

Perkins Landing LLC

P.O. Box 129, Medfield, MA 02052

Tel: 978-658-0333

Email: michael@lawlarkin.com

September 12, 2018

Gregory Watson,
Manager of Comprehensive Permit Programs
MassHousing
One Beacon Street
Boston, MA 02108

VIA HAND DELIVERY

RE: Project: Perkins Landing
Applicant: Perkins Landing LLC
Property: 57 Perkins Row, Topsfield, MA 01983
Notice of Filing of Project Eligibility Application

Dear Mr. Watson:

On behalf of the applicant, Perkins Landing, LLC, I am hereby filing a Project Eligibility Application for Perkins Landing, which includes a proposal for 28 residential homeownership units (of which 7 will be affordable) to be located on a parcel of land, consisting of approximately 8.2 acres, located off Perkins Row in Topsfield, Massachusetts. As a result, the proposed Project density is approximately 3.4 units per acres.

Perkins Landing, LLC is a limited dividend organization requesting the issuance of a Project Eligibility Letter pursuant to the FHLBB's New England Fund Program with MassHousing as the Project Administrator. The Applicant maintains site control over the Property which is the subject of the Application and proposal. In addition, a copy of the Application is being forwarded to the Town of Topsfield Board of Selectmen and DHCD.

Please contact me if you have any questions.

Sincerely,

Michael J. Larkin, Jr., Manager
Perkins Landing LLC Managing
Member

TABLE OF CONTENTS – PERKINS ROW TOPSFIELD

Binder Section	Site Approval Application Section	
1.	Section 1.0	Comprehensive Permit Site Approval Application
2.	Section 1.1	Location Map
3.	Section 1.2	Assessor's Tax Map
4.	Section 1.3	Directions
5.	Section 2.1	Existing Conditions Plan
6.	Section 2.2	Aerial Photographs
7.	Section 2.3	Site Context Photographs
8.	Section 2.4	Documentation Regarding Site Characteristics/Constraints
9.	Section 2.5	By Right Site Plan
10.	Section 3.1	Preliminary Sit Layout Plans with Grading and Utility Plan
11.	Section 3.2	Graphic Representations of Project/Preliminary Architectural Plans
12.	Section 3.3	Narrative of Architectural Design Approach
13.	Section 3.4	Tabular Zoning Analysis with Waiver List
14.	Section 3.5	Completed Sustainable Development Principles Evaluation Assessment Form
15.	Section 4.1	Evidence of Site Control
16.	Section 5.1	New England Fund Lender Letter of Interest
17.	Section 5.2	Market Sale Comparables
18.	Section 6.1	Development Team Members
19.	Section 7.1	Narrative describing any prior Correspondence and/or meeting with municipal officials
20.	Section 7.2	Evidence of Mailing of complete package to Town of Topsfield
21.	Section 7.3	Copy of Notice of Application sent to DHCD
22.	Section 7.4	Check made payable to MassHousing for Processing Fee (\$2,500.00)
23.	Section 7.5	Check made out to MassHousing for Technical Assistance/Mediation Fee
24.	Section 7.6	W-9 (Taxpayer Identification number)

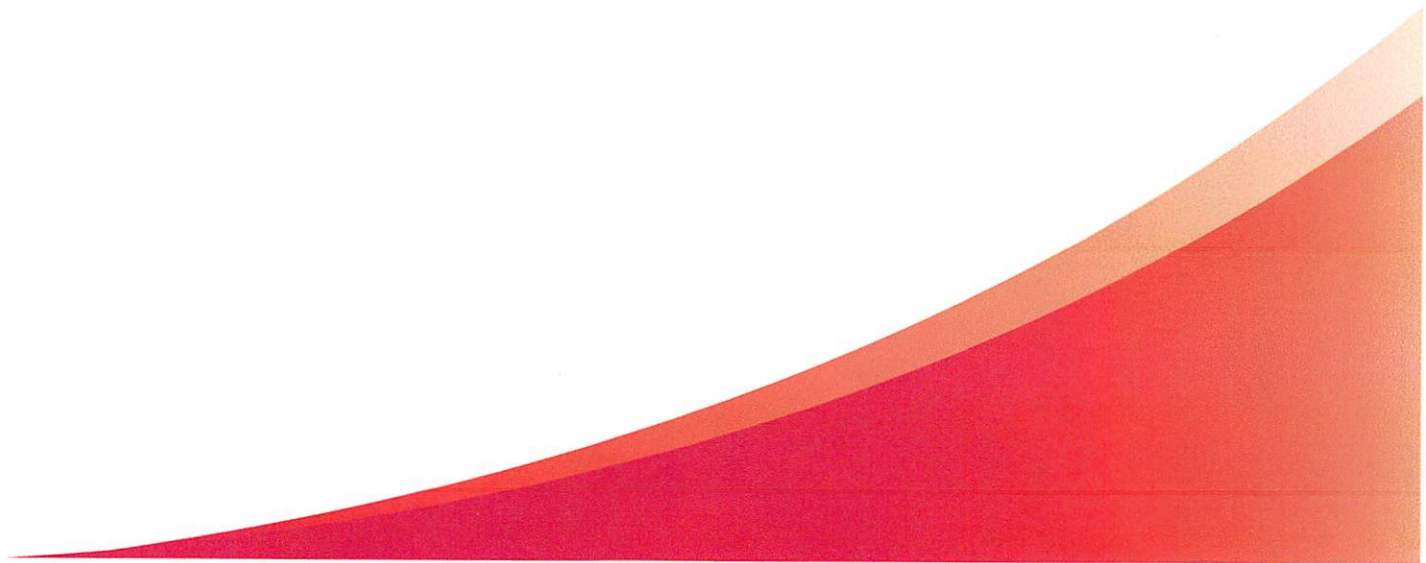
Section 1 General Information

MassHousing Application



Comprehensive Permit Site Approval Application/Homeownership****

www.masshousing.com | www.masshousingrental.com



Comprehensive Permit Site Approval Application/Homeownership

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 40B 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

<http://www.mass.gov/hed/economic/eohed/dhcd/legal/regs/760-cmr-56.html> and
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:

Gregory Watson, Manager of Comprehensive Permit Programs
MassHousing, One Beacon Street, Boston, MA 02108

We look forward to working with you on your proposed development. Please contact Gregory Watson at 617-854-1880 or gwatson@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 two (2) business days 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 60 days of our receipt of your application package.



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

Please be sure to answer ALL questions. Indicate "N/A", "None" or "Same" when necessary.

Section 1: GENERAL INFORMATION (also see Required Attachments listed at end of Section 1)

Name of Proposed Project: Perkins Landing

Municipality: Topsfield

Address of Site: 57 Perkins Road

Cross Street (if applicable): High Street/Route 97

Zip Code: 01983

Tax Parcel I.D. Number(s) (Map/Block/Lot): Map 58, Lot 25

Name of Proposed Development Entity (typically a single purpose entity): Perkins Row LLC

Entity Type: Limited Dividend Organization ☒ Non-Profit* ☐ Government Agency ☐

** 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? Yes ☒ No ☐

Name of Applicant (typically the Proposed Development Entity or its controlling entity or individual): Perkins Landing LLC

Applicant's Web Address, if any: www.larkinre.com

Does the Applicant have an identity of interest with any other member of the development team or other party to the Proposed Project? Yes ☒ No ☐ If yes, please explain: Members of Applicant are associated with the general contractor

Primary Contact Information (required)

Name of Individual: Michael J. Larkin, Jr.

Relationship to Applicant: Manager/Owner

Name of Company (if any): Larkin Real Estate Group, Inc.

Street Address: P.O. Box

City/Town/Zip: Medfield, MA 02052

Telephone (office and cell) and Email: (o)(c) 978-658-0333 michael@larkinre.com

Secondary Contact Information (required)

Name of Individual: John Smolak, Esq.

Relationship to Applicant: Attorney

Name of Company (if any): Smolak & Vaughan, P.C.

Street Address: 21 High Street, Suite 301

City/Town/Zip: North Andover, MA 01845

Telephone (office and cell) and Email: (o) 978-327-5215 (c) 978-973-9640 jsmolak@smolakvaughan.com

Additional Contact Information *(optional)*

Name of Individual: Scott Cameron
Relationship to Applicant: Engineer
Name of Company *(if any)*: The Morin-Cameron Group, Inc.
Street Address: 66 Elm Street
City/Town/Zip: Danvers, MA 01923
Telephone *(office and cell)* and Email: (o) 978-777-8586 (c) 781-520-9496 scott@morincameron.com

Anticipated Financing:

MassHousing ☐ NEF Bank ☒
Name of NEF Bank: Reading Cooperative Bank - Julie Thurlow, President (o) 781-942-5000

Total Number of Units 28.00 # Affordable Units 7.00 # Market Rate Units 21.00

Age Restricted? Yes ☐ No ☒ If Yes, 55+ ☐ or 62+ ☒

Brief Project Description (150 words or less):

The proposed project will consist of 28 non-age restricted condominium units comprised of single unit buildings with driveway, roadways and associated infrastructure.

Access to the site will be provided by a 20 foot wide roadway from Perkins Row. The condominiums are designed by Residential Design, Inc. and are approximately 2165 sq. ft. All units will have 2 car garages and will consist of three (3) bedrooms.

The project will access the utility infrastructure located on Perkins Row, including water, gas, electric, telephone and cable. There will be a private septic system for the units. The stormwater management system will be designed to fully comply with all the standards of the MA DEP Stormwater Management Regulations.

The applicant is proposing that twenty five (25%) percent, or seven units will be identified as affordable units and will blend into the proposed market rate homes and will be evenly distributed throughout the development.

Required Attachments Relating to Section 1

1.1 Location Map

Provide a USGS or other form of map clearly marked to show the site's location, and an approximate property boundary.

1.2 Tax Map

Provide a copy of municipal tax map (assessor's plan) with subject parcels and parcel ID #'s clearly identified.

1.3 Directions

Provide detailed written directions to the site, noting the entrance to the site, relevant boundaries and any prominent landmarks that can be used for identification purposes.

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 2: EXISTING CONDITIONS / SITE INFORMATION (also see Required Attachments listed at end of Section 2)

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.

Name of Proposed Project: Perkins Landing

Buildable Area Calculations

Sq. Feet/Acres (enter "0" if applicable—do not leave blank)

Total Site Area	356,838.00
Wetland Area	12,340.00
Flood/Hazard Area	48,015.00
Endangered Species Habitat (animal and/or plant)	0.00
Conservation/Article 97 Land	0.00
Protected Agricultural Land	0.00
Other Non-Buildable (Describe)	0.00
Total Non-Buildable Area	60,355.00
Total Buildable Site Area	296,483.00

Current use of the site and prior use if known:

Single family residence

Is the site located entirely within one municipality? Yes ☒ No ☐

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

How much land is in each municipality? (the Existing Conditions Plan must show the municipal boundary lines) N/A

Current zoning classification and principal permitted uses:

INNER RESIDENTIAL AND AGRICULTURAL (IRA)

Previous Development Efforts

Please list (on the following page) 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).

Definitive Subdivision: Filed June 16, 2015; Withdrawn January 7, 2018

Notice of Intent Application: Filed July 1, 2015; Approved Wetlands Protection Act #307-0724 December 16, 2015;

Denied Topsfield Wetlands Bylaw December 16, 2015

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

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment	YES	Up to 10,000 Gallon Private Septic System
Wastewater - public sewer	No	
Storm Sewer	No	
Water-public water	No	
Water-private well	Yes	
Natural Gas	No	
Electricity	Yes	National Grid
Roadway Access to Site	Yes	
Sidewalk Access to Site	No	
Other	Yes	Public Water is Available within 800' of Site

Describe surrounding land use(s):

Surrounding land consists of Perkins Row and developed and undeveloped residential zoned land to the north, undeveloped, residential zoned land to the east and west, developed residential zoned land to the south west, and the Mass Audubon Ipswich River Wildlife Sanctuary and the Ipswich River to the south.

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	1.8 miles	No
Schools	1.8 miles	Yes; school bus
Government Offices	1.9 miles	No
Multi-Family Housing	3.2 miles	No
Public Safety Facilities	1.9 miles	No
Office/Industrial Uses	0.8 miles	No
Conservation Land	0.1	walking distance
Recreational Facilities	0.1	walking distance
Houses of Worship	1.7 miles	No
Other		

List any public transportation near the Site, including type of transportation and distance from the site:

Hamilton/Wenham Commuter Rail (Newburyport/Rockport Line) 5.6 miles - 14 minutes

Ipswich Commuter Rail (Newburyport/Rockport Line) 5.6 miles - 12 minutes

Site Characteristics and Development Constraints

Please answer "Yes", "No" or "Unknown" to the following questions. If the answer is "Yes" please identify on Existing Conditions Plan as required for Attachment 2.1 and provide additional information and documentation as an attachment as instructed for Attachment 2.4, "Documentation Regarding Site Characteristics/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? yes

Does the site include areas designated by Natural Heritage as endangered species habitat? no

Are there documented state-designated wetlands on the site? yes

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? yes, single family dwelling

Does the site include documented archeological resources? no

Does the site include any known significant areas of ledge or steep slopes? no

Required Attachments Relating to Section 2

2.1 Existing Conditions Plan

Please provide a detailed Existing Conditions Plan showing the entire site, prepared, signed and stamped by a Registered Engineer or Land Surveyor. Plans should be prepared at a scale of 1"=100' or 1"=200' and should include the following information:

- a. Reduced scale locus map
- b. Surveyed property boundaries
- c. Topography
- d. Wetland boundaries (if applicable)
- e. Existing utilities (subsurface and above ground).
- f. Natural features including bodies of water, rock outcroppings
- g. Existing easements and/or rights of way on the property
- h. Existing buildings and structures, including walls, fences, wells
- i. Existing vegetated areas
- j. Existing Site entries and egresses

Please provide one (1) set of full size (30"x40") plans along with one (1) set of 11"x17" reproductions and one electronic set of plans. Please note that MassHousing cannot accept USB flash drives.

2.2 Aerial Photographs

Please provide one or more aerial photograph(s) of the Site (such as those available on-line) showing the immediate surrounding area if available. Site boundaries and existing site entrance and access points must be clearly marked.

2.3 Site/Context Photographs

Please provide photographs of the Site and surrounding physical and neighborhood context, including nearby buildings, significant natural features and land uses. Please identify the subject and location of all photographs.

2.4 Documentation Regarding Site Characteristics/Constraints

Please provide documentation of site characteristics and constraints as directed including narratives, summaries and relevant documentation including:

- Flood Insurance Rate Map (FIRM) showing site boundaries
- Wetlands delineation
- Historic District Nomination(s)

2.5 By-Right Site Plan *(if available)*

MassHousing will commission, at your expense, an "as-is" appraisal of the site in accordance with the Guidelines, Section B (1). Therefore, if there is a conceptual development plan which would be permitted under current zoning and which you would like the appraiser to take into consideration, or if permits have been issued for alternative development proposals for the site, please provide two (2) copies of a "by-right" site plan showing the highest and best use of the site under current zoning, and copies of any existing permits. These will assist the appraiser in determining the "as is" value of the Site without any consideration being given to its potential for development under Chapter 40B.

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 3: PROJECT INFORMATION (also see Required Attachments listed at end of Section 3)

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.

Name of Proposed Project: Perkins Landing

Project Type (mark both if applicable): New Construction ☒ Rehabilitation ☐ Both ☐

Total Number of Dwelling Units: 28.00

Total Number of Affordable Units: 7.00

Number of 50% AMI Affordable Units: 0.00

Number of 80% AMI Affordable Units: 7.00

Unit Mix: Affordable Units

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units				7.00	
Number of Bathrooms				1.50	
Square Feet/Unit				2,165.00	

Unit Mix: Market Rate

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units				21.00	
Number of Bathrooms				2.50	
Square Feet/Unit				2,165.00	

Percentage of Units with 3 or More Bedrooms*: 100.00

* 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.

Number of Handicapped Accessible Units: 0.00 Market Rate: 0.00 Affordable: 0.00

Gross Density (units per acre): 3.40

Net Density (units per buildable acre): 4.10

Residential Building Information

Building Type and Style <i>(single family detached, townhouse, multi-family)</i>	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type
Single Family Detached	Construction	2.50	35	2165	28.00

Non-Residential Building Information

Building Type and Style	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type
n/a	n/a				

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

If not, explain the differences.

Exteriors of both market and affordable will look the same. Affordable units will be 3 bedroom units. While interior finishes in the affordable units shall differ in flooring, finish carpentry, counters, appliances and cabinetry they shall be constructed with good quality finishes throughout. Each affordable house will receive a 5 star energy rating. Market rate units will have a fireplace as an extra amenity.

Parking

Total Parking Spaces Provided: 112.00

Ratio of Parking Spaces to Housing Units: 4

Lot Coverage *(Estimate the percentage of the site used for the following)*

Buildings: 12

Parking and Paved Areas: 15

Usable Open Space: 55

Unusable Open Space: 18

Lot Coverage: 12

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))? Yes/No No

Required Attachments Relating to Section 3

3.1 Preliminary Site Layout Plan(s)

Please provide preliminary site layout plans of the entire Site prepared, signed and stamped by a registered architect or engineer. Plans should be prepared at a scale of 1"=100' or 1" =200', and should show:

- Proposed site grading
- Existing lot lines
- Easements (existing and proposed)
- Access to a public way must be identified
- Required setbacks
- Proposed site circulation (entrances/egresses, roadways, driveways, parking areas, walk ways, paths, trails)
- Building and structure footprints (label)
- Utilities (existing and proposed)
- Open space areas
- Schematic landscaping and screening
- Wetland and other restricted area boundaries and buffer zones

Please provide one (1) set of full size (30"x40") plans along with one (1) set of 11"x17" reproductions and one (1) electronic set of plans. Please note that MassHousing cannot accept USB flash drives.

3.2 Graphic Representations of Project/Preliminary Architectural Plans

- Typical floor plans
- Unit plans showing dimensions, bedrooms, bathrooms and overall unit layout
- Exterior elevations, sections, perspectives and illustrative rendering.

3.3 Narrative Description of Design Approach

Provide a narrative description of the approach to building massing, style, and exterior materials; site layout, and the relationship of the project to adjacent properties, rights of way and existing development patterns. The handbook called Approach to Chapter 40B Design Reviews prepared by the Cecil Group in January 2011 may be helpful in demonstrating the nature of the discussion that MassHousing seeks in this narrative.

3.4 Tabular Zoning Analysis

Zoning analysis in tabular form comparing existing zoning requirements to the waivers that you will request from the Zoning Board of Appeals for the proposed project, showing required and proposed dimensional requirements including lot area, frontage, front, side and rear setbacks, maximum building coverage, maximum lot coverage, height, number of stories, maximum gross floor area ratio, units per acre, units per buildable acre; number of parking spaces per unit/square foot and total number of parking spaces (proposed and required).

3.5 Completed Sustainable Development Principles Evaluation Assessment Form *(see attached form)*

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

Section 4: SITE CONTROL (also see Required Attachments listed at end of Section 4)

In order to issue Site Approval, MassHousing must find (as required by 760 CRM 56.04 (4)) that the Applicant controls the site.

Name of Proposed Project: Perkins Landing

Describe current ownership status of the entire site as shown on the site layout plans (attach additional sheets as necessary if the site is comprised of multiple parcels governed by multiple deeds or agreements):

Owned (or ground leased) by Development Entity or Applicant _____

Under Purchase and Sale Agreement ☒ _____

Under Option Agreement _____

Note: The Grantee/Buyer on each document must be either the Applicant or the Proposed Development Entity, or you must attach an explanation showing direct control of the Grantee/Buyer by the Applicant or the Proposed Development Entity.

Grantor/Seller: New Meadows Development LLC

Grantee/Buyer: Larkin Real Estate Group, Inc.

Grantee/Buyer is (check one):

Applicant _____ Development Entity _____ Managing General Partner of Development Entity _____

General Partner of Development Entity _____ Other (explain) _____

Are the Parties Related? Members of Applicant are members of the development entity.

For Deeds or Ground Leases

Date(s) of Deed(s) or Ground Lease(s): _____

Purchase Price: _____

For Purchase and Sale Agreements or Option Agreements

Date of Agreement: May 3, 2018

Expiration Date: January 24, 2018

If an extension has been granted, date of extension: n/a

If an extension has been granted, new expiration date: n/a

Purchase Price: \$729,000.00

Will any easements or rights of way over other properties be required in order to develop the site as proposed?

Yes _____ No ☒ _____

If Yes, please describe current status of easement:

Owned (or ground leased) by Development Entity or Applicant _____

Under Purchase and Sale Agreement _____

Under Option Agreement _____

Note: The Grantee/Buyer on each document must be either the Applicant or the Proposed Development Entity, or you must attach an explanation showing direct control of the Grantee/Buyer by the Applicant or the Proposed Development Entity.

Grantor/Seller: _____

Grantee/Buyer: _____

Are the Parties Related? _____

For Easements

Date(s) of Easement(s): _____

Purchase Price: _____

For Easement Purchase and Sale Agreements or Easement Option Agreements

Date of Agreement: _____

Expiration Date: _____

If an extension has been granted, date of extension: _____

If an extension has been granted, new expiration date: _____

Purchase Price: _____

Required Attachments Relating to Section 4

4.1 Evidence of Site Control *(required)*

Copies of all applicable, fully executed documents (deed, ground lease, purchase and sale agreement, option agreement, land disposition agreement) showing evidence of site control, including any required easements, along with copies of all amendments and extensions. Copies of all plans referenced in documents must be included.

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 5: FINANCIAL INFORMATION – Site Approval Application Homeownership 40B

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Name of Proposed Project: Perkins Landing

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

Sales / Revenue

Market	<u>15,729,000.00</u>
Affordable	<u>1,596,000.00</u>
Related Party	<u>0.00</u>
Other Income	<u>0.00</u>
Total Sales/Revenue	<u>17,325,000.00</u>

Pre-Permit Land Value, Reasonable Carrying Costs

Item	Budgeted
Site Acquisition: pre-permit land value (to be determined by MassHousing commissioned appraisal) plus reasonable carrying costs.	<u>729,000.00</u>

Costs

Item	Budgeted
Acquisition Cost	
Site Acquisition: pre-permit land value (to be determined by MassHousing Commissioned Appraisal) plus reasonable carrying costs	<u>729,000.00</u>
Subtotal Acquisition Costs	<u>729,000.00</u>
Construction Costs-Residential Construction (Hard Costs)	
Building Structure Costs	<u>6,612,000.00</u>
Hard Cost Contingency	<u>348,000.00</u>
Subtotal – Residential Construction (Hard Costs)	<u>6,960,000.00</u>

Costs

Item	Budgeted
Construction Costs–Site Work (Hard Costs)	
Earth Work	1,110,000.00
Utilities: On Site	300,000.00
Utilities: Off-Site	275,000.00
Roads and Walks	300,000.00
Site Improvement	300,000.00
Lawns and Planting	560,000.00
Geotechnical Condition	50,000.00
Environmental Remediation	28,500.00
Demolition	30,000.00
Unusual Site Conditions/Other Site Work	174,500.00
Subtotal –Site Work (Hard Costs)	3,128,000.00
Construction Costs–General Conditions, Builders Overhead and Profit (Hard Costs)	
General Conditions	637,680.00
Builder's Overhead	212,560.00
Builder's Profit	637,680.00
Subtotal – General Conditions Builder's Overhead and Profit (Hard Costs)	1,487,920.00
General Development Costs (Soft Costs)	
Appraisal and Marketing Study (not 40B "as is" appraisal)	5,000.00
Lottery	
Commissions/Advertising–Affordable	79,800.00
Commissions/Advertising–Market	786,450.00
Model Unit	101,000.00
Closing Costs (unit sales)	70,000.00
Real Estate Taxes (during construction)	28,000.00
Utility Usage (during construction)	7,000.00
Insurance (during construction)	70,000.00
Security (during construction)	7,000.00
Inspecting Engineer	40,000.00
Fees to Others	
Construction Loan Interest	420,000.00
Fees to Construction Lender	25,000.00
Architectural	35,000.00
Engineering	200,000.00
Survey, Permits, Etc.	140,000.00
Clerk of the Works	
Construction Manager	150,000.00

Item	Budgeted
General Development Costs (Soft Costs) – Continued	
Bond Premiums (<i>Payment/Performance/Lien Bond</i>)	
Legal	200,000.00
Title (<i>including title insurance</i>) and Recording	
Accounting and Cost Certification (<i>incl. 40B</i>)	56,000.00
Relocation	
40B Site Approval Processing Fee	2,500.00
40B Technical Assistance/Mediation Fund Fee	2,500.00
40B Land Appraisal Cost (<i>as-is value</i>)	5,000.00
40B Final Approval Processing Fee	1,400.00
40B Subsidizing Agency Cost Certification Examination Fee	
40B Monitoring Agent Fees	4,000.00
40B Surety Fees	
Other Financing Fees	
Development Consultant	
Other Consultants (<i>describe</i>)	45,000.00
Other Consultants (<i>describe</i>)	
Soft Cost Contingency	
Other General Development (Soft) Costs	
Subtotal – General Development Costs (Soft Costs)	2,480,650.00
Developer Overhead	
Developer Overhead	94,000.00
Subtotal – Developer Overhead	94,000.00
Summary of Subtotals	
Sales/Revenue	17,325,000.00
Site Acquisition	729,000.00
Residential Construction	6,960,000.00
Site Work	3,128,000.00
Builder's Overhead, Profit and General Conditions	1,487,920.00
General Development Costs	2,480,650.00
Developer Overhead	94,000.00
Summary	
Total Sales/Revenue	17,325,000.00
Total Development Costs (TDC)	14,879,570.00
Profit (Loss) from Sales/Revenue	2,445,430.00
Percentage of Profit (Loss) Over the Total Development Costs	16.43%

Initial Unit/Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Affordable Units				7.00	
Number of Units				7.00	
Number of Sq. Ft				2,165.00	
Sales Price				220,000.00	
Condo / HOA Fee				95.00	

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Affordable Units					
Number of Units				21	
Number of Sq. Ft				2165	
Sales Price				669000	
Condo / HOA Fee				400	

Describe your approach to calculating any additional fees relating to Condominium Association or a Homeowners Association.

Perkins Landing condominiums will be managed by an independent third party management company.

Required Attachments Relating to Section 5

5.1 New England Fund Lender Letter of Interest

Please attach a Letter of Interest from a current Federal Home Loan Bank of Boston (FHLBB) member bank regarding financing for the proposed development. The letter of interest must include, at a minimum, the following:

- Identification of proposed borrower, and brief description of the bank's familiarity with the borrower;
- Brief description of the Proposed Project
- Confirmation that the bank is a current FHLBB member bank and that the bank will specifically use NEF funds for the proposed development.

NOTE: Binding Financing Commitments (or evidence of closed loans) will be required at the time you apply for Final Approval from MassHousing.

5.2 Market Sale Comparables *(required)*

Please provide a listing of market sales being achieved in properties comparable to the proposed project.

5.3 Market Study *(if requested)*

MassHousing may require a market study for projects located in areas where the need or demand for the type of housing being proposed cannot be clearly demonstrated.

Application for Chapter 40B Project Eligibility/Site Approval for MassHousing-Financed and New England Fund ("NEF") Homeownership 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.

Name of Proposed Project: Perkins Landing

Development Team

Developer/Applicant: Perkins Landing LLC

Development Consultant (if any): John T. Smolak, Esq.

Attorney: _____

Architect: Residential Design, Inc.

Contractor: Larkin Real Estate Group, Inc. - Patrick Larkin

Lottery Agent: MCO Housing - Maureen O' Hagan

Management Agent: Dannin Management - Steve Dannin

Other (specify): The Morin-Cameron Group, Inc - Scott Cameron - Engineer

Other (specify): _____

Role of Applicant in Current Proposal

Development Task	Developer/Applicant	Development Consultant (identify)
Architecture and Engineering	Perkins Landing LLC	Morin Cameron Group
Local Permitting	Perkins Landing LLC	Smolak & Vaughan
Financing Package	Perkins Landing LLC	Reading Cooperative Bank
Construction Management	Perkins Landing LLC	Larkin Real Estate Group, Inc.
Other		

Applicant's Ownership Entity Information

Please identify for each of (i) the Applicant and, if different (ii), the Proposed Development Entity, the following (collectively with the Applicant and the Proposed Development Entity, the "Applicant Entities"): the Managing Entities, Principals, Controlling Entities and Affiliates of each.

Note: For the purposes hereof, "Managing Entities" shall include all persons and entities (e.g. natural persons, corporations, partnerships, limited liability companies, etc., including beneficiaries of nominee trusts) who are managers of limited liability companies, general partners of limited partnerships, managing general partners of limited liability partnerships, directors and officers of corporations, trustees of trusts, and other similar persons and entities which have the power to manage and control the activities of the Applicant and/or Proposed Development Entity.

"Principal or Controlling Entities" shall include all persons and entities (e.g. natural persons, corporations, partnerships, limited liability companies, etc., including beneficiaries of nominee trusts) that shall have the right to:

- (i) approve the terms and conditions of any proposed purchase, sale or mortgage;*
- (ii) approve the appointment of a property manager; and/or*
- (iii) approve managerial decisions other than a decision to liquidate, file for bankruptcy, or incur additional indebtedness.*

Such rights may be exercisable either (i) directly as a result of such person's or entity's role within the Applicant or the Proposed Development Entity or the Managing Entities of either or (ii) indirectly through other entities that are included within the organizational structure of the Applicant and/or Proposed Development Entity and the Managing Entities of either.

In considering an application, MassHousing will presume that there is at least one Principal or Controlling Entity of the Applicant and of the Proposed Development Entity. Any person or persons who have purchased an interest for fair market value in the Applicant and/or Proposed Development Entity solely for investment purposes shall not be deemed a Principal or Controlling Entity.

"Affiliates" shall include all entities that are related to the subject organization by reason of common control, financial interdependence or other means.

1. Applicant

Name of Applicant: Perkins Landing LLC

Entity Type (limited liability company, limited partnership, limited liability partnership, corporation, trust, etc.):
Limited Liability Company

State in which registered/formed: MA

List all Managing Entities of Applicant (*you must list at least one*):

Michael J. Larkin, Jr. and Patrick Larkin

List all Principals and Controlling Entities of Applicant and (*unless the Managing Entity is an individual*) its Managing Entities (*use additional pages as necessary*):

Michael J. Larkin, Jr. and Patrick Larkin

List all Affiliates of Applicant and its Managing Entities (*use additional pages as necessary*):

Larkin Real Estate Group, Inc. - Michael J. Larkin, Jr. and Patrick Larkin - Principals

Proposed Development Entity

Name of Proposed Development Entity: Same as above

Entity Type (*limited liability company, limited partnership, limited liability partnership, corporation, trust, etc.*):

State in which registered/formed: _____

List all Managing Entities of Proposed Development Entity (*you must list at least one*):

List all Principals and Controlling Entities of Proposed Development Entity and (*unless the Managing Entity is an individual*) its Managing Entities (*use additional pages as necessary*):

List all Affiliates of Proposed Development Entity and its Managing Entities (*use additional pages as necessary*):

Certification and Acknowledgment

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.)

Is there pending litigation with respect to any of the Applicant Entities? Yes ___ No ☒

Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities? Yes ___ 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? Yes ___ No ☒

Have any of the Applicant Entities ever been the subject of a felony indictment or conviction? Yes ___ No ☒

During the last 10 years, have any of the Applicant Entities ever been a defendant in a lawsuit involving fraud, gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy? Yes ___ 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? Yes ___ No ☒

Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements? Yes ___ 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? Yes ___ 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.

I further certify that we have met with a representative of the 40B Department at MassHousing and understand the requirements for a) completing this application and b) the procedures if and when Site Approval is granted, including the requirement for (i) the use of the standard MassHousing Regulatory Agreement, and (ii) submission to MassHousing, within one hundred eighty (180) days after substantial completion or, if later, within ninety (90) days of the date on which all units are sold, of a cost certification examined in accordance with AICPA attestation standards by an approved certified public accountant.

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 the MassHousing Regulatory Agreement.

I hereby acknowledge that it 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 Cost Examination as required by 760 CMR 56.04(8) and the MassHousing Regulatory Agreement, or (ii) pay over to the Municipality any funds in excess of the limitations on profits and distributions as required by 760 CMR 56.04(8) and as set forth in the MassHousing Regulatory Agreement.

Signature: _____

Name: **Michael J. Larkin, Jr.**  _____

Title: **Manager** _____

Date: **9-12-2018** _____

Required Attachments Relating to Section 6

6.1 Development Team Qualifications

Please attach resumes for principal team members (Applicant, consultant, attorney, architect, general contractor, management agent, lottery agent, etc.) and list of all relevant project experience for 1) the team as a whole and 2) individual team members. Particular attention should be given to demonstrating experience with (i) projects of a similar scale and complexity of site conditions, (ii) permitting an affordable housing development, (iii) design, and (iv) financing. The development team should demonstrate the ability to perform as proposed and to complete the Project in a competent and timely manner, including the ability to pursue and carry out permitting, financing, marketing, design and construction.

(If the Applicant (or, if the Applicant is a single purpose entity, its parent developer entity) has received financing from MassHousing within the past five (5) years for a development of comparable size and complexity to the Proposed Project, no resume or list of project experience need be submitted for the Applicant or, as applicable, its parent developer entity. Information regarding the other team members still will be required.)

6.2 Applicant Entity 40B Experience

Please identify every Chapter 40B project in which the Applicant or any Applicant Entity has or had an interest. For each such project, state whether the construction has been completed and whether cost examination has been submitted.

6.3 Applicant's Certification

Please attach any additional sheets and any written explanations for questions answered with "yes" as required for Certification.

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

Section 7: NOTIFICATIONS AND FEES

Name of Proposed Project: Perkins Landing

Notice

Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing: 6-5-2018

Date copy of complete application sent to chief elected office of municipality: 9-12-2018

Date notice of application sent to DHCD: 9-12-2018

Fees *(all fees should be submitted to MassHousing)*

MassHousing Application Processing Fee (\$2500) Payable to MassHousing: 2500

Chapter 40B Technical Assistance/Mediation Fee Payable to Massachusetts Housing Partnership:

a. Base Fee: 2500
(Limited Dividend Sponsor \$2500, Non-Profit or Public Agency Sponsor \$1,000)

b. Unit Fee: 1400
(Limited Dividend Sponsor \$50 per unit, Non-Profit or Public Agency Sponsor \$30 per unit)

Land Appraisal Cost

You will be required to pay for an “as-is” market value appraisal of the Site to be commissioned by MassHousing. MassHousing will contact you once a quote has been received for the cost of the appraisal.

Required Attachments Relating to Section 7

- 7.1 Narrative describing any prior correspondence and/or meetings with municipal officials
- 7.2 Evidence (such as a certified mail receipt) that a copy of the complete application package was sent to the Chief Elected Official of Municipality (may be submitted after the application is submitted to MassHousing)
- 7.3 Copy of notice of application sent to DHCD
- 7.4 Check made out to MassHousing for Processing Fee (\$2500)
- 7.5 Check made payable to Massachusetts Housing Partnership for Technical Assistance/Mediation Fee
- 7.6 W-9 (Taxpayer Identification Number)

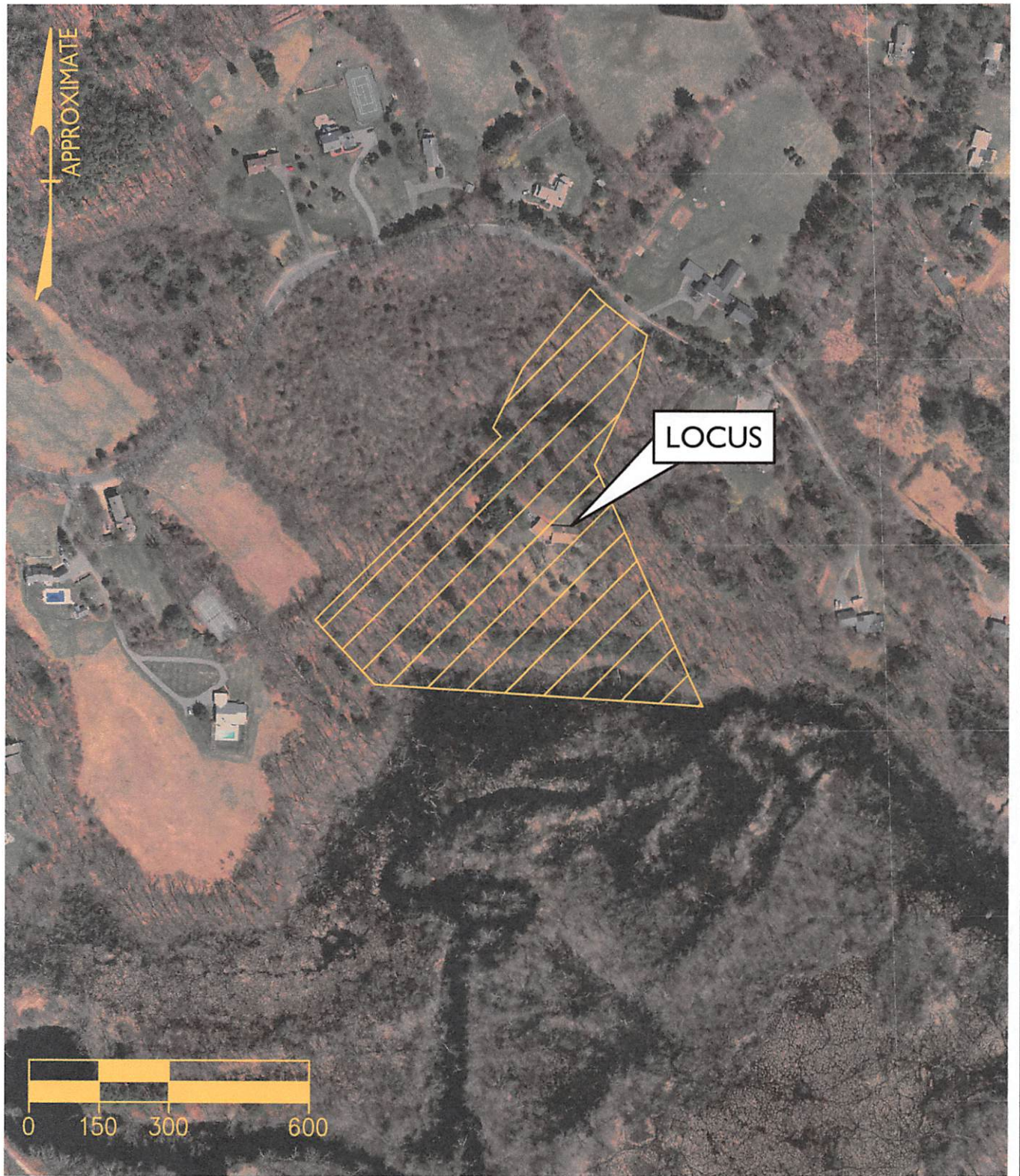
Application Checklist

The documentation listed below must, where applicable, accompany each application. For detailed descriptions of these required documents, please see the relevant sections of the application form.

* Applications missing any of the documents indicated by an asterisk will not be processed by MassHousing until MassHousing receives the missing item(s).

- ☒ * Completed application form, and certification under pains and penalties of perjury (one (1) signed original) accompanied by one (1) electronic copy of the completed application package
- ☒ * Location Map
- ☒ Tax Map
- ☒ * Directions to the proposed Site
- ☒ * Existing Conditions Plan
- ☒ Aerial Photographs
- ☒ Site/Context Photographs
- ☒ * Documentation Regarding Site Characteristics/Constraints
- ☒ * By Right Site Plan, if applicable
- ☒ * Preliminary Site Layout Plan(s)
- ☒ * Graphic Representations of Project/Preliminary Architectural Plans
- ☒ * Narrative Description of Design Approach
- ☒ * Tabular Zoning Analysis
- ☒ Sustainable Development Principles Evaluation Assessment Form
- ☒ * Evidence of site control (*documents and any plans referenced therein*)
- ☒ Land