | 20 | EXTERIOR LIGHTING | 2 | 210 | | | | |
| BASEMENT OUTLETS | 20 | 1 | 540 | 3 | 4 | 720 | 1 | 20 | FIRST FLOOR OUTLETS | 4 | 720 | | | | |
| FIRE ALARM CONTROL PANEL | 20 | 1 | 400 | 5 | 6 | - | 1 | 20 | SPARE | 6 | - | | | | |
| ERV-2 | 15 | 2 | 198 | 7 | 8 | 1250 | 2 | 20 | ERV-2 HEATER | 8 | 1250 | | | | |
| SPARE | - | - | - | 9 | 10 | 1250 | - | - | SPARE | 10 | 1250 | | | | |
| SPARE | 20 | 1 | - | 11 | 12 | 250 | 2 | 15 | EBB-1 | 12 | 250 | | | | |
| SPARE | 20 | 1 | - | 13 | 14 | 250 | - | - | SPARE | 14 | 250 | | | | |
| SPARE | 20 | 1 | - | 15 | 16 | - | - | - | SPARE | 16 | - | | | | |
| SPARE | 20 | 1 | - | 17 | 18 | - | - | - | SPACE | 18 | - | | | | |

PANEL SHALL BE PHASE BALANCED TO WITHIN 10% FROM PHASE TO PHASE WITH AMPROBE AFTER ELECTRICAL INSTALLATION IS COMPLETE

TOTAL WATTS: A: 3,858
B: 2,958
TOTAL CONNECTED LOAD: 6,816

- AFCI CIRCUIT BREAKER
- COMBINATION AFCI + GFCI CIRCUIT BREAKER
- * LOCKABLE TYPE CIRCUIT BREAKER

| PANEL "TP" | | | | | | | | | | | | | | | |
|----------------------------|-----------|------|----------------|----|----|-------------|------|-----------|----------------------------|----|------|--------|--|--------------|--|
| VOLTAGE: 120/240 | | | AMP MAINS: 200 | | | PHASE: 1 | | | WIRE: 3 | | | MLO: - | | MCB: 150A-2P | |
| BRANCH CIRCUIT DESCRIPTION | TRIP AMPS | POLE | TOTAL WATTS | A | B | TOTAL WATTS | POLE | TRIP AMPS | BRANCH CIRCUIT DESCRIPTION | A | B | | | | |
| INTERIOR LIGHTING | 15 | 1 | 770 | 1 | 2 | 40 | 1 | 15 | SMOKE DETECTORS | 2 | 40 | | | | |
| DISHWASHER | 20 | 1 | 1440 | 3 | 4 | 6250 | 2 | 50 | OVEN/RANGE | 4 | 6250 | | | | |
| GARBAGE DISPOSAL | 20 | 1 | 756 | 5 | 6 | 6250 | - | - | SPARE | 6 | 6250 | | | | |
| REFRIGERATOR | 20 | 1 | 1020 | 7 | 8 | 1200 | 1 | 20 | WASHER / DRYER | 8 | 1200 | | | | |
| EATING AREA OUTLETS | 20 | 1 | 1500 | 9 | 10 | 1700 | 1 | 20 | MICROWAVE WITH HOOD | 10 | 1700 | | | | |
| KITCHEN COUNTER OUTLETS | 20 | 1 | 1500 | 11 | 12 | 720 | 1 | 20 | LIVING ROOM OUTLETS | 12 | 720 | | | | |
| KITCHEN COUNTER OUTLETS | 20 | 1 | 1500 | 13 | 14 | 1440 | 1 | 15 | BEDROOM OUTLETS | 14 | 1440 | | | | |
| SPARE | 20 | 1 | - | 15 | 16 | 1800 | 1 | 15 | BEDROOM OUTLETS | 16 | 1800 | | | | |
| LAUNDRY ROOM OUTLET | 20 | 1 | 1500 | 17 | 18 | 600 | 1 | 15 | BATHROOM OUTLETS | 18 | 600 | | | | |
| SPARE | 15 | 1 | - | 19 | 20 | 500 | 2 | 20 | ERV-1 B HEATER | 20 | 500 | | | | |
| ERV-1 B UNIT | 15 | 2 | 143 | 21 | 22 | 500 | - | - | SPARE | 22 | 500 | | | | |
| SPARE | - | - | - | 23 | 24 | 2500 | 2 | 30 | WATER HEATER | 24 | 2500 | | | | |
| CU ON ROOF | 35 | 2 | 2600 | 25 | 26 | 2500 | - | - | SPARE | 26 | 2500 | | | | |
| SPARE | - | - | - | 27 | 28 | - | - | - | SPARE | 28 | - | | | | |
| SPARE | 20 | 1 | - | 29 | 30 | - | - | - | SPARE | 30 | - | | | | |

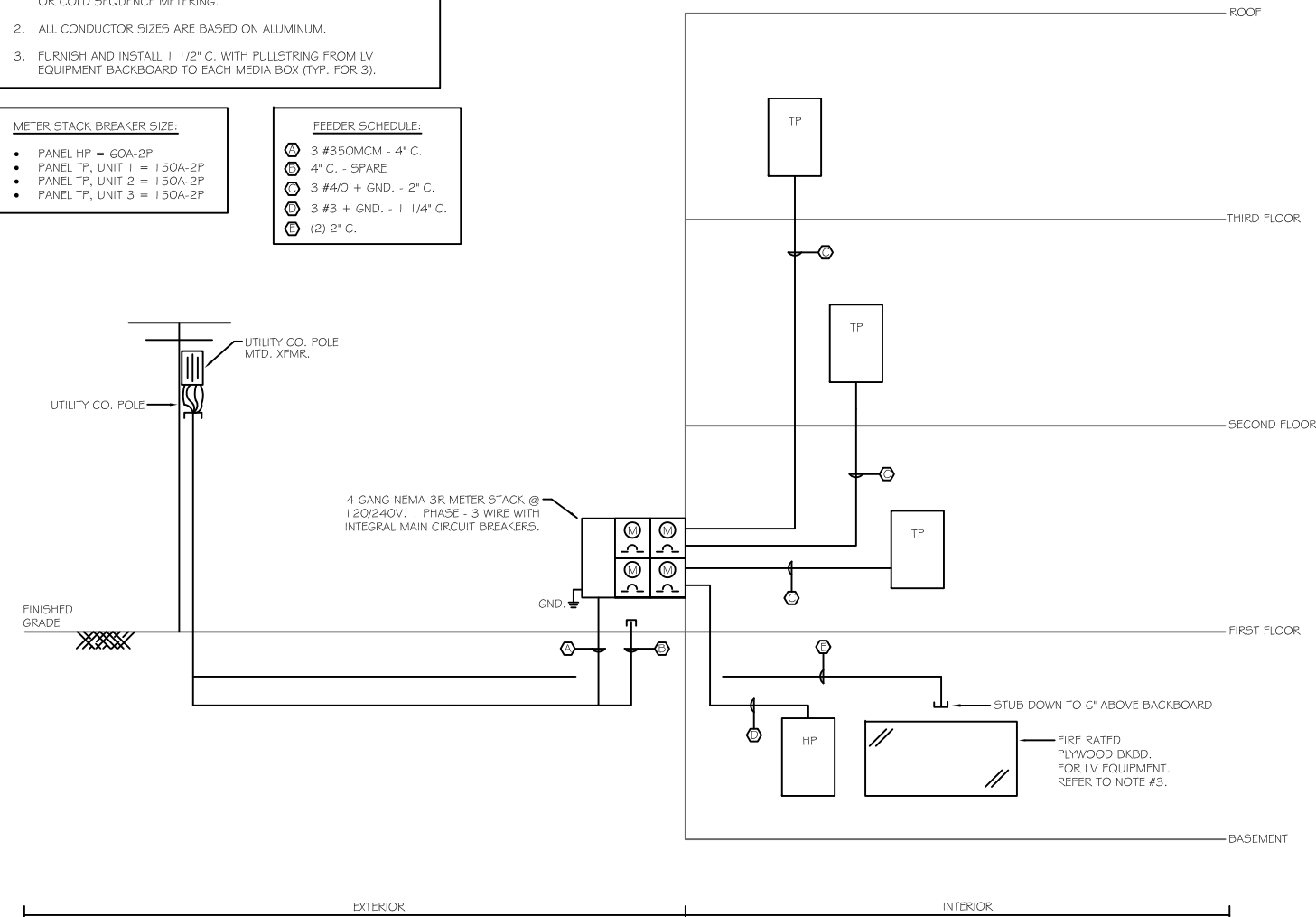
PANEL SHALL BE PHASE BALANCED TO WITHIN 10% FROM PHASE TO PHASE WITH AMPROBE AFTER ELECTRICAL INSTALLATION IS COMPLETE

TOTAL WATTS: A: 21,799
B: 19,673
TOTAL CONNECTED LOAD: 41,472

- AFCI CIRCUIT BREAKER
- COMBINATION AFCI + GFCI CIRCUIT BREAKER
- * LOCKABLE TYPE CIRCUIT BREAKER

- NOTES:**
- EC SHALL COORDINATE WITH POWER COMPANY TO DETERMINE HOT OR COLD SEQUENCE METERING.
 - ALL CONDUCTOR SIZES ARE BASED ON ALUMINUM.
 - FURNISH AND INSTALL 1 1/2" C. WITH FULLSTRING FROM LV EQUIPMENT BACKBOARD TO EACH MEDIA BOX (TYP. FOR 3).

- METER STACK BREAKER SIZE:**
- PANEL HP = 60A-2P
 - PANEL TP, UNIT 1 = 150A-2P
 - PANEL TP, UNIT 2 = 150A-2P
 - PANEL TP, UNIT 3 = 150A-2P
- FEEDER SCHEDULE:**
- 3 #350MCM - 4" C.
 - 4" C. - SPARE
 - 3 #4/0 + GND. - 2" C.
 - 3 #3 + GND. - 1 1/4" C.
 - (2) 2" C.



ONE LINE POWER RISER DIAGRAM
N.T.S.



3.3 Narrative Description of Design Approach

The proposed project site is located off Route 130 in Sandwich, Massachusetts within a parcel owned by Route 130 Land Development. The development area measures approximately 7.27 acres. The site is located in the Forestdale area of Sandwich which is situated about five miles south of the Mid-Cape Highway (Route 6) and immediately north of the Sandwich/Mashpee municipal boundary. The neighborhood includes the corridor along Route 130 extending from Main Street, Route 130 in Mashpee to Quaker Meeting House Road which is situated about one mile north of the property. This area is primarily undeveloped land, ponds and open space. There are also various commercial properties in this area that comprise 10% of the land use in this neighborhood. The majority of residential properties include a mix of cape, ranch, and colonial style dwellings built in the 1970's and 1980's that include 5,000 to 10,000 square foot lots.

The property has access to public water through the Sandwich Water District. Electrical service is available through Eversource. Natural gas is available through National Grid. High speed fiber optic access is available through OpenCape. A fully resilient and islandable community microgrid exist on an abutting parcel, designed and permitted in partnership with the Massachusetts Clean Energy Center. Clean renewable, fossil free, fixed, affordable solar generation is available to all of Village Green's residents.

PROPOSED DEVELOPMENT MASTER PLAN

The Village Green development will provide a total of 144 units in six (6) 24-unit, three-story wood frame residential apartment buildings. The proposed plan will allocate 216 parking spaces, with additional, ample shared parking with abutting commercial and residential buildings. Outdoor living is at the heart of this complex, with an expansive open space and walking trails. In addition, resident amenities include electric vehicle and bicycle parking, with DC charging stations. The site layout is designed to consolidate the development area required for parking and buildings in order to protect existing vegetative buffers on all sides of the project traditional and natural building materials.

Varied exterior finishes and paint colors work to reduce the visual bulk of the new buildings. The basic massing is defined by flat roofs, inset balconies, and projected bays and the color palate consists of warm grey tones and medium earth tones. The design incorporates energy-efficient or "green" architecture into each residential unit.

Within the buildings, the typical floor plan provides access to units off a central double-loaded corridor that is framed on each end by egress stairs and support spaces. Elevators are centrally located for convenient access. Typical Studio, one, and three-bedroom units are designed with open kitchen/living areas and comfortable bedroom and bathrooms as well as large walk-in closets. Large windows provide abundant natural light at each unit. In addition to high-quality finishes and individual environmental control, each unit will contain modern energy-efficient appliances, in-unit laundry, and low-energy lighting fixtures add to an overall sense of luxury and quality at Village Green.

Attachment 2.G.
Tabular Zoning Analysis

Tabular Zoning Analysis

2140. DISTRICT PURPOSES ARE AS FOLLOWS:

1. Business Limited (BL-1)

To provide for moderately dense limited commercial mixed-use, village-style development with local and transient services; while preserving or enhancing ocean views from highways, protecting character of historic environs, preserving or enhancing landscaping, minimizing visibility of parked autos and avoiding creation of hazards or congestion.

| BL-1 | | | Relief Required |
|------------------------------------|--------|--------------|-----------------|
| Minimum lot size in square feet | 20,000 | 316,681 | None |
| Minimum lot frontage in feet | 125 | Over 125 | None |
| Minimum front yard in feet | 30 | Over 0 | None |
| Minimum side and rear yard in feet | 0 | Over 0 | None |
| Maximum lot coverage % | None | NA | None |
| Maximum Building Height in feet | 35 | 35 | None |
| Maximum Shape Factor | 22 | Less than 22 | None |

Section 2200 Use Regulations: Multi-Family use requires a Special Permit

Section 2210 Multiple principal buildings on the same lot requires a special permit

Section 2600 Applicant requests a waiver from the requirement of minimum and maximum lot, front rear and side yards and building dimensions.

Section 3120 Table of Use Regulations Requiring Two (2) Spaces per Dwelling Unit

Section 4610 which prohibits multifamily residential use on a designated Scenic Road such as Pimlico Pond Rd.

Section 4621 which prohibits granting any Special Permit until the Board of Health certifies in writing that all plans for on-site waste disposal comply with all state and local health codes. Section 4630 which requires that all private parking, driveways and drainage comply with Sandwich Planning Board Subdivision Rules and Regulations.

Section 4650 which requires 2 separate points of access and egress.

Section 4620 which requires a showing of no danger of pollution to ground or surface water. Complies.

Section 3420 which requires a separate Special Permit for on-site waste disposal exceeding 15,000 gpd.

Section 3510 which requires that 30% of the total site be retained in a "vegetated" condition.

Any other section or requirement of the Sandwich Zoning Bylaw that would prohibit the development of the site as proposed in this Application for Site Eligibility.

Village Green

NSG Village Green-1, LLC plans a new multifamily development on 7.27 acres of land, in the Forestdale section of Sandwich. The rental complex will feature state-of-the-art renewable energy and water-efficient technologies and will offer 144 apartments with 180 bedrooms when complete. The housing units will be located in six (6), three (3) story buildings, with 24 units per building, 8 units per floor. The rental structure will be consistent with the standards for affordable housing to be included in the Town of Sandwich's Chapter 40B affordable housing stock. The project will utilize modular construction technologies to speed construction, enhance quality, decrease material waste, simplify on-site logistics, and create less disruption to the surrounding environment.

Amenities within the buildings will include property-wide high-speed internet, coworking space, as well as a roof top deck. Outdoor amenities will feature an outdoor kitchen and dining, a community garden, walking trails, a dog park, and covered parking with EV charging stations.

Our goal is to improve housing opportunities for Families with Children and provide workforce and senior housing options. Village Green advances the Baker-Polito Administration's goal of creating up to 1,000 new workforce housing units affordable to middle-income households through MassHousing's Workforce Housing Initiative.

In addition to building efficiencies, an integrated community-energy-micro-grid will provide affordable energy and resiliency. The intent is to develop an innovative, fully resilient and affordable, "live-work-play," net-zero-waste/net-zero-energy community. The homes will "decongest the wires" of an aging and obsolescent utility grid, providing load-shaping throughout the day to support intelligent demand management; establish smart configurable backup that provides resiliency and peace of mind for homeowners in the face of storms and other natural disasters; and the ability to live a cleaner lifestyle than any other development in the country.

The project will advance Massachusetts' development goals towards a clean transportation future by providing electrical vehicle charging infrastructure, utilizing renewable energy. Our Smart Power Center™ will be the first Electric Vehicle Recharging Center powered by battery dispatched renewable energy in the State of Massachusetts. It will offer Electric Vehicle sharing options for Village Green residents and residents of surrounding neighborhoods. Sandwich Green will be an environmentally friendly, master-planned development committed to self-energy generation, clean-water, resiliency, sustainability, affordability, community and livability.

The project is designed to provide a residential garden-style development, consistent with the locally adopted 2009 Local Comprehensive Plan. This district has been identified in the town's Comprehensive Plan as an identified place for desired growth. The project site is designated as existing land for economic development as a Strategic Planning Area and as a Smart Growth Center.

Village Green

Cape Cod (Barnstable County), Massachusetts has been designated as a Federal Economic Development District by the Economic Development Administration of the U.S. Department of Commerce. The major areas identified as critical needs in Barnstable County are wastewater, energy, telecommunications, and transportation infrastructure. These substandard infrastructure requirements have led to additional critical needs in the areas of job force diversity, housing affordability, and research and development investment.

Sustainable Development Principles

Developer Self-Assessment

Method 2: Village Green meets a minimum of five (5) of the Commonwealth's Sustainable Development Principles.

(1) Concentrate Development and Mix Uses: NSG Village Green-1, LLC has master planned a unique residential rental housing development, Village Green, situated in the Forestdale section of Village MA. The complex will feature state-of-the-art renewable and infrastructure technologies and will offer 144 residential housing units with 25% of the units designated as "affordable". The buildings will be highly efficient and use renewable resources to meet its cooling, heating and power (CHP) needs. The objective is to develop an innovative, fully resilient, affordable, "live-work-play," net-zero connected community. Innovative planning by the development team, planners, engineers and specialists from many disciplines has created the blueprint for this resilient community. Village Green will be an environmentally friendly neighborhood committed to clean generation, clean water, resiliency, sustainability, and livability. The project is designed to provide an affordable connected community consistent with the local, regional, and Commonwealth's goals and vision of Smart Growth.

(2) Advance Equity & Make Efficient Decisions

Village Green will be a mixed resource renewable, sustainable residential housing development delivering clean, resilient, restorative and economic infrastructures. Key stakeholders have diverse but generally aligned interests in watershed restoration, economic development, environmental justice, renewable energy and community benefit-based development.

(3) Protects Land and Ecosystems

Village Green is located in the Popponesset Bay Watershed. The Popponesset Bay area is often considered the most polluted bay on Cape Cod. Nitrogen pollution from septic systems is at the center of multiple lawsuits filed against the Massachusetts Department of Environmental Protection. The design of our integrated ecosystems will provide "Significant Community Benefits" to the surrounding region and lays out a pollution prevention plan that supports and protects the watershed

(4) Use Natural Resources Wisely

Village Green will be built on a resilient infrastructure and secure water/energy platform. The wastewater treatment facilities protect the Popponesset Bay Watershed from additional pollution impacts. The treatment facilities follow the guidance of the Section 208 Area Wide Water Quality Management Plan and finally address an integrated implementation strategy. The development team is currently working on a "Significant Community Benefit" upgrade to the area water quality and public safety improvements with the Village Water District. Village Green follows the structure and goals of the Cape Cod Commission's Cape Cod Climate Action Plan.

(5) Expand Housing Opportunities

Village Green will provide much needed new and affordable housing alternatives for people of all means. The units have been designed to provide work-force housing options as well as housing for families with children.

The Cape Cod Commission Regional Housing study found that If seniors were given the option of downsizing into appropriately sized units, this option could potentially fill about one-third of the current housing gap opening up housing units that have stranded seniors in homes they no longer need.. "even those seniors that want to downsize were unable to find a more appropriate unit at an affordable price."

Village Green's efficient design and the use of on-site renewable power and water treatment systems will make this property much more affordable for all residents.

(6) Provide Transportation Choice

The infrastructure plan includes significant investment into an EV charging network and provides for demand response flexibility. Clean electrification of the transportation sector is a primary route to deep decarbonization and the pathway to achieve long-term emission reduction goals within the Commonwealth.

(7) Increase Job and Business Opportunities

Village Green follows the direction of Economic Development Agency (EDA) approved Comprehensive Economic Development Strategy (CED's) for Barnstable County. The CED's under the framework of the regional vision defines the goals of the community, built, and natural systems that are required to support smart growth in the region. The CED's promote a sustainable regional economy that requires an adequate supply of rental housing and advanced reliable, resilient, efficient infrastructure. The goal is to preserve, protect and restore the region natural resources.

(8) Promote Clean Energy

Buildings are responsible for 28% of energy related CO2 emissions. The design of the grid-interactive efficient buildings (GEB) exceeds the current State energy code and are fueled by a combined cooling, heating power system (CCHP) that eliminates the dependence on fossil fuels. Local clean, renewable power generation supports the affordability of the project and significantly reduces green-house gas emissions. The integrated design of the GEB and CCHP systems will meet or exceed an Energy Star score of 75 or higher.

(9) Plan Regionally

The project is organized around the Popponesset Bay Watershed's natural, build, and community systems and follows the guidelines of the Cape Cod Commission's Regional Policy Plan (RPP) and Section 208 Area Wide Water Quality Management Plan. The RPP adopts goals and objectives to guide and plan for the future of the region in a manner consistent with the vision and growth policy. The Commission's report Regional Housing Market Analysis and 10-year Forecast of Housing Supply and Demand for Barnstable County, Massachusetts highlights the critical obstacles to addressing Fair Housing in the region.

7.A - Additional Support for Sustainable Development Principles

New Legislation – Commonwealth of Massachusetts

On March 26, 2021, Governor Baker signed comprehensive climate change legislation calling for the state to achieve net-zero emissions by 2050.

The new law, Senate Bill 9 - *An Act Creating a Next Generation Roadmap for Massachusetts Climate Policy*, establishes new interim goals for emissions reductions, significantly increases protections for Environmental Justice communities across Massachusetts, authorizes the Administration to implement a new, voluntary energy efficient building code for municipalities, and allows the Commonwealth to procure an additional 2,400 Megawatts (MW) of clean, reliable offshore wind energy by 2027.

Building upon the framework established in the Administration's [2050 Decarbonization Roadmap and Clean Energy and Climate Plan for 2030](#), the bipartisan bill allows the Commonwealth to pursue ambitious emissions reduction goals in a cost-effective and equitable manner while creating jobs and opportunities for economic development throughout Massachusetts.

Massachusetts Pillars of Decarbonization

The Massachusetts 2050 Decarbonization Roadmap identifies four pillars that are key for decarbonization for the state.

- **End Use Energy**
Transitioning buildings, vehicles, and other end uses away from consuming fossil fuels.
- **Energy Efficiency and Flexibility**
Aggressively pursuing energy efficiency and flexibility to enable cost-effective decarbonization.
- **Decarbonizing Energy Supply**
Producing zero and low-carbon energy supplies to power our infrastructure systems.
- **Carbon Sequestration**

Balancing remaining emissions by facilitating carbon dioxide removal.

Village Green embraces and embodies the collective goals and objectives of the Commonwealth's comprehensive roadmap and follows detailed guidance from the Regional Authority.

Bk 28756 Ps283 12421
03-24-2015 & 01:09P

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 03-24-2015 & 01:09Pffi
Ctlt: 981 Ooct: 12421
Fee: \$7,524.00 Cons: \$2,200,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 03-24-2015 a 01:09PM
Ctlt: 981 Ooct: 12421
Fee: \$8,940.00 Cons: \$2,200,000.1)0

FORECLOSURE DEED

Thomas Ruhan and John Stinson, Trustees of the Ruhan and Stinson Realty Trust, u/d/t dated December 31, 2009, recorded at Book 24279, Page 75, of 39 Discovery Hill Road, East Sandwich, Massachusetts 02537, holder of a mortgage given by Forestdale Village, LLC, a Massachusetts limited liability corporation to Thomas Ruhan and John Stinson, Trustees of the Ruhan and Stinson Realty Trust, dated December 31, 2009, and recorded with the Barnstable County Registry of Deeds on December 31, 2009 at Book 24279, Page 81, by the power conferred by said mortgage and every other power, in consideration of Two Million Two Hundred Thousand and 00/100 (\$2,200,000.00) Dollars, paid, grant to Thomas Ruhan and John Stinson, Trustees of the Ruhan and Stinson Realty Trust, u/d/t dated December 31, 2009, recorded at Book 24279, Page 75, of 39 Discovery Hill Road, East Sandwich, Massachusetts 02537, the premises covered by said mortgage, located at 1 Sheldon Lane, Route 130, and West Road, Sandwich, Massachusetts, all and singular the premises described in said mortgage, bounded and described, to wit:

Parcel 1:

A parcel of land located in the Town of Sandwich, Barnstable County, MA depicted on a Plan recorded with said Deeds in Plan Book 149, Page 137, excepting and excluding from such land Parcels "A" (15,000 square feet) and "B" (15,000 square feet) depicted on a Plan recorded with said Deeds in Plan Book 165, Page 121(F2).

Parcel 2:

Parcels of land located in the Town of Sandwich, Barnstable County, MA depicted as "Lot 2" and "Lot 4" on a Plan recorded with said Registry of Deeds in Plan Book 342, Page 88.

Parcel 3:

A parcel of land located in the Town of Sandwich, Barnstable County, MA, comprised of approximately 486,643 square feet (11.1 acres) depicted on a "Plan of Land in Sandwich, Massachusetts as Prepared for George H. and Phyllis Thompson" dated June 28, 2007 and prepared by Sweetster Engineering, which Plan was recorded with the Barnstable County Registry of Deeds on July 17, 2007 in Plan Book 619, Page 6.

Locus: 1 Sheldon Lane, Route 130, and West Road, Sandwich, Massachusetts

Parcel 4:

A parcel of land located in the Town of Sandwich, Barnstable County, MA comprised of approximately 463,878 square feet (10.6) acres depicted in a "Plan of Land in Sandwich, Massachusetts as Prepared for George H. and Phyllis P. Thompson" dated June 27, 2007 and prepared by Sweetster Engineering, which Plan was recorded with the Barnstable County Registry of Deeds on July 17, 2007 in Plan Book 619, Page 7.

Parcel 5:

A Parcel of land located in the Town of Sandwich, Barnstable County, MA, depicted as Parcel "B" on a Plan recorded with the Barnstable County Registry of Deeds in Plan Book 165, Page 121 (F2).

Parcel 6:

A parcel of land located in the Town of Sandwich, Barnstable County, MA, comprised of approximately 692,932.1 square feet (15.9 acres) depicted on a "Plan of Land in Sandwich, Massachusetts as Prepared for George H. and Phyllis P. Thompson" dated June 26, 2007 and prepared by Sweetser Engineering, which Plan was recorded with the Barnstable County Registry of Deeds on July 17, 2007 in Plan Book 619, Page 8.

Excepting and excluding from the foregoing a 60,000 square foot parcel of land depicted as "Parcel A" on a certain "Plan of Land in Sandwich, Massachusetts, as prepared for Forestdale Village, LLC" by Sweetser Engineering dated December 18, 2009 and recorded December 31, 2009 Plan Book 633, Page 28. Also excepting and excluding from the foregoing Lot 7 as shown on a Plan of Land in Sandwich, Massachusetts recorded at the Barnstable County Registry of Deeds in Plan Book 646, Pages 29 through 35, located at 19 Pine Road, Forestdale, Massachusetts, by Partial Release recorded with the Barnstable County Registry of Deeds at Book 27002, Page 130. Also excluding and excepting from the foregoing Lots O and P as shown on a Plan entitled Definitive Plan of Land in Sandwich, Massachusetts recorded in Plan Book 646, Page 29, located at Off West Road, Sandwich (Forestdale), Massachusetts, by Partial Release recorded with the Barnstable County Registry of Deeds in Book 27420, Page 120.

Together with and subject to all rights, reservations, restrictions, covenants, easements and rights of way of record, insofar as the same are now in force and applicable.

For title, see Deeds dated December 29, 2009 recorded with the Barnstable County Registry of Deeds at Book 24279, Page 43 and Book 24279, Page 49; and Certificate of Entry dated March 17, 2015 recorded at Book 28756, Page 282.

The premises are conveyed subject to any and all unpaid taxes, tax titles, assessments, and municipal liens, insofar as same may legally exist.

IN WITNESS WHEREOF, Thomas Ruhan and John Stinson, Trustees, have executed these presents, acknowledged and delivered the same in the name of the Ruhan and Stinson Realty Trust.



Thomas Ruhan, Trustee
Ruhan and Stinson Realty Trust
Date: 3/24/15



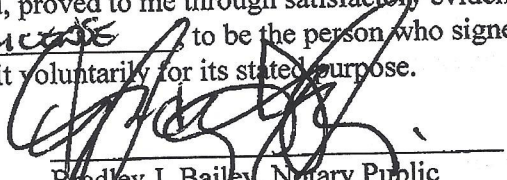
John Stinson, Trustee
Ruhan and Stinson Realty Trust
Date: 3/23/15

Commonwealth of Massachusetts

Barnstable, ss:

On this 24th day of MARCH, 2015, before me, the undersigned notary public, personally appeared Thomas Ruhan, as aforesaid, proved to me through satisfactory evidence of identification, which was MA DRIVER'S LICENSE, to be the person who signed the preceding, and acknowledged to me that signed it voluntarily for its stated purpose.

(Notary's Seal)



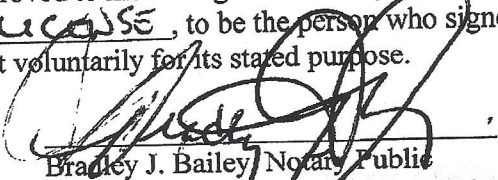
Bradley J. Bailey, Notary Public
My Commission expires: August 19, 2016

Commonwealth of Massachusetts

Barnstable, ss:

On this 23rd day of MARCH, 2015, before me, the undersigned notary public, personally appeared John Stinson, as aforesaid, proved to me through satisfactory evidence of identification, which was MA DRIVER'S LICENSE, to be the person who signed the preceding, and acknowledged to me that signed it voluntarily for its stated purpose.





Bradley J. Bailey, Notary Public
My Commission expires: August 19, 2016

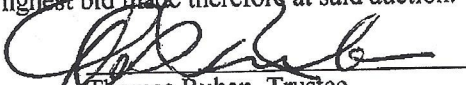
AFFIDAVIT OF SALE

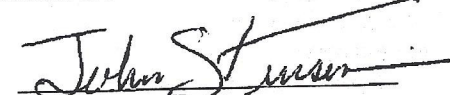
Barnstable, ss:

We, Thomas Ruhan and John Stinson, Trustees of the Ruhan and Stinson Realty Trust, u/d/t dated December 31, 2009, recorded at Book 24279, Page 75, named in the foregoing Deed, make oath and say that the principal, interest and other obligations mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that we, Thomas Ruhan and John Stinson, Trustees of the Ruhan and Stinson Realty Trust caused to be published on February 16, 2015, February 23, 2015 and March 2, 2015, in the Cape Cod Times, a newspaper published and having general circulation in Sandwich, Barnstable County, Massachusetts, a notice of which the following is a true copy: (see attached, marked "Exhibit A").

Said Thomas Ruhan and John Stinson further make oath and say that we, Thomas Ruhan and John Stinson, Trustees of the Ruhan and Stinson Realty Trust caused a copy of said notice to be sent by Certified mail to the owners of the equity of redemption and to all junior lien holders on record after the mortgage as of thirty (30) days prior to the sale, to the last address of said owner of the equity of redemption appearing on the records of Thomas Ruhan and John Stinson, Trustees of the Ruhan and Stinson Realty Trust, pursuant to M.G.L. Chapter 244, Section 14, as amended, and that we, Thomas Ruhan and John Stinson, Trustees of the Ruhan and Stinson Realty Trust also complied with the said Chapter 244, Section 14, by mailing the required notices Certified mail, return receipt requested, and that the requirements of the power of sale have in all respects been complied with.

Pursuant to said notice at the time and place therein appointed, March 17, 2015 at 10:00 a.m., at the premises described in said mortgage, Thomas Ruhan and John Stinson, Trustees of the Ruhan and Stinson Realty Trust sold the mortgaged premises at public auction by Thomas N. George, Auctioneer to Thomas Ruhan and John Stinson, Trustees of the Ruhan and Stinson Realty Trust, of 39 Discovery Hill Road, East Sandwich, Massachusetts 02537, for Two Million Two Hundred Thousand and 00/100 (\$2,200,000.00) Dollars, bid by Thomas Ruhan and John Stinson, Trustees of the Ruhan and Stinson Realty Trust, being the highest bid made therefore at said auction.


Thomas Ruhan, Trustee
Ruhan and Stinson Realty Trust
Date: 3/24/15

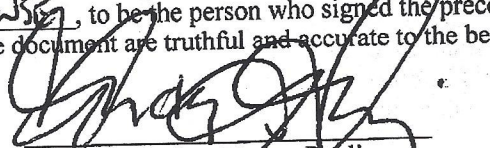

John Stinson, Trustee
Ruhan and Stinson Realty Trust
Date: 3/23/15

Commonwealth of Massachusetts

Barnstable, ss:

On this 24TH day of MARCH, 2015, before me, the undersigned notary public, personally appeared Thomas Ruhan, as aforesaid, proved to me through satisfactory evidence of identification, which was MA DRIVER'S LICENSE, to be the person who signed the preceding, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

(Notary's Seal)

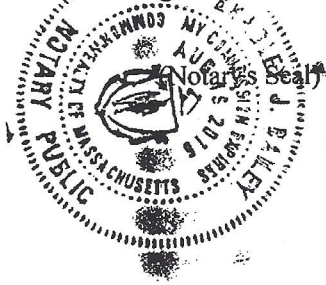

Bradley J. Bailey, Notary Public
My Commission expires August 19, 2016

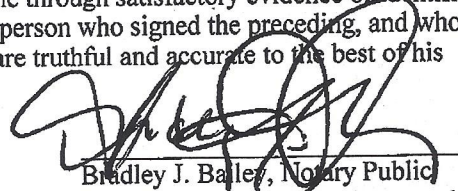
2016 Locus: 1 Sheldon Lane, Route 130, and West Road, Sandwich, Massachusetts

Commonwealth of Massachusetts

Barnstable, ss:

On this 23rd day of MARCH, 2015, before me, the undersigned notary public, personally appeared John Stinson, as aforesaid, proved to me through satisfactory evidence of identification, which was Ms DWAC HOUSE, to be the person who signed the preceding, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.




Bradley J. Bailey, Notary Public
My Commission expires: August 19, 2016

"Exhibit A"

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by FORESTDALE VILLAGE, LLC, a Massachusetts limited liability corporation, with an address at 15 West Road, P.O. Box 746, Forestdale, Massachusetts 02644, to THOMAS RUHAN and JOHN STINSON, TRUSTEES of RUHAN AND STINSON REALTY TRUST, u/d/t dated December 31, 2009 recorded at Book 24279, Page 75, of 39 Discovery Hill Road, East Sandwich, Massachusetts 02537, dated December 31, 2009, which mortgage is recorded at the Barnstable County Registry of Deeds at Book 24279, Page 81 on December 31, 2009, of which mortgage the undersigned is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at public auction at 10:00 o'clock a.m. on the 17th day of March, 2015, auction to be conducted at a cleared area of the premises on the east side of Route 130 with a street address of 76 Route 130, Sandwich (Forestdale), Massachusetts, all and singular the premises described in said mortgage, to wit:

Parcel 1:

A parcel of land located in the Town of Sandwich, Barnstable County, MA depicted on a Plan recorded with said Deeds in Plan Book 149, Page 137, excepting and excluding from such land Parcels "A" (15,000 square feet) and "B" (15,000 square feet) depicted on a Plan recorded with said Deeds in Plan Book 165, Page 121 (F2).

Parcel 2:

Parcels of land located in the Town of Sandwich, Barnstable County, MA depicted as "Lot 2" and "Lot 4" on a Plan recorded with said Registry of Deeds in Plan Book 342, Page 88.

Parcel 3:

A parcel of land located in the Town of Sandwich, Barnstable County, MA, comprised of approximately 486,643 square feet (11.1 acres) depicted on a "Plan of Land in Sandwich, Massachusetts as Prepared for George H. and Phyllis P. Thompson" dated June 28, 2007 and prepared by Sweetser Engineering, which Plan was recorded with the Barnstable County Registry of Deeds on July 17, 2007 in Plan Book 619, Page 6.

Parcel 4:

A parcel of land located in the Town of Sandwich, Barnstable County, MA comprised of approximately 463,878 square feet (10.6 acres) depicted in a "Plan of Land in Sandwich, Massachusetts as Prepared for George H. and Phyllis P. Thompson" dated June 27, 2007 and prepared by Sweetser Engineering, which Plan was recorded with the Barnstable County Registry of Deeds on July 17, 2007 in Plan Book 619, Page 7.

Parcel 5:

A Parcel of land located in the Town of Sandwich, Barnstable County, MA, depicted as Parcel "B" on a Plan recorded with the Barnstable County Registry of Deeds in Plan Book 165, Page 121 (F2).

Parcel 6:

A parcel of land located in the Town of Sandwich, Barnstable County, MA, comprised of approximately 692,932.1 square feet (15.9 acres) depicted on a "Plan of Land in Sandwich, Massachusetts as Prepared for George H. and Phyllis P. Thompson" dated June 28, 2007 and prepared by Sweetser Engineering, which Plan was recorded with the Barnstable County Registry of Deeds on July 17, 2007 in Plan Book 619, Page 8.

Excepting and excluding from the foregoing a 60,000 square-foot parcel of land depicted as "Parcel A" on a certain "Plan of Land in Sandwich, Massachusetts, as prepared for Forestdale Village, LLC" by Sweetser Engineering dated December 18, 2009 and recorded December 31, 2009 Plan Book 633, Page 28. Also excepting and excluding from the foregoing Lot 7 as shown on a Plan of Land in Sandwich, Massachusetts recorded at the Barnstable County Registry of Deeds in Plan Book 646, Pages 29 through 35, located at 19 Pine Road, Forestdale, Massachusetts, by Partial Release recorded with the Barnstable County Registry of Deeds at Book 27002, Page 130. Also excluding and excepting from the foregoing Lots O and P as shown on a Plan entitled Definitive Plan of Land in Sandwich, Massachusetts recorded in Plan Book 646, Page 29, located at 01 West Road, Sandwich (Forestdale), Massachusetts, by Partial Release recorded with the Barnstable County Registry of Deeds in Book 27420, Page 120.

PROPERTY ADDRESS: 1 Sheldon Lane, Route 130, and West Road, Sandwich, Massachusetts.

For title, see Deeds dated December 29, 2009 recorded with the Barnstable County Registry of Deeds at Book 24279, Page 43 and Book 24279, Page 49.

TERMS OF SALE:

The premises will be sold subject to and with the benefit of all rights, covenants, easements, conditions, restrictions, unpaid taxes, tax titles, water bills, municipal liens and/or assessments, rights of tenants and parties in possession, existing encumbrances of record created prior to the mortgage and rights of redemption which survive the foreclosure sale, if any.

A deposit of Sixty Thousand and 00/100 (\$60,000.00) Dollars will be required to be paid in cash or by certified check, or by bank cashier's check, by the purchaser at the time and place of sale as earnest money. The balance is to be paid in cash or certified check, or by bank cashier's check, within Thirty (30) Days of the auction, and shall be received no later than 5:00 P.M. on the Thirtieth Day, to be deposited in escrow with the Attorney for the Mortgagee, Bradley J. Bailey, Esq., P.C., of 100 West Main Street, Hyannis, Massachusetts 02601, pending delivery of the Foreclosure Deed by the Mortgagee. The successful bidder shall be required to sign a Memorandum of Sale of Real Property by Auctioneer in a form to be prepared by Bradley J. Bailey, Esquire, Attorney for Thomas Ruhan and John Stinson, Trustees of Ruhan and Stinson Realty Trust, containing the above terms and any other terms announced at the sale. Said Memorandum is to be executed at the Auction sale. All bidders will be qualified prior to the sale. Other terms, if any, to be announced at the time and place of sale.

In the event of a typographical error or omission contained in this publication, the description of the premises contained in said mortgage registered with Barnstable County Registry of Deeds at Book 24279, Page 81, shall control.

TIME IS OF THE ESSENCE.

/s/ Thomas Ruhan, Trustee
 /s/ John Stinson, Trustee
 Thomas Ruhan and John Stinson,
 Trustees of Ruhan and Stinson Realty Trust
 Present Holder of said Mortgage
 By their Attorney: Bradley J. Bailey, Esq.
 Bradley J. Bailey, Esq., P.C.
 100 West Main Street
 Hyannis, Massachusetts 02601
 (508) 771-4644

02/16, 02/23, 03/02/15

BARNSTABLE REGISTRY OF DEEDS

John F. Meade, Register

BARNSTABLE COUNTY
 REGISTRY OF DEEDS
 A TRUE COPY, ATTEST

John F. Meade

JOHN F. MEADE, REGISTER

N O T
A N
O F F I C I A L
C O P Y

N O T
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C O P Y

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 08-11-2015 @ 09:04am
Ct1#: 127 Doc#: 38373
Fee: \$1,026.00 Cons: \$300,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 08-11-2015 @ 09:04am
Ct1#: 127 Doc#: 38373
Fee: \$810.00 Cons: \$300,000.00

QUITCLAIM DEED

We, Thomas Ruhan and John Stinson, Trustees of the Ruhan and Stinson Realty Trust u/d/t dated 12/31/09, recorded in the Barnstable County Registry of Deeds in Book 24279 Page 75, of East Sandwich, Massachusetts, for consideration paid and in full consideration of Three Hundred Thousand Dollars (\$300,000), grant to Route 130 Land Development, LLC, a Massachusetts limited liability company having a usual place of business at 3 Clara Street, Seekonk, Massachusetts 02771, with quitclaim covenants, the land in Sandwich, Barnstable County, Massachusetts, bounded and described as follows:

PARCEL ONE

Being Lot 2 as shown on "Plan of Land in Sandwich, Massachusetts as prepared for Pimlico Pines Realty, LLC and Forestdale Village, LLC" dated December 31, 2009 and recorded in the Barnstable County Registry of Deeds in Plan Book 639, Page 10, to which plan reference is hereby made for a more particular description.

Containing 17.93 acres more or less.

PARCEL TWO

Being Parcel 1 as shown on "Plan of Land in Sandwich, Massachusetts prepared for Route 130 Land Development, LLC" dated July 29, 2015 and recorded in said Barnstable County Registry of Deeds in Plan Book 659, Page 90, to which plan reference is hereby made for a more particular description.

Containing 1.095 acres more or less.

Being a portion of the premises conveyed to Ruhan and Stinson Realty Trust by deed dated March 24, 2015 recorded in said Barnstable County Registry of Deeds in Book 28756, Page 283.

The premises are conveyed subject to any and all unpaid taxes, tax titles, assessments and municipal liens insofar as same may legally exist.

PROPERTY ADDRESS: Lot 2 / Parcel 1, Route 130, Sandwich, MA

Title not examined.
N O T
A N

N O T
A N

IN WITNESS WHEREOF Thomas Ruhan and John Stinson, Trustees have executed these presents, acknowledged and delivered the same in the name of the Ruhan and Stinson Realty Trust this 7th day of August, 2015.

N O T
A N
O F F I C I A L
C O P Y

[Handwritten Signature]
Trustee

Thomas Ruhan, Trustee
Ruhan and Stinson Realty Trust

[Handwritten Signature]
Trustee

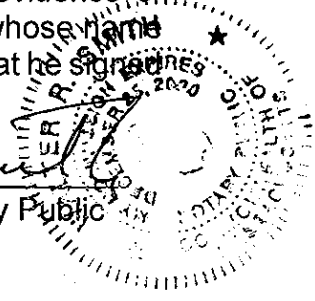
John Stinson, Trustee
Ruhan and Stinson Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 7th day of August, 2015, before me, the undersigned notary public, personally appeared Thomas Ruhan, proved to me through satisfactory evidence of identification, which was Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it as Trustee as aforesaid voluntarily for its stated purpose.

[Handwritten Signature]
Walter R. Smith Notary Public



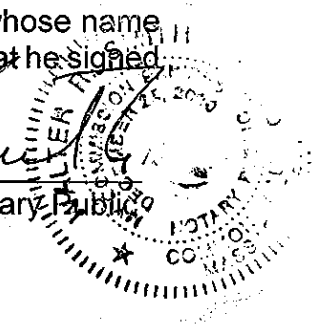
My commission expires: December 25, 2020

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 7th day of August, 2015, before me, the undersigned notary public, personally appeared John Stinson, proved to me through satisfactory evidence of identification, which was Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it as Trustee as aforesaid voluntarily for its stated purpose.

[Handwritten Signature]
Walter R. Smith Notary Public



My commission expires: December 25, 2020

VILLAGE GREEN

Project Team

Project Team Contacts

Limited Dividend Organization:

NSG Village Green-I, LLC
344 John L. Dietsch Blvd.
Suite 4
North Attleboro, MA 02763

Development Team:

John J. Stinson
Route 130 Land Development
39 Discovery Hill Road
East Sandwich, MA 02563
508-888-8076
Jayjohn65@aol.com

Thomas J. Ruhan
Route 130 Land Development
168 South Street
South Yarmouth, MA 02664
401-465-6751
Truhan@xfactors.net

Stephen J. Cleary
Autonomous CRE+
3301 NE 32nd Avenue
Suite 602
Fort Lauderdale, FL 33308
617-980-6744
sjc@acreplus.org

James Geshwiler
Catalyze, Inc.
Catalyze-ACRE, SPV, LLC
33 Boston Post Rd.
Marlborough, MA 01752
617-290-4929
james@catalyze.net

Project Attorney:

Jonathan Fitch, Esq.
88 Route 6A
Sandwich, MA 02563
508-888-2453
macfitchjdf@aol.com

Modular, Development Consultant:

Arthur A. Klipfel, III
Oaktree/GreenStaxx
84 Sherman Street
Cambridge, MA 02140
617-491-9100
Aklipfel@oakdev.com

Architect:

Scott Vlasak
Bruce Ronayne Hamilton Architects
833 Turnpike Road
New Ipswich, NH 03071
603-878-4823
svlasak@brharch.com

Traffic:

Jeffrey S. Dirk P.E., PTOE, FITE
Partner
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508-414-7924
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Civil Engineering, Surveying:

Deborah W. Keller P.E.
Merrill Engineering
427 Columbia Road
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781-826-9200
dkeller@merrillinc.com

Mechanical, Electrical, Structural,
Renewable Energy Engineering

Michael McGuire
Hurricane Hill Development
1042 Hurricane Hill Rd.
Mason, NH 03048
603-878-1726
mike@h2dc.com

Electrical, Fire & Security Engineering

Michael Kapopoulos
New Horizons Technologies, Inc.
4 Campground Road
Sterling, MA 01564
(978) 422-6393
mikek@new-horiz.com

Wastewater/Clean Water

Brian Braginton-Smith
Aquagen Infrastructure Systems
77 Main Street, Route 28
South Yarmouth, MA
508-280-6909
bbs@aquagen-isi.ws

Environmental Engineer:

David Formato, P.E.
Onsite Engineering, Inc.
279 E. Central Street
Franklin, MA 02038
508-553-0616
dformato@onsite-eng.com

Permitting Attorney:

John D. Fitch

Jonathan D. Fitch is a 1969 graduate of Boston University School of Law. He was admitted to the Massachusetts bar in 1969 and has practiced continuously in good standing since 1971. His practice has concentrated on acquisition, financing, land use permitting, development, management, leasing and sale of real estate including business and land use litigation. He has been counsel to 6 Comprehensive Permit applicants including one (Brightside Lane, Sandwich which abuts Sandwich Green) where he is a principal and continues to participate in on-going construction and management.

Attorney Fitch has been qualified by the Housing Appeals Committee to testify as an expert on easements. Locally, he advocated for and drafted the first Special Permit regulation for large scale ground mounted solar energy production that was adopted by the Town of Sandwich.

Architect:

Bruce Ronayne Hamilton Architects

www.brharch.com

Our clients select us to make a positive impact on their business with collaborative design and a deep commitment to their success. Being a small firm, it allows us to ensure personalized service from an experienced staff. The result: beautiful design driven by powerful ideas, and solutions that connect high performance to aesthetics

Our goal is to develop expressive character that is related to function. If a building is to be meaningful architecture and stand the test of time, it will be the design that makes this determination. Each building should appear to be “what it is”; The character and function of buildings should blend artfully into an integrated, sensible, and beautiful structure.

Bruce Ronayne Hamilton Architects has a vital concern about the environment; both natural and man-made. Our objective is to design a community of related elements in which each structure will appropriately fulfill its purpose in terms of function and character; yet at the same time respect its environment and immediate surroundings.

Architect, Modular Development Consultant:

Arthur Klipfel, Greenstaxx

www.greenstaxx.com

Arthur Klipfel is the founding Partner of Oaktree Development and Greenstaxx a modular design firm. He has a master’s degree from Yale University in Architecture, and a bachelor’s degree from Cornell in Economics. He also completed a year of post graduate work at Harvard in Architecture.

Development and Construction Consulting Manager:

Seth Adams, Consulting Partner

Autonomous CRE+

www.autonomouscre.com

Seth Adams will oversee the construction management and general contractor and other trade vetting and selection for the Village Green Development. His responsibilities include but aren't limited to the management of contractual requirements, sub-contracting, cost control and budget, scheduling, owner requisitions and subcontractor payment, closeout documentation and commissioning. Seth has 15 years of construction management experience, most recently as Senior Vice President DELLBROOK | JKS, one of the Northeast's largest and fastest growing construction companies, which has built many of Cape Cod and Southeastern Massachusetts most sustainable and livable mixed-income housing, senior living, assisted living & memory care facilities. Seth is committed to and is firmly grounded in tried-and-tested construction methods and organization processes, complemented by innovative ways to deliver quality, savings, and scheduling efficiencies to development projects.

Traffic Engineers and Consultants:

Vanasse & Associates

www.rdva.com

VAI is a New England based Traffic Engineering, Transportation Planning and Highway Engineering firm specializing in state and local permitting of private development projects and providing transportation services to cities and towns. Our expertise includes traffic impact analysis, transportation planning, traffic engineering, roadway design, traffic signal design, construction services, and expert witness court testimony.

Civil Engineer:

Merrill Corporation

www.merrillinc.com

Founded in 1979, Merrill Corporation is a full-service site planning, civil engineering and land surveying firm. We specialize in helping commercial, industrial, municipal, utility and residential clients throughout New England complete their projects on time and on budget.

At Merrill, planning, designing, and permitting residential developments is a significant part of our project portfolio. Over the years, our design team has performed work for many recognizable multi-unit and mixed use residential developments.

Mechanical, Electrical, and Fire Protection:

Griffith and Vary Consultant Engineers

www.griffithandvary.com

Griffith & Vary, Inc. was founded in 1992 and has over 25 years of experience specializing in the design of innovative, energy efficient, Mechanical, Electrical, Plumbing and Fire Protection systems for a wide variety of projects in the Healthcare, Educational, Residential, Commercial and Institutional Markets.

We are committed to providing our clients with the highest of quality for our engineering services. With nearly 100 years of combined design experience, the principals of Griffith and Vary, Inc., have adopted a philosophy that proves that experienced engineering design and initial cost control, coupled with the principal's direct involvement, will provide the solid foundation for a successful project.

Connected Community Design and Engineering

Hurricane Hill Development

www.h2dc.com

Hurricane Hill started in 2003 as a solution for companies that needed specialized services within the areas of renewable energy and electrical construction. We've grown to provide contract electrical engineering services by an individual project or specific work package. Our goal is to provide the electrical engineering services necessary to get a project done on time and on budget.

Hurricane Hill Development Company has worked on numerous commercial photovoltaic designs and installations, cell tower/antenna projects and brought numerous products through the regulatory compliance process. H2DC works to promote alternative energy projects at both the local and national levels.

Clean Water

www.onsite-eng.com

Onsite Engineering was founded in 2006 to address the need for consulting engineers who can provide high quality technical expertise and outstanding client services. Onsite was founded upon the principles of providing high quality, cost effective consulting engineering services to a select group of clients. We are a specialized firm that focuses on all aspects of water engineering, including drinking water, wastewater, and stormwater.



Autonomous CRE+ (ACRE+) is an Independent Infrastructure Company (IIC) and a fully integrated, full service commercial real estate firm. ACRE+ develops, builds, finances, owns, and operates, clean water, renewable energy, and commercial and residential real estate assets. Our services include project planning and positioning, development, engineering, construction, property and asset management, brokerage, acquisition, finance and project work-out. ACRE+ is a trusted advisor and partner to our clients as we provide a multitude of services to help navigate through the complexities of real estate development, while adding value to every phase of a project.

Founded in 1989, Autonomous CRE+, a successor corporation to Bristol Realty Group, has developed, owned, repositioned, managed, leased and sold millions of square feet of commercial, industrial, residential, retail and mixed-use properties throughout the United States. Our principals have combined experience of over 100 years in private real estate and infrastructure development. Our team members have an extensive track record that provides us the ability to successfully plan, build and manage complex projects. Autonomous CRE+, a Delaware Corporation, maintains offices in South Yarmouth, Massachusetts, Warwick, RI and Fort Lauderdale, Florida.

ACRE's client relationships have included multiple private investors, federal and state agencies, financial institutions, pension and real estate investment funds: including, CVS Corporation, McDonalds, Bank of America, Webster Bank, Citizens Bank, Lazard Freres Real Estate, TA Associates, AEW, the State of Rhode Island, The Resolution Trust Corporation, General Services Administration, the Federal Deposit Insurance Corporation and etc. . Prior to the formation of Autonomous CRE+ our principals held management level positions at Gilbane Development, The Codman Company, U.S. Properties, Hayes & Sherry Real Estate Services, and Deloitte Global.



Commercial Real Estate

Clean Renewable Energy

Creating Resilient Environment

Autonomous CRE+ (ACRE+) is an Independent Infrastructure Company (IIC) and a fully integrated, full service commercial real estate firm.

Organized in 1989: as Providence Based, Bristol Realty Group

Developed and managed:

Commercial, Retail and Residential Real Estate
Microgrids
Clean Water Projects
Fossil Fuel Conversions
Restaurants

Services:

Project Planning, Permitting & Positioning
Real Estate Development
Real Estate Workout
Construction
Joint Asset Model RE & Renewables
Property and Asset Management

ACRE+ has developed, owned, repositioned, managed, leased and sold millions of square feet of commercial, industrial, residential, retail and mixed-use properties throughout the United States.

CVS Corporation * McDonalds * Bank of America * Webster Bank * Citizens Bank * Lazard Freres * TA Associates * AEW * the State of Rhode Island * The Resolution Trust Corporation * GSA * FDIC.

ACRE+ principals held management level positions at Gilbane Development, The Codman Company, U.S. Properties, Hayes & Sherry Real Estate Services, US Properties, Deloitte Global and Tufts University.

Development Partners:

Clark Real Estate, GSA Specialist

USDA, Wareham, Homeland Security, Warwick, SSA, Brockton, Hyannis, DEA Falmouth

Seth Adams, Senior VP (16 years) Delbrook|JK Scanlon

Development and Construction Manager, Woman's Institute Terrapin Ridge, Sandwich Housing

Mass Clean Energy Center

Community Microgrid

Catalyze – ACRE, Inc.

Microgrid, Renewable Energy Developer

EnCap Investments, L.P.

Joint Asset Model/Prototype

2 Billion Dollar Energy Transition Fund

Autonomous CRE+

Stephen J. Cleary

A real estate professional with over 40 years of experience working at Gilbane Development, The Codman Company, and Bristol Realty Group/Autonomous CRE+. Mr. Cleary is actively involved in the development, financing, construction, marketing and management of mixed-income housing, commercial, retail, and industrial assets; resilient clean water and renewable energy projects. A real estate advisor and work-out specialist since 1983, his clients have included nonprofit and for-profit developers, private investors, government agencies and financial institutions. Mr. Cleary is a graduate of the University of Massachusetts Amherst.

Paul Cleary is the Director of Development at Autonomous Energy Solutions, Inc. and is a member of the management team at R.P. Clark Consulting LLC., a commercial real estate firm providing development, consulting, and real estate management services to various federal government agencies.

Paul has over 35 years of experience in partnership, real estate, and small business management. He understands the real estate industry and offers a comprehensive range of financial, consulting, and planning services. Paul specializes in tax matters related to project finance with a focus on structuring partnerships around tax and tax equity. Demonstrated ability turning complex real estate issues into opportunities for growth and value.

His past experience includes mixed-use, transit-oriented developments, affordable housing comprehensive permits, and the reorganization, management and disposal of bank owned real estate assets.

He is a graduate of Northeastern University with a Bachelor of Science in Business Administration and a Master of Science in Taxation from Bentley University.



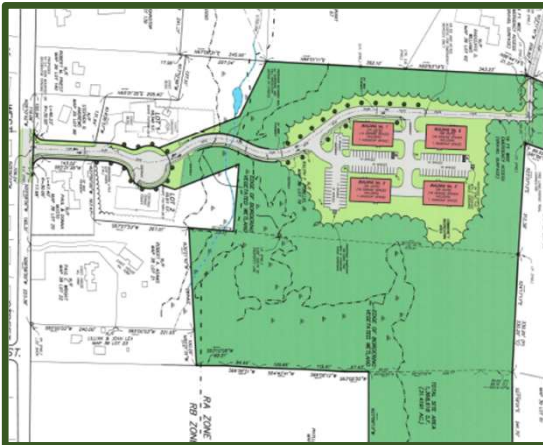
**10 Porter Street
Stoughton, MA**



**19 Rose Street
Stoughton, MA**



**10 Rose Street
Stoughton, MA**



**Villages @ Stonegate
Stoughton, MA**



**8 James Lane
Cohasset, MA**



**2 Pleasant Street
Cohasset, MA**



Narragansett Pier Village*
Narragansett, RI



Regency Plaza*
Providence, RI



Wethersfield Commons
Warwick, RI



150 South Main Street
Providence, RI



Fashion Jewelry Mart
Providence, RI



Old Stone Bank Building
Providence, RI



**Webster Bank
Barrington, RI**



**First Federal Savings Bank
Swansea, MA**



**35 Newbury Street
Boston, MA**



**Masonic Temple Building
Providence, RI**



**Enterprise Center
Middletown, RI**



**Cushing Plaza
Cohasset, MA**



**Corliss Landing Condominium
Providence, RI**



**Thames Street Landing
Bristol, RI**



**CVS/People's Bank
Providence, RI**



**25 Kenwood Circle
Franklin, MA**



**1020 West Chestnut
Brockton, MA**



**443 Jefferson Blvd.
Warwick, RI**

ARTHUR KLIPFEL III

Oaktree Development, GreenStaxx



Arthur Klipfel III
Founding Partner
and President,
Oaktree Develop-
ment

Awards & Distinctions

- Paris Prize in architecture, national award for top graduate thesis
 - Neil Armstrong Air & Space Museum in Ohio, state competition
 - Chelmsford Crossings Senior Living, state competition Department of Community Affairs
 - 1997 AIA national, annual award for most sustainable multifamily building
 - Former President of the Cambridge Multicultural Art Center
-

Arthur Klipfel is the founding Partner and President/CEO of Oaktree Development. A licensed architect, Mr. Klipfel directs project acquisition, the structuring of project financing, and the design and construction of project development.

In 1969 Mr. Klipfel founded Unihab, Inc. As President and creative leader, he perfected a patented factory-built housing system and completed a successful IPO. Unihab's mission was to design and develop efficient and affordable housing, utilizing factory built technology. In the 1990's Unihab was reorganized as a partnership committed to sustainable design and development, and re-named Oaktree Development.

Mr. Klipfel created and led the design and development of the newly patented GreenStaxx building system. This system is a continuation of the original patented system, focused on sustainable aspects of modular design. Oaktree's most recent projects using the GreenStaxx system are:

- 30 Haven, a 53 unit/20,000 SF retail, mixed-income project in Reading - completed

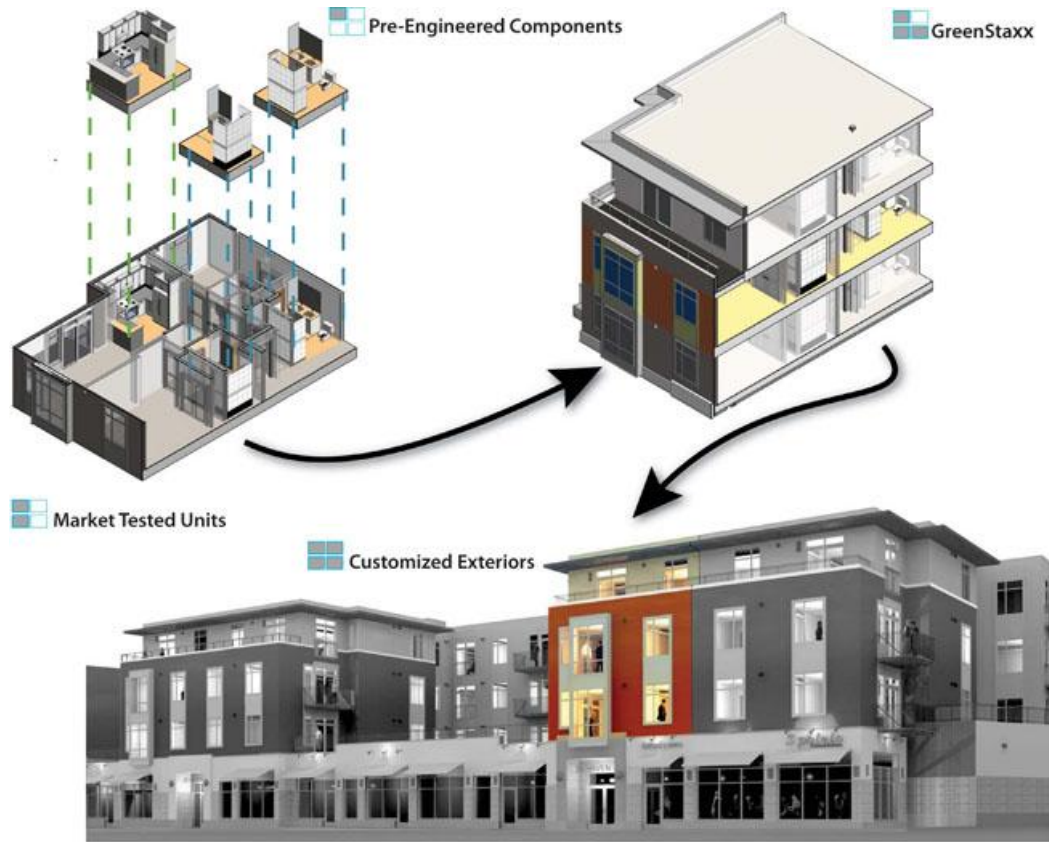
- Chelsea Park Plaza, a 56 apartment project in Chelsea – under construction
- 7 Cameron, a 37 unit project in Cambridge - completed
- 50 Beharrell, a 74 unit/36,000 SF retail project in West Concord - in the final stages of permitting.

Mr. Klipfel has a Bachelor's Degree from Cornell in Economics, a Master's Degree from Yale University in Architecture, and a year of post graduate work in Architecture at Harvard.

GREENSTAXX

For more information about the GreenStaxx Building System, go to www.greenstaxx.com

GreenStaxx is a breakthrough solution for modular multifamily construction. The patented GreenStaxx system provides a library of sustainably pre-designed and pre-engineered units which are stacked and configured into a grid that is flexible to maximize the development of any site. When a project is identified, a grid is created to fit local conditions and sized to fit the unit stacks. When units are placed into the grid, the result is a completely integrated set of contract documents that are connected to supply chains, including modular manufacturers. Utilizing the GreenStaxx building system, teams at the local level, site owners and developers can quickly and accurately evaluate sites, generate entitlement and construction drawings, and decrease construction time while maximizing building potential and quality.



Simultaneous site preparation and modular fabrication compresses construction time. 30 Haven's 108 boxes were set in 3 1/2 weeks.



30 Haven, Reading MA includes fifty-three one-and two-bedroom homes and 22,000 SF of retail space on the ground level.

Like toy blocks, the stackable GreenStaxx library of unit types include outside corners, inside corners, units with stairs, a unit with an elevator shaft, one bedroom units, two bedroom units, etc. This library of unit types provides the data and documentation to quickly and easily design, evaluate, estimate and construct high quality, energy-efficient multi-family residences.



The GreenStaxx system has been used in both modular and traditional timber frame multi-family, residential and mixed-use projects ranging from 35 - 280 units. GreenStaxx is now focused on the symbiotic advantages that modular construction provides in combination with the GreenStaxx system, particularly in urban, mixed-use or multi-family residential projects.

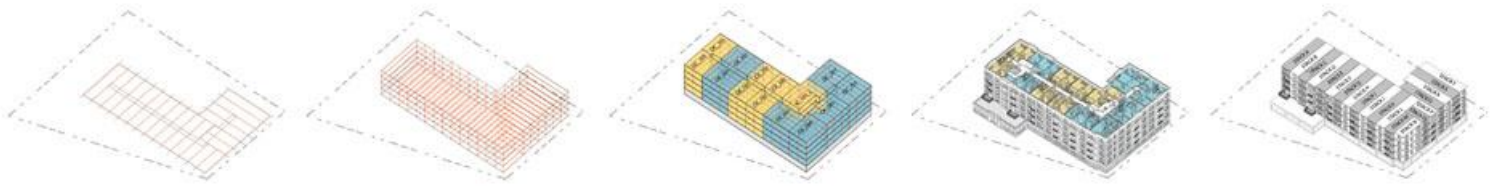


28 Austin, Newton, MA



BROOKSIDE SQUARE, WEST CONCORD, MA





MODULAR PROJECTS



+ zoom

Cambridge Cohousing in Cambridge MA is a modular 41 unit condominium project located near Porter Square. Completed in 1997, Cambridge Cohousing includes a variety of unit sizes and configurations: large townhouses, small townhouses and flats configured as studios, one, two, three and four bedroom units. In 1998 the AIA chose Cambridge Cohousing as one of the 10 best examples of sustainable residential design in the United States.



+ zoom

30 Haven in Reading MA is a mixed use residential project with 53 one-and two-bedroom homes and 22,000 SF of retail space. Built to the highest energy-efficient standards, 30 Haven's apartments have high ceilings, stainless steel EnergyStar appliances, wood cabinetry and granite counters. Building residents enjoy assigned garage parking, fitness room, guest room for visitors and a community living room with fireplace and full kitchen.



+ zoom

Chelsea Place in Chelsea MA is a boutique apartment community of 56 one and two bedroom apartments located just 5 miles from downtown Boston. Located near shopping, dining and entertainment and adjacent to Mill Creek Park, Chelsea Place is close to multiple MBTA bus lines and walking distance to the MBTA Commuter Rail Chelsea Station. Chelsea Place meets LEED Silver certification standards for new mid-rise construction.



+ zoom

28 Austin Street in Newtonville, MA was designed by Austin Street Partners, a partnership of Oaktree and Dinosaur Capital in response to an RFP from the City of Newton. Still in the design phase, 28 Austin Street's goal is to contribute to the City's vision for a vibrant, sustainable and transit-oriented community in the Village of Newtonville.

SELECTED COMPLETED PROJECTS



+ zoom

BROOKSIDE SQUARE, CONCORD MA

Brookside Square in Concord MA is a transit-oriented walkable location in the heart of West Concord Village. Steps from the MBTA commuter rail, Brookside Square has 74 one and 2 bedroom apartments above 38,000 SF of commercial space. Highly energy-efficient, Brookside Square is EnergyStar compliant, built to LEED standards and includes roof-top solar panels. Amenities include a community room with kitchenette, guest room, fitness room and rooftop deck.



+ zoom

30 HAVEN STREET, READING MA

30 Haven in Reading MA is a mixed use residential project built with Oaktree's patented system, GreenStaxx. 30 Haven includes fifty-three one-and two-bedroom homes and 22,000 SF of retail space on the ground level. Built to the highest energy-efficient standards, 30 Haven is a transit-oriented community located steps from shops and the MBTA Commuter Rail.



+ zoom

CHELSEA PLACE, CHELSEA MA

Chelsea Place in Chelsea MA is a boutique apartment community of 56 one and two bedroom apartments located just 5 miles from downtown Boston. Located near shopping, dining and entertainment and adjacent to Mill Creek Park, Chelsea Place is close to multiple MBTA bus lines and walking distance to the MBTA Commuter Rail Chelsea Station. Chelsea Place meets LEED Silver certification standards for new mid-rise construction.



+ zoom

7 CAMERON STREET, CAMBRIDGE MA

7 Cameron in Cambridge MA has 37 residential units, most of which have terraces or balconies, underground parking, residents' fitness room and a gracious community room with a ground level terrace. The project is located within 6 walking minutes of the popular and lively Davis Square and the Red Line station and is another example of Oaktree's commitment to building sustainable, energy-efficient transit oriented communities.



+ zoom

LEXINGTON PLACE, LEXINGTON MA

Lexington Place in Lexington MA is located minutes away from the birthplace of the American Revolution in the center of Lexington, MA. The central location is within walking distance of restaurants, interesting boutiques and a lively farmer's market. Lexington Place is built to Energy Star and LEED certification standards and received LEED Silver certification in September of 2009 from the US Green Building Council.

PROJECTS IN DEVELOPMENT



+ zoom

28 AUSTIN STREET, NEWTONVILLE MA

28 Austin Street in Newtonville, MA was designed by Austin Street Partners, a partnership of Oaktree and Dinosaur Capital in response to an RFP from the City of Newton. Currently in development, 28 Austin Street's will contribute to the City's vision for a vibrant, sustainable and transit-oriented community in the Village of Newtonville.



+ zoom

THORNDIKE PLACE, ARLINGTON MA

Still in the planning phase, Thorndike Place is a land conservation and housing project in Arlington, MA. Located a short walk from the Alewife T Station along the Minute Man path, Thorndike Place will be a Smart Growth example of transit oriented, energy efficient, mixed-income housing with easy access to both natural and retail amenities.



+ zoom

ST JAMES CHURCH PROPOSED PROJECT, CAMBRIDGE MA

Oaktree Development, in collaboration with the leadership and congregation of St. James, created a joint venture to develop a combined site located on Massachusetts Avenue next to the historic St. James Episcopal Church. This green, transit-oriented, walkable project will include apartments, retail space, parish house space, garage parking, exercise room, function room, common roof deck and an open landscaped courtyard. Currently being developed by Acorn Holdings, LLC.

OAKTREE AND FORMER UNIHAB PROJECTS

CAMBRIDGE PARK APARTMENT, CAMBRIDGE MA



30 Cambridge Park Drive, Cambridge, MA

FRANKLIN STREET, CAMBRIDGE MA



369 Franklin Street, Cambridge MA

MASSACHUSETTS AVENUE, CAMBRIDGE MA



1008 Massachusetts Avenue, Cambridge MA

RICHDALE PLACE, CAMBRIDGE MA



Richdale Place, Cambridge MA

CAMBRIDGE CO-HOUSING, CAMBRIDGE MA



175 Richdale Avenue, Cambridge MA

BAY SQUARE, CAMBRIDGE MA



Bay Square, Massachusetts Avenue, Cambridge MA

ELLERY SQUARE, CAMBRIDGE MA



Ellery Square, Cambridge MA

QUAIL RUN CLUSTER HOUSING, WOBURN MA



Quail Run Cluster Housing, Woburn MA

SHIPSIDE GREEN, MEDFORD MA



Shipside Green, Medford MA

BRUCE RONAYNE HAMILTON ARCHITECTS

BRUCE HAMILTON

PRESIDENT/ CEO

Mr. Hamilton is a registered Architect with over thirty years of experience in all phases of Architecture. His primary duties include managing and directing an architectural firm and providing comprehensive architectural services including site evaluation, feasibility studies and project analysis; master planning of multi-phased projects; building design, construction/inspection, programming, cost estimating and interior space planning.

SCOTT VLASAK

SENIOR VICE PRESIDENT

Scott became a full-time employee at Bruce Ronayne Hamilton Architects in 1999 and became a licensed architect in 2008. He is instrumental in applying 3-D modeling skills to project design work. Scott manages projects from the planning stages through completion of construction, as well as providing design direction and visual presentations for prospective clients.

BRITTANY BLINN

VICE PRESIDENT

Brittany was welcomed to Bruce Hamilton Architects in 2015 as an Architectural Designer, and progressed to Vice President in 2018. Over the years Brittany has designed a wide range of projects from New Residential Homes to High-End Car Washes, Corporate Offices, and Custom Facilities. Brittany holds a Bachelor's of Science in Architecture from Keene State College. Prior to working 6 years at BRHA she spent 3 years working in the Kitchen and Baths Industry as an Interior Designer. Her Design expertise has allowed her to provide an end result, reflecting the client's ideas and modern practices to every project.

SARAH SCHAFFER

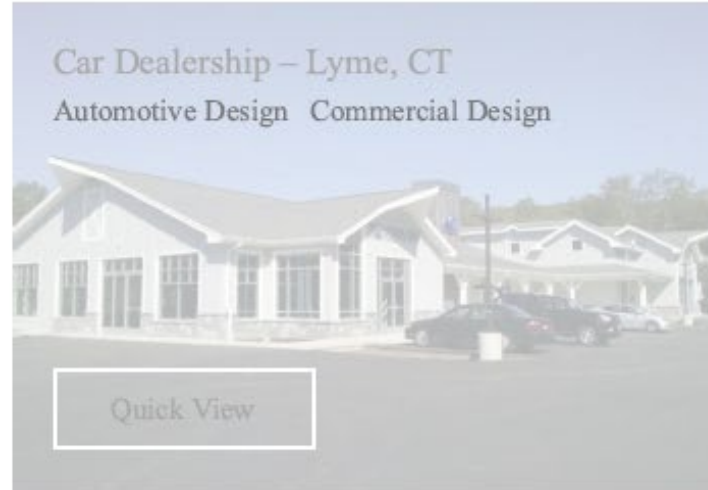
ASSOCIATE

Sarah joined the team as an intern in 2018 as she was completing her bachelor's degree at Rensselaer Polytechnic Institute. Upon graduation in 2021, Sarah returned to Bruce Ronayne Hamilton Architect and is working towards becoming a licensed architect. She works efficiently in Revit to create visual experiences for clients, both in thorough drawings and precise 3D modeling. Sarah has experience from the initial schematic phase through the completion of construction.

SAMPLE PORTFOLIO







Merrill Engineers and Land Surveyors

Joshua M. Bows, P.E.

President, Merrill Engineers and Land Surveyors

Josh Bows has managed numerous residential, commercial, and industrial projects from inception through permitting and construction since joining Merrill in 2002. As President of Merrill since 2013, Josh leads Merrill in its quest to be at the forefront of top civil engineering and land surveying firms in Massachusetts. He not only implements Merrill's mission of adding value to every project but helps create and promote Merrill's culture and philosophy of the Merrill "teaming" with our Clients. He has established himself as a leader of a fast-growing company while maintaining a competitive edge in the industry through marketing efforts, financial prosperity, advanced technology, and investigating job sectors. But, as a team player and someone who values our ability to provide personalized service due to our unique size, Josh also can be found answering phones, doing soil testing, reviewing plans, and whatever other task needs to be completed at any given moment. He has a Bachelor of Science degree in Civil Engineering from the University of Massachusetts, Amherst, is a current member of the Plymouth Harbor Committee, and has served on the Plymouth Conservation Commission and Plymouth 400 Bass and Blue Tournament Committee.

Deborah W. Keller, P.E.

Director of Engineering

Deborah Keller joined the Merrill Team in 2016 with over 22 years of experience in the design, management and permitting of many residential and commercial projects throughout Massachusetts. Deb has worked on all aspects of a project, including due diligence and feasibility studies, site design, grading, storm water management and drainage analysis, state and local permitting, and construction administration services. Deb holds a Bachelor of Science degree in Civil Engineering Technology from Wentworth Institute of Technology and is a Registered Professional Engineer in Massachusetts.

Dana M. Altobello, P.E.

Senior Project Manager

Dana Altobello has over 20 years of experience in the planning, design, and permitting of numerous residential and commercial projects in eastern Massachusetts, including multi-unit and active adult communities. He has worked on a variety of projects, including storm water management, on-site septic design, environmental permitting and Mass. DEP compliance. Additional areas of expertise include coastal dock permitting, zoning studies and land planning. Dana holds a Bachelor of Science degree in Civil Engineering from Roger Williams University and is a Registered Professional Engineer in Massachusetts and a Mass. DEP Soils Evaluator.

Merchant's Row



LOCATION

Hanover, MA



LAND SIZE

10.06+/- acres



DEVELOPMENT NOTES

Complete Parcel
Redevelopment

IN PROGRESS. This well-known location on the corner of Washington Street (Route 53) and Webster Street (Route 123), is being completely redeveloped by our client, Agora Marketplace, LLC.

The proposed redevelopment consist of razing the existing building, closure of several driveway entrances, construction of three proposed buildings consisting of retail and restaurant space with approximately 61,028 GFA, outdoor community space, associated parking areas, stormwater management facilities, wastewater treatment plant improvements, utility service connections and associated infrastructure.

The Village at South River



LOCATION

Humarock, MA



LAND SIZE

14 unit residential
Townhouse style
development



DEVELOPMENT NOTES

Site planning, design,
permitting. Project Cost:
\$6,000,000

The Village at South River



LOCATION



Humarock, MA

LAND SIZE



14 unit residential
Townhouse style
development

DEVELOPMENT NOTES



Site planning, design,
permitting. Project Cost:
\$6,000,000

South Shore Affordable Housing- Torrey Woods



LOCATION

South Weymouth,
Massachusetts



LAND SIZE

20 Unit Affordable Housing
Development



DEVELOPMENT NOTES

Project Cost: \$6.0 million

Torrey Woods is a 20-unit affordable housing development for working families and seniors in a heavily wooded area off Pond Street in South Weymouth, Massachusetts. Torrey Woods was developed as a collaboration with South Suburban Affordable Housing, Inc. to provide more affordable housing to the community. The apartment complex is convenient to Main Street's commercial district and incorporates numerous energy efficiency strategies including a solar thermal system for hot water.

Eames Brook Farm



LOCATION

Marshfield, Massachusetts



LAND SIZE

14 Unit Townhouse Style
Active Adult Community



DEVELOPMENT NOTES

Project Cost: \$7.0 million

Set on over 9 acres of original farmland in North Marshfield, this multi-unit, townhouse style development abuts conservation land and Audubon property. As part of this unique design, a portion of the land was donated to the Massachusetts Audubon Society. Merrill was responsible for all land surveying and civil design aspects of this project from project inception through construction and completion in 2013.

Dorset Park



LOCATION

South Weymouth, MA



DEVELOPMENT NOTES

Residential Development

This project consisted of lot design for a new home community located at Dorset Park, Southfield, South Weymouth. This included the preparation of a plot plan for each lot depicting the proposed house/garage dimensions and placement, driveways, porches, patios, walkways, property line and parcel boundaries, zoning boundaries, and applicable setbacks to the structures. Also included were calculations of lot area, impervious coverage, and required structure elevation grades.

PROJECT TAGS

[Certification Plan](#), [Individual Lot Development](#),
[Land Surveying Construction](#), [Layout Foundation](#)

Craftsman Village



LOCATION

Hingham, Massachusetts



LAND SIZE

8 Unit Affordable Housing
Development



DEVELOPMENT NOTES

Project Cost: \$4.5 million

As the civil/site sub-consultant, working with Strekalovsky Architecture, Inc., Merrill was responsible for the civil/site plan design for an eight (8) unit of Affordable Housing Development in Hingham, Massachusetts. Merrill provided land surveying and design services and assisted the design team in the successful permitting of this project. Attention to stormwater management and Best Management Practices were critical to the design. The selection of the location and design of the sewer connection was also an important consideration in the planning of this project. Merrill also provided construction layouts and handled the NPDES permitting for construction. Please click on www.strekalovskyarchitecture.com/ for more information.

AUTONOMOUS CRE+ PARTNERS

Catalyze-ACRE, SPV, LLC

www.catalyze.net

Catalyze's core team brings decades of experience and over 5,000 MW of renewable energy development with a combination of commercial real estate, electric power, finance, software, analytics and entrepreneurship. Catalyze is a strategic energy services partner that provides "energy choice" services that provide economic value to residential, commercial and industrial real estate owners across the United States.

Catalyze unlocks and maximizes new sources of revenue for real estate owners by transforming their properties into resilient, renewable, virtual utilities. Our clients understand that renewable energy can create a competitive advantage by increasing net operating income per property and improving the quality of properties they own. In addition, we provide valuable generation, peak reduction and balancing services to existing utilities.

James Geshwiler Chief Strategy and Investment Officer

James brings twenty-five years of entrepreneurial, technology, finance, and energy expertise to renewable energy analytics. Previously, James spent 17 years exclusively building software companies as Managing Director of Converge Venture Partners, a Boston-based seed investment fund, and its predecessor, CommonAngels, an angel group comprised of leaders in the technology community. He previously worked at Cambridge Energy Research Associates and for US Department of Energy, at the latter managing a team of 30 senior scientists and engineers at the US National Laboratories. Prior to that role, James was the Environment, Science & Technology Officer at the US Department of State's Office of Russian Affairs, handling a wide range of bilateral and multi-lateral programs, including climate change, non-proliferation, satellite launches, and the International Space Station Agreement. James earned his MBA from MIT's Sloan School of Management, a Master's Degree from UCLA in political science, and a bachelor's degree with highest honors from University of Texas at Austin's Plan II Liberal Arts Honors Program.

Sample Massachusetts Microgrid Projects:

88 Federal Street, Blackstone, MA
299 Worcester Road, Charlton, MA
55 Concord Street, Framingham, MA
10 Forge Parkway, Franklin, MA
8 Forge Parkway, Franklin, MA
295 Webster Street, Hanover, MA
Galen Street, Watertown, MA

20 Industrial Blvd. Barnstable, MA
42 MidTech Dr. West Yarmouth, MA
55 Pimlico Pond Road, Sandwich, MA
8 Thatcher, Wareham, MA
897 Route 28, Yarmouth, MA

Catalyze Parent Company



ENCAP INVESTMENTS L.P.

FINANCE / TAX EQUITY

Since 1988, EnCap Investments has been the leading provider of venture capital to the independent sector of the U.S. energy industry. The firm has raised 21 investment funds totaling more than \$37 billion and currently manages capital on behalf of more than 350 U.S. and international investors.

EnCap is pursuing investment opportunities created by the global transition to a lower-carbon energy system. The dramatic reduction in the cost of renewables and electric battery storage are driving a transformation in the energy sector. Renewables are the fastest-growing source of electricity generation in North America. Coal and nuclear combined currently generate 47% of U.S. electricity. Over the next two decades, U.S. electricity generation from nuclear and coal is projected to decline from 47% to 14% while renewable sources of U.S. electricity are projected to grow from 18% to 37%¹. We believe this transition toward renewables and away from coal and nuclear presents exciting opportunities for the firm. EnCap's Energy Transition team is leading the effort to explore these opportunities. The Energy Transition team is comprised of highly qualified executives with a proven track record of value creation in the electric power and alternative energy space and an extensive network of relevant industry contacts. **Jim Hughes, Tim Rebhorn, Shawn Cumberland and Kellie Metcalf** worked together at Prisma Energy and other firms before joining Encap. The Energy Transition team has more than 110 years of combined experience building successful teams in the power and renewable sectors, including over 80 years of executive level experience in project origination and development, M&A and finance, risk management, power trading and marketing, operations and administration.

The Energy Transition team is focused on investment opportunities in management teams and projects involving proven renewable technologies, such as solar and wind generation; low-cost battery storage systems; renewable natural gas; hydrogen; and service businesses that engineer, procure and manage similar energy infrastructure projects for third parties.

JIM HUGHES

Managing Partner, Energy Transition

Mr. Hughes served as Chief Executive Officer and Managing Director of Prisma Energy Capital, a private entity focused on investments in energy storage, from December 2017 to July 2019. He served as CEO of First Solar (NASDAQ – FSLR) from May 2012 to June 2016. Prior to joining First Solar, Mr. Hughes served from October 2007 until April 2011 as Chief Executive Officer and a Director of AEI Services LLC, which owned and operated power distribution, power generation (both thermal and renewable), natural gas transportation and services, and natural gas distribution businesses in emerging markets worldwide.

Earlier in his career, Mr. Hughes was President of Prisma Energy International and spent almost a decade with Enron Corporation in positions that included President and Chief Operating Officer of Enron Global Assets, President and Chief Operating Officer of Enron Asia Pacific, Africa and China and as Assistant General Counsel of Enron International.

Mr. Hughes is a Director of TPI Composites, Inc. (NASDAQ – TPIC), which is the world’s largest independent manufacturer of wind turbine blades with operations in the U.S., China, Turkey and Mexico. He is a Director of Alcoa Corporation, (NYSE – AA) which was spun out from Alcoa, Inc. in late 2016. Mr. Hughes is also a Director of PNM Resources, Inc. (NYSE – PNM) an investor-owned utility with operations in Texas and New Mexico. He is the former chairman and currently serves as a member of the board of directors of the Los Angeles branch of the Federal Reserve Bank of San Francisco. He is also a member of the Energy Advisory Board of the Dallas Federal Reserve Bank.

Mr. Hughes holds a Juris Doctor from the University of Texas at Austin School of Law, a Certificate of Completion in International Business Law from Queen Mary’s College, University of London, and a Bachelor’s degree in Business Administration from Southern Methodist University.

6.2 Applicant Entity 40B Experience:

Nantucket Sound Group, Autonomous CRE+, Oaktree/GreenStaxx and Catalyze (the team) have designed a prototype, all electric, residential building that is fossil and carbon free, that is fully resilient and will operate in islanding mode during power losses and emergencies (off the grid).

The Village Green Development is consistent with the Massachusetts Clean Energy and Climate Plan for 2020 ("CECP Update"). The development team's goal is to change the architecture of residential buildings to make them economic, affordable and positioned to meet the emissions reductions goals of the Baker/ Polito Administration's Climate Plan. We hope the new architecture will be replicable and will prove that greenhouse gas (GHG) reductions in residential construction is attainable.

Autonomous CRE+

Villages at Stonegate

The West Street Group

Autonomous CRE+ partners were affiliated with The West Street Group, a limited dividend organization that proposed and permitted a 140 unit, garden-style development, in Stoughton, utilizing Massachusetts General Laws chapter 40B, known as "The Villages at Stonegate"

In September 2005, the Stoughton Board of Selectman ("Board") endorsed West Street's plans under the Local Initiative Program ("LIP") for construction of 140 condominium units. After "intense lobbying by opponents," however, including letters sent by the Stoughton Open Space Committee, the Board voted to reconsider its LIP endorsement. The Board subsequently rescinded the LIP endorsement. The Board then instructed West Street to discuss the development with potential neighbors before returning to the Board for further deliberation.

Through January 2006, West Street met with potential neighbors and other interested persons to revise its development plans. West Street incorporated their concerns into a new proposal, reducing the number of units from 140 to 120 and adding buffer zones to the development. West Street reapplied for the LIP endorsement, which the Board granted on May 9, 2006.

On September 12, 2006, the Massachusetts Department of Housing and Community Development ("DHCD") issued a determination of site eligibility, and preliminarily approved the project under the LIP endorsement. On or about September 18, 2006, West Street applied for a comprehensive permit from the ZBA. Though Massachusetts law requires the ZBA to hold a public hearing within thirty days of an application, the ZBA failed to do so. After informal discussions with West Street, the ZBA convened the first public hearing in January 2007.

At a general meeting held on November 8, 2007, the ZBA voted on several elements of the application. The ZBA approved the project, subject to four conditions: (1) West Street must obtain a declaration that it has a right to construct and use an emergency access road; (2) the

6.2 Applicant Entity 40B Experience:

development was limited to 80 units; (3) "all parking for the garden style units shall be below grade and no building shall exceed [2.5] stories;" and (4) "the emergency access way shall be installed and paved.

Condition two (2), to limit the development to 80 units, and condition three (3), all parking for the garden style units shall be belowgrade and no building shall exceed [2.5] stories, made the development uneconomic.

Autonomous CRE+, Ruhan and Stinson Realty, Route 130 Land Development

Thomas Ruhan, John J. Stinson and Stephen J. Cleary through a limited dividend organization the Beechwood Group filed for a project eligibility letter for a 240-unit residential development ,known as Sandwich Green, utilizing Massachusetts General Laws chapter 40B, with the Massachusetts Housing Partnership.

On April 20, 2020, the Beechwood Group filed an application for a project eligibility letter with the Massachusetts Housing Partnership proposing 240 units of residential apartments on 5 acres of a 45-acre site at 55 Pimlico Pond Road, Sandwich. The development would include a self-generating, 5 MW solar power plant as an accessory use, per the Cape Cod Commission Regulatory Energy Framework and the Baker-Polito administration's directive Massachusetts Clean Energy and Climate Plan for 2020.

Mass Housing Partnership could not grasp that on-site power generation is an accessory-use and has to be to achieve zero-carbon buildings. No different than a package wastewater plant being an accessory use.

On August 17, 2021, the project team amended the application to delete the self-generation and resiliency component and refiled with Mr. Clark Ziegler, Executive Director, Massachusetts Housing Partnership. The 5 MW power plants interconnection was refiled as a "front of the meter" application and all energy generation goes directly to the grid. Sandwich Green will have a traditional connection to the grid.

Merrill Engineering is currently completing an ANR of the 45-acre property to subdivide the parcel into two, removing the solar field and battery storage from the Sandwich Green development area. The ANR will be filed this month, though it is anticipated that the Town will refer the ANR to the Cape Cod Commission as a Development of Regional Impact.

Greenstaxx/Oaktree Development

Representative of GreenStaxx and Autonomous CRE+ have worked closely over the last few years on the permitting of the Sandwich Green and Village Green Developments. Hans Hawrysz of Green Staxx and Paul Cleary of ACRE+ have worked closely to design and deliver their joint asset model prototype of carbon free, modular buildings, with plans to roll out a development pipeline of multiple "assembly-line-style" buildings on sites they control on Cape Cod and Southeastern, Massachusetts.

6.2 Applicant Entity 40B Experience:

Greenstaxx/Oaktree

Thorndike Place
219 Units
Chapter 40B
Route 2
East Arlington, MA
Board of Appeal Approval
November 22, 2021
120 Conditions
Under Appeal

30 Haven
30 Haven Road
Reading, MA
53 Units, 22,000 sq.ft. retail
Chapter 40 B
Complete

Brookside Square
50 Beharrel Square
West Concord, MA
74 Unit, 38,000 Commercial
Complete

28 Austin Street
Newton, MA
80 Units
25% Affordable Requirement
Complete

Merrill Engineering

Glenn Brook Way
92 Units
40B
West Street, Medway, MA
Complete

6.2 Applicant Entity 40B Experience:

Herring Brook Hill
18 Units
40B
40 River Street
Norwell, MA
Complete

Duxbury Farms
20 Homes
40 B
Franklin Street
Duxbury, MA
Complete

Back River Condominiums
45 Units
40 B
43 Backriver Road
Hingham, MA
Complete

Cooperwood
34 Units
40 B
Birch Street
Pembroke, MA
Complete

Torrey Woods
20 Units
40 B
Pond Street
South Weymouth, MA
Complete

6.3 FAIR HOUSING EXPERIENCE

Members of our development team have a demonstrated history of administering affordable housing programs in Massachusetts, Rhode Island and Connecticut; including the management and marketing of HUD governed and financed Cathedral Square I and II, Grace Church Apartments and Metcalf Court Apartments (Affordable Living Communities for the elderly and disabled) in Providence, RI, The Arsenal Apartments in Watertown, MA (Senior affordable living) and Brookside Village in Stonington, CT (Affordable senior, disabled and family living community). Members of the team have well over 100 years combined managing all property types including mixed-income housing.

Qualifications include the means and methods of outreach and marketing through to the qualification and selection process of residents set forth in standards by the Department of Housing and Community Development (DHCD), drafting the AFHMP plan, marketing and outreach activities, administering the lottery process and/or determining eligibility under applicable subsidy programs and/or qualifying buyers with mortgage lenders.

Our team has the experience and knowledge to market, rent and oversee the fair housing compliance of the affordable apartments at Village Green, but our focus is on the development and construction of the Village Green project as well as other developments on Cape Cod and Southeastern Massachusetts. Therefore, we propose to hire an affordable housing management, compliance and leasing company, such as Winn Residential, Corcoran, Gilbane Residential, Wingate, Peabody or Maloney Properties to manage Village Green and to develop and implement the AFHMP plan, with oversight from our team. Though early in the course of the development, the project partners have begun the process of interviewing candidates and have strong relationships with individuals within these organizations.

*John J. Stinson and Thomas Ruhan, through Ruhan and Stinson Realty Trust, loaned a previous 40 B developer, Forestdale Village, LLC approximately 2.4 million dollars in bridge financing for a 144 unit, for sale development on 45 acres directly abutting the land of this application. Ruhan and Stinson were forced to foreclose on Forestdale Village, LLC on March 24, 2015. Other than lenders, Ruhan and Stinson had no active role or participation in the development.

1. PROJECT TEAM OBJECTIVES

- The Project Team has taken over the Forestdale Village mixed use Chapter 40B project after foreclosure and bankruptcy of the original owner. The overall strategy is to assemble the lots located in the Forestdale Smart Growth District and prepare a substantially modified plan under the existing comprehensive C40B permit.
- The Team engaged Brovitz Community Planning & Design/Dodson & Flinker to prepare a conceptual redesign of the development plan that incorporates housing choices and mixed use supported by the Sandwich Zoning Bylaws and Local Comprehensive Plan. The primary focus of this initial phase is to evaluate the existing landscape and prepare a new concept plan for approximately 30 acres located on the western portion of the property nearer to Route 130. This includes all of the land located in the BL-1 zoning district, and approximately 9-10 acres located in the R-2 zoning district.
- The conceptual development plan should be driven by the ability to finance the project. Mixed use developments (particularly mixed-use buildings) can be difficult to finance, especially in rural areas like Cape Cod. On this project, financing will be in 3 different parts: Energy (i.e. solar); Infrastructure (water, wastewater, other utilities); and Real Estate (residential, commercial, and mixed use developments).

2. SCOPE OF THIS REPORT

The Beechwood Group Project Team have requested that Brovitz Community Planning & Design and Dodson & Flinker Associates carry out this initial scope of services:

1. Review relevant materials including previous site plans and subdivisions (approved and conceptual), Local Comprehensive Plan, CCC Regional Plan, Zoning Bylaws, Subdivision Regulations, infrastructure plans, and other policies, regulations, and initiatives that may impact the site.
2. Provide Conceptual Development Alternatives:
 - Prepare general base map using existing information and previous plans.
 - Prepare new mixed-use development scenarios for the properties located in the BL-1 district and residential scenarios for the Carr-Kirk parcel in the R-1 district.
 - Define land use patterns, street/access, parking, open space, and other site amenities.
 - Identify potential development yield, density, FAR, buffer areas, open space, and access ways.
3. Conduct Meeting with the Project Team
 - Discuss conceptual development scenarios and refine concept plans to reflect preferences of the Team.
 - Identify and assemble relevant development case studies.
4. Prepare Memo and Outline Strategy for Next Steps

3. PROJECT SITE HISTORY AND TIMELINE

LOCAL COMPREHENSIVE PLAN AND ZONING BYLAW

- Annual Town Meeting votes to adopt the 2009 Sandwich Local Comprehensive Plan prepared by Stantec. The Cape Cod Commission endorsed the Sandwich LCP.
- In May 2009, the Sandwich Local Comprehensive Plan is amended at a Special Town Meeting designating the Forestdale Village site as a “Smart Growth Center”. A zoning amendment is also approved at Town Meeting to changed part of the property from R-2 to BL-1 to allow for mixed use. (See CMP 68-71).

TOWN SUPPORT

- The Town supported the project in the beginning and liked that the project included single family detached homes, many of which were designated for 55+ and veterans.
- On 6/25/2009, the Sandwich Board of Selectmen (BOS) unanimously voted to support Forestdale Village as a Local Initiative Program (LIP), a so-called “friendly C.40B project.”
- The Town supported an amendment to the LCP to designate the property as a Smart Growth Center and changing the zoning to BL-1 which were approved at Special Town Meeting in May 2009.

- On 4/10/2010, the Board of Selectmen sent a letter of support for the Comprehensive Permit to the Cape Cod Commission indicating that the project was consistent with the goals of the LCP, Town capital and infrastructure planning, and that is was recently designated as a Strategic Planning Area and Smart Growth District in the LCP. Also, that

the Planning Board voted to amend the Land Use Vision Plan to designate the area as a Village Center.

- On 12/21/2009, BOS sent a letter of support for the Comprehensive Permit to the Mass. MEPA Office (EOEA File No. 14512) highlighting the following:
 - The LCP Amendment at Town Meeting, LIP Site Eligibility letter received from DHCD.
 - 148 units on 75 acres with about 80,000 sf of commercial with rental residential component.
 - Cited age restricted homes and assisted living units to be included.
 - The density at about 2 DU/acre is less dense than most 40B projects.
 - On site wastewater treatment better than individual Title V systems
 - Age restricted units will result in less trip generation.
 - Standard reviews are in place to insure traffic impacts will be addressed.
 - Anticipate restrictive covenant from the developer to ensure that the DUs will remain age-restricted.
 - Anticipate that traffic, wastewater, and open space issued will be adequately address through local and regional review, and that the submission of an EIR with the MEPA office was not needed.
- The Town allocated \$450,000 in Community Preservation Act (CPA) funds (\$50,000/DU) to assist with the affordable units in the project. (This allocation has since been rescinded).

C40B COMPREHENSIVE PERMIT

- On 4/13/2010, the Zoning Board of Appeals (ZBA) approved the C.40B comprehensive permit (#09-03) for the Forestdale

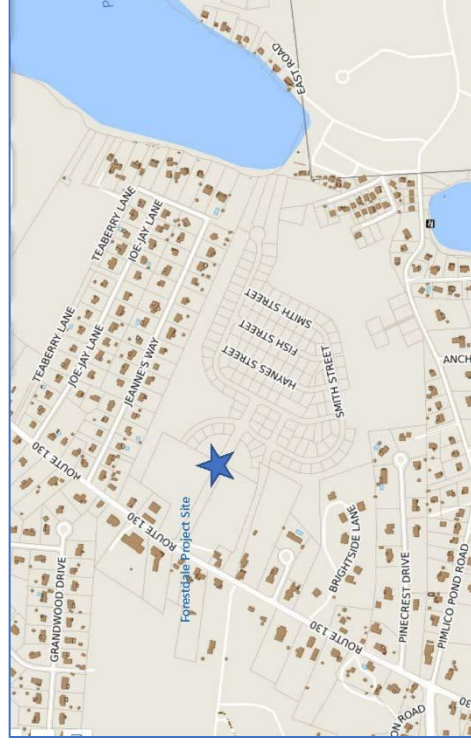
Village project which consisted of 148 single family homes on 59 acres, and small lots (5,000 to 8,000 SF). Many of the DUs were to be designated 55+ and there was a focus on providing housing to veterans. Steve Powers, a Sandwich resident, was the original applicant.

- Four (4) public hearing were held between January–March leading up to approval in April.
- Many consultants were involved in all aspects of the project including SEA Engineering, Fort Hill, VHB, Clancy, Bailey, Vanasse Associates, Archit8 Studio, Village Realty, and more.
- The project was designed to meet the Cluster Bylaw under Section 4400 of the Zoning Bylaw with 55% of the land designated as open space.
- The ZBA decision included 62 conditions of approval. (See Next Steps for conditions still relevant moving forward).
- The plan also included a commercial/mixed use development (Cape Crossing) along the Route 130 frontage in the BL-1 district with approximately 75,000 SF commercial footprint with additional 50,000 SF in 2nd and 3rd story allowed for office and apartment use. (The ZBA indicated in their decision that this would require a separate site plan review process).

- The approved 40B comprehensive permit subdivision plan was recorded in the Barnstable County Registry of Deeds.
- In a summary memo prepared on 6/12/17 regarding status of the Forestdale Village project, Town staff identified the following issues and concerns:

- The original applicant never submitted the final development plans for the Comprehensive Permit including street design plans, intersection plans, wastewater plans, site plans of the mixed use component. No building permits were issued.

- DHCD never received a fully executed regulatory agreement from the C40B developer.
- The commercial portion of the 40B (Cape Crossing) in the BL-1 was not considered part of the Comprehensive Permit and would need approval by the Planning Board and Cape Cod Commission (CCC) as a Development of Regional Impact (DRI) as the project involved more than 30,000 SF of commercial development.
- All conditional issues of the comprehensive permit approval must be met prior to any individual permits being issued. (Or the permit rescinded and the new application submitted).



CHANGE OF OWNERSHIP

In 2015, the former owner of Forestdale Village relinquished control of the property which was eventually acquired by a number of

different entities including: Ruhan & Stinson Realty Trust a/k/a Beechwood Group, Deborah Carr-Kirk, and Route 130 Development LLC. (Clarification on ownership has been requested by the Town).

TRANSFER OF COMPREHENSIVE PERMIT

The Beechwood Group submitted a notice to the ZBA on 4/3/17 for the transfer of ownership of the approved comprehensive permit (#09-03) from Forestdale Village, LLC to Beechwood Group, LLC

- Comprehensive permit #09-03 consisted of 58.9 acres for the construction of 148 single-family residences – the application from Beechwood did not include all 59 acres or the full complement of 148 home parcels.
- The ZBA voted unanimously at its 4/20/17 meeting to determine that the proposed transfer of ownership was a substantial modification requiring a public hearing.

4. PROJECT SITE CHARACTERISTICS

PROJECT SITE DEVELOPMENT AREAS

The project area includes a total of 58.9 acres and is generally divided into four (4) parcels:

Parcel A (PCL#1, PCL#3) – The Carr-Kirk property, approximately 9.4 acres, in the R-2 district. The Project Team intends this property to be in residential development with “garden apartment” style buildings and using a floor area ratio (FAR) of .5 and a targeted yield on 150-200 units as guiding parameters for design and density. It is anticipated that 1,000 SF per unit is needed (about 800 SF of living space and 200 SF of common space) which are to be 1 and 2-bedroom rental apartments. The primary access will be Hawley Road. Site

amenities will include a community center and open space. This site should be designed to allow for a stand-alone 40B project.

Parcel B (PB 149/137) – The Hawley-Stinson property on the south side of Stinson Street, approximately 7 acres, in the BL-1 district. The Project Team intends this property to be in mixed use with commercial at ground level and residential apartments on 2nd and 3rd floors. Alternatively, mixed use could be horizontal with commercial and residential uses in separate buildings to allow for easier financing. A traditional village center design is anticipated with oriented toward Route 130 and an attractive pedestrian environment. Access will be provided from Hawley Street and Stinson Street.

Parcel C (PB 619/6) – The Hawley-Stinson property north of Stinson Street, approximately 11.6 acres, in the BL-1 district, and adjacent to homes on Jeanne’s way. The Project Team intends this property to be in mixed use with access from Stimson Street, future connection to Parcel D, and a natural buffer from the neighborhood to the north.

Parcel D – This Beechwood Group LLC property included 4 separate parcels prior to the reconfiguration by the 2010 Forestdale Definitive Subdivision Plan:

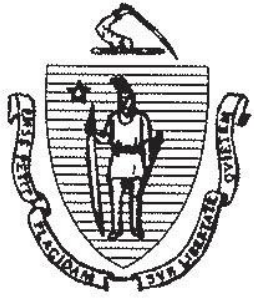
- PB 6/19/7 – 10.6 acres on the northern side of project area with frontage on Peters Pond and adjacent to homes on Jeanne’s way.
- PB 342/88 PCL#2 – 14.52 acres in central portion of parcel.
- PB 342/88 PCL#4 – 6.36 acres in central portion of parcel.
- PB 619/8 - 15.9 acres on the southern side of project area with frontage on Pimlico Pond Road, Pine Road, and West Road.

The Town of Sandwich rezoned the front parcel to BL-1, but never changed the zoning to allow mixed-use. This was not part of the comprehensive permit application and required a DRI through the Cape Cod Commission. The comp permit was approved by the Zoning Board but was loaded with unattainable and uneconomic conditions.

April 24th, 2018: Ruhan & Stinson, Route 130 Land Development petitioned the Board of Appeals to rescind original comprehensive plan and revert back to the original lot configuration. BOA voted unanimously.



FORESTDALE VILLAGE LLC. COMPREHENSIVE PERMIT
11/25/2009



Commonwealth of Massachusetts
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Deval L. Patrick, Governor ♦ Timothy P. Murray, Lt. Governor ♦ Tina Brooks, Undersecretary

September 30, 2009

Stephen Powers
Forestdale Village LLC
15 West Road
P.O. Box 746
Forestdale, MA 02644

John G. Kennan, Chairman
Board of Selectmen
Town of Sandwich
130 Main Street
Sandwich, MA 02563

RE: Forestdale Village, Sandwich, MA
Determination of Site Eligibility under the Local Initiative Program (LIP)

Dear Messrs. Powers and Kennan,

I am pleased to inform you that your application for site eligibility determination under the Local Initiative Program (LIP) for the proposed Forestdale Village project in Sandwich, Massachusetts, has been approved. This approval is based on your application that sets forth a plan for the development of one hundred and forty-eight (148) homeownership units. The proposed sales prices of the LIP units are generally consistent with the standards for affordable housing to be included in a community's Chapter 40B affordable housing stock. We note that the project developer has Purchase and Sales Agreements for the site.

As part of the review process, DHCD staff has performed an on-site inspection of the proposed project site. The Department of Housing and Community Development (DHCD) has made the following findings:

1. The proposed project appears generally eligible under the requirements of the Local Initiative Program, subject to final program review and approval;
2. The site of the proposed project is generally appropriate for residential development;
3. The conceptual plan is generally appropriate for the site on which is located;
4. The proposed project appears financially feasible in the context of the Sandwich housing market;

5. The initial pro forma for the project appears financially feasible and consistent with cost examination and limitations on profits and distributions on the basis of estimated development costs;
6. The project developer and the development team meet the general eligibility standards of the Local Initiative Program;
7. The project developer controls the site.

The proposed project must comply with all state and local codes not specifically exempted by a comprehensive permit.

If a comprehensive permit is granted, a copy should be promptly provided to DHCD. The DHCD legal office will review the comprehensive permit and other project documentation. Additional information may be requested as is deemed necessary. Following the issuance of the comprehensive permit, the specifics of this project must be formalized in a regulatory agreement signed by the municipality, the project sponsor, and DHCD. The regulatory agreement must be signed and recorded prior to starting construction.

As stated in the application, the Forestdale Village will consist of one hundred and forty-eight (148) units, thirty-seven (37) of which will be eligible for inclusion in the town's subsidized housing inventory. The affordable units will be marketed and sold to eligible households whose annual income may not exceed 80% of area median income, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development.

The project is proposed as an age-restricted, over 55 development. We have received a commitment that demonstrates the development will be in compliance with state and federal fair housing laws, including MG.L. c.151B §4(6). The Department has also received a market study that demonstrates both an understanding of the region's demographics and particular strategies necessary to attract buyers to both market and affordable units, including the need for this type of housing region; the availability of buyers for both the market units in the development; and the status of similar projects serving the 55 and over market in the region. The Department while accepting this documentation continues to have concern that demographic limitation in the current economic environment could place the development in a difficult situation. We urge the developer and the town to consider expanding the age-restriction.

The conditions that must be met prior to final DHCD approval include:

1. A final affirmative fair marketing and lottery plan with related forms shall be submitted that reflects LIP requirements including consistency with the *Comprehensive Permit Guidelines, Section III, Affirmative Fair Housing Marketing Plans*. The plan shall distinguish marketing for the proposed units that will be owned by the Sandwich Housing authority and units that may be available to veterans;
2. Any changes to the application it has just reviewed and approved, including but not limited to alternations in unit mix, sales price, development team, unit design, site plan or financial pro forma, must be approved by DHCD;
3. LIP guidelines require affordable units to be equally distributed throughout the project site. A revised site plan will be submitted to DHCD to demonstrate that distribution;

4. Status and evidence of municipal zoning approval of the commercial and mixed use development area adjacent to the project site;
5. Documentation of the availability of construction financing for this project shall be submitted to DHCD;
6. The home owner association agreement shall be submitted to DHCD;
7. In accordance with the *Comprehensive Permit Guidelines*, Section IV (D), the project developer shall provide a financial surety through a letter of credit, bond or cash account to ensure completion of the cost examination and distribution of excess funds required by 760 CMR 56.04(8); and
8. The project must be organized and operated so as not to violate the state anti-discrimination statute (M.G.L. c151B) or the Federal Fair Housing statute (42 U.S.C. s.3601 et seq.). No restriction on occupancy may be imposed on the affordable units other than those created by state or local health and safety laws regulating the number of occupants in dwelling units.

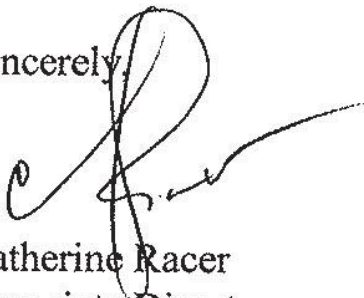
As Forestdale Village nears completion of construction, DHCD staff may visit the site to ensure that the development meets program guidelines.

When all the units have received Certificates of Occupancy, the developer must submit to both DHCD and the Sandwich Board of Selectmen a project cost examination prepared by a certified public accountant to meet cost certification requirements. The specifics of the cost certification obligation will be contained in the regulatory agreement to be executed by the municipality, the project sponsor and DHCD.

This letter shall expire two years from this date or on ~~September 30, 2011~~ unless a comprehensive permit has been issued.

We congratulate the Town of Sandwich and the project sponsor on their efforts to work together to increase the town's supply of affordable housing. If you have any questions as you proceed with the project, please call Toni Coyne Hall at 617-573-1351.

Sincerely,



Catherine Racer
Associate Director

Enc.

cc: George Dunham, Town Manager
Frederick Watt, Zoning Board of Appeals
Greg Smith, Town Planner
V. Douglas Errico, Esq.
Office of the Chief Counsel, DHCD

RESPONSIBILITY FOR COST CERTIFICATION:

By your signatures below, Stephen Powers, Forestdale Village LLC, acknowledges and accepts this approval letter, including the obligation under law to provide the Department of Housing and Community Development and the Sandwich Board of Selectmen with a project cost and income statement to determine limited dividend compliance.

Signature: _____

Names (print): _____

Date: _____

Upon receipt, please make copy of this letter and return a signed copy to Division of Housing Development, Department of Housing and Community Development, 100 Cambridge Street, Boston, MA 02114 ATTN: Local Initiative Program

Forestdale Village, Sandwich, Massachusetts

LOCAL INITIATIVE PROGRAM – COMPREHENSIVE PERMIT PROJECT

Sponsor:
 Stephen Powers
 Forestdale Village LLC
 15 West Road
 P.O. Box 746
 Forestdale, MA 02644

Project Address:
 Route 130/Main Street
 Sandwich, MA 02644

This project will provide ownership opportunities according to the following breakdown:

| Type of Unit | # Units | # Bdrms | # Baths | Gross SF | Maximum Sales Price | Association Fee |
|---------------------|---------|---------|---------|-----------|---------------------|-----------------|
| Market Units | 22 | 1 | 1.5 | 960-1050 | \$279,000 | |
| | 65 | 2 | 1.5 | 1097-1163 | \$339,000-359,000 | |
| | 24 | 3 | 2.5 | 1151 | \$379,000 | |
| L.I.P. Units | 7 | 1 | 1.5 | 960-1050 | \$143,500 | \$20/mth |
| | 21 | 2 | 1.5 | 1097-1163 | \$161,750 | \$20/mth |
| | 7 | 3 | 2.5 | 1151 | \$179,500 | \$20/mth |
| | 1 | 2 | 1.5 | 1097-1163 | \$161,750 | NA |
| | 1 | 3 | 2.5 | 1151 | \$179,500 | NA |
| Total Units | 148 | | | | | |

7.1 Narrative about Communication with Town Officials

Our attorney, Jonathan Fitch, has met on multiple occasions with Ralph Vitacco, Director of Planning and Leanne Drake, Town Planner, to bring them up to date and solicit input on our master plan for the Route 130 and Pimlico Pond properties. They have not been supportive, but the varied department heads and boards within the town have been helpful in approving curb-cuts, drive-way plans, septic plans and perc test, multiple approval not required subdivision plans and ANR building permits, to move portions of the project forward.

April 24th 2018: petitioned the Board of Appeals to rescind original comprehensive plan and revert back to original lot configuration. BOA voted unanimously.

Face to face separate meetings at Jay Stinson's Discovery Hill home, with Selectmen David Sampson, Selectmen Shane Hctor, as well former Planning Board Member, deceased, William Burbank.

August 7th 2018: met with Planning Board to discuss Sandwich Green conceptually and to consider permit filing options ie. 40B verse 40R. The members were receptive to the development concept and looked forward to hearing more once we've met with the Board of Selectmen.

November 15th 2018: Selectman's meeting to discuss the Sandwich Green development and the a Local Initiative Option. The Board was receptive to the project, but was "confused" as to the implications of a LIP. The consensus of the Board was that Sandwich Green should proceed to the Planning Board to properly vet and strategize the project filing.

Attorney Fitch has meet with multiple boards and commissioners to further discuss and vet the project.

Project attorney Jonathan Fitch again met with Ralph Vitacco, Town Planner and Leanne Drake, Assistant Town Planner, within the last two weeks to vet out opposition, which there is, and to alert them to the pending filing.

July 2nd, 2009 Board of Selectmen Letter of Support for Forestdale Village Plan, signed by George H. Dunham, Town Manager.

TOWN OF SANDWICH

THE OLDEST TOWN ON CAPE COD

130 MAIN STREET
SANDWICH, MA 02563

TEL: 508-888-4910 AND 508-888-5144

FAX: 508-833-8045

EMAIL: selectmen@townofsandwich.net

EMAIL: townhall@townofsandwich.net



BOARD OF
SELECTMEN

TOWN
MANAGER

July 2, 2009

RE: Conceptual Support for Forestdale Village Local Initiative Program Project

To Whom It May Concern:

This is to confirm that the Board of Selectmen of the Town of Sandwich unanimously voted its conceptual support of the Forestdale Village Local Initiative Program project at its June 25, 2009 meeting.

As currently planned, this project will consist of approximately 148 affordable homes located on 75 acres, with roughly 80,000 sq. ft. of commercial space, which will include a residential rental component above retail and other uses. In expressing its conceptual support, the Board highlighted the relatively low density of this project for a c.40B affordable housing development, the projected number of age-restricted homes which will require virtually no school services, and the unique commercial components of the development.

If you have any questions about this support, please feel free to contact me at 508-888-5144.

Sincerely yours,

George H. Dunham
Town Manager

cc: Board of Selectmen
Director of Planning & Development

This project team has closely followed the supported plan in the BL-1 district, and even hired the consultant that worked on the Town's Comprehensive Plan: Santec/Brovitz Community Development to loosely mimic the supported plan. The town never rezoned the property to allow the mixed-use development that Town Meeting voted and the Town Comprehensive Plan called for.

TOWN OF SANDWICH **FAILED** HOUSING PRODUCTION PLANS

| Town of Sandwich Housing Production Plan | | |
|--|-------------------|-------------|
| Stated Goals | | |
| April 2004 | | |
| Year | Forecast per Year | |
| 2004 | 95 | |
| 2005 | 57 | |
| 2006 | 61 | 71 |
| 2007 | 71 | |
| 2008 | 62 | 82 |
| 2009 | 64 | |
| 2010 | 62 | |
| 2011 | 62 | |
| 2012 | 62 | |
| 2013 | 62 | |
| Total Forecast | 658 | 688 |
| Total Forecast Per Year | 65.8 | 68.8 |
| Actual Growth 2004 - 2009 | | 1 |
| Missed Forecast By | | 409 |

| Town of Sandwich Housing Production Plan | | |
|--|-------------------|--------------|
| Stated Goals | | |
| February 2010 | | |
| Year | Forecast per Year | Per Yr |
| 2010 | 172 | |
| 2011 | 86 | |
| 2012 | 0 | |
| 2013 | 0 | |
| 2014 | 98 | |
| 2015 | 72 | |
| Total | 428 | 71.33 |

| Town of Sandwich Housing Production Plan | | | |
|--|-----|------------|------------|
| Combined Plan Goals | | | |
| 2004 - 2015 | | | |
| | | RANGE | |
| 2004 | 95 | | |
| 2005 | 57 | | |
| 2006 | 61 | 71 | |
| 2007 | 71 | | |
| 2008 | 62 | 82 | |
| 2009 | 64 | | |
| 2010 | 172 | | |
| 2011 | 86 | | |
| 2012 | 0 | | |
| 2013 | 0 | | |
| 2014 | 98 | | |
| 2015 | 72 | | |
| | | 838 | 858 |

TOWN OF SANDWICH 2021 HOUSING PRODUCTION PLAN

Historically Drafted to Fail

The definition of insanity is doing the same thing over and over and expecting different results.

| Subsidized Housing Inventory | | |
|---------------------------------|--------------|-----------------------|
| 4/24/2002 | 271 | SH Units |
| Proposed Growth 2004-2015 | 838 | 858 SH Units |
| Total Expected SHI 2015 | 1,109 | 1,129 SH Units |
| Actual SHI 09/14/2017 | 307 | 307 SH Units |
| Missed Forecast By Units | 802 | 822 SH Units |
| Change in SHI | 36 | |
| Proposed Units Per Year | 69.83 | 71.50 |
| Actual Units Per Year | 2.57 | |

| 2021 HPP Planned Production | Planned SHI Units | |
|---------------------------------|-------------------|--|
| 2022 | 2 | |
| 2023 | 57 | |
| 2024 | 60 | |
| 2025 | 56 | |
| 2026 | 77 | |
| HPP Plan Total | 252.00 | |
| HPP Planned Per Year | 50.40 | |
| Actual Previous 20 Years | 2.15 | |
| Historical Gap Per Year | 48.25 | |

ENVIRONMENTAL JUSTICE POPULATIONS ON CAPE COD

The Massachusetts Executive Office of Energy and Environmental Affairs defines environmental justice populations as neighborhoods that meet 1 or more of the following criteria:

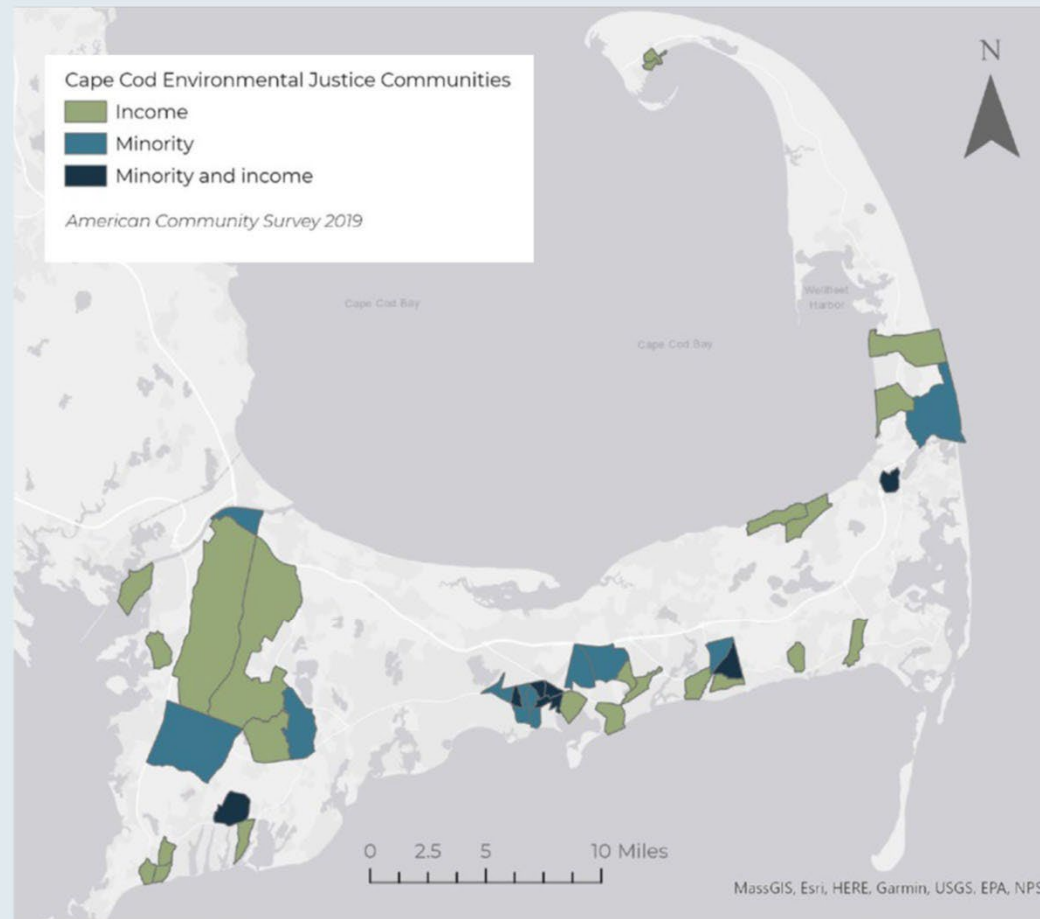
(i) the annual median household income is not more than 65% of the statewide annual median household income;

(ii) minorities comprise 40% or more of the population;

(iii) 25% or more of households lack English language proficiency; or

(iv) minorities comprise 25% or more of the population and the annual median household income of the municipality in which the neighborhood is located does not exceed 10% of the statewide annual median household income.

Note: adjustments to this data layer may be made after the final 2020 census data are released.





1034

ROUTE 130 LAND DEVELOPMENT LLC

344 JOHN L DIETSCH BLVD UNIT 4
ATTLEBORO FALLS, MA 02763

DATE 2/11/22 53-7292/2113

PAY TO THE ORDER OF

MASS Housing Partnership
Ninety Seven Hundred and ^{NO}/₁₀₀

\$ 9700.00

DOLLARS

Security Features Included. Details on Back.



Martha's Vineyard
SAVINGS BANK
Edgartown, MA

[Handwritten Signature]

FOR _____

MP

⑈001034⑈ ⑆211372925⑆ 45 206711⑈



1033

ROUTE 130 LAND DEVELOPMENT LLC

344 JOHN L DIETSCH BLVD UNIT 4
ATTLEBORO FALLS, MA 02763

DATE 2/11/22 53-7292/2113

PAY TO THE ORDER OF

MASS Housing
Seventy Six Hundred Fifty and ^{NO}/₁₀₀

\$ 7650.00

DOLLARS

Security Features Included. Details on Back.



Martha's Vineyard
SAVINGS BANK
Edgartown, MA

[Handwritten Signature]

FOR _____

MP

⑈001033⑈ ⑆211372925⑆ 45 206711⑈

Will wire funds if wire instructions are forwarded

PAYMENT OF TOTAL TECHNICAL ASSISTANCE / MEDIATION AND UNIT FEE

Please complete this form and mail it, along with your check for the Total Technical Assistance / Mediation and Unit Fee made payable to Massachusetts Housing Partnership, to the address below.

MHP FUND
PO Box 845437
Boston, MA 02284-5437

Attn: Katie Bosse

- Name of applicant: NSG Village Green-1, LLC
- Location of project: 68-78 Route 130, Sandwich, MA
- Name of project: Village Green
- Number of units: 144
- Number of acres of site: 7.2
- Rental or Homeownership: Rental



1034

ROUTE 130 LAND DEVELOPMENT LLC

344 JOHN L DIETSCH BLVD UNIT 4
ATTLEBORO FALLS, MA 02763

DATE 2/11/22

53-7292/2113

PAY
TO THE
ORDER OF

MASS Housing Partnership

\$ 9700.00

Ninety Seven Hundred and ¹⁰⁰/₁₀₀

DOLLARS Security Features Included Details on Back



Martha's Vineyard
SAVINGS BANK
Edgartown, MA

[Handwritten Signature]

FOR _____

MP

⑈001034⑈ ⑆211372925⑆ 45 206711⑈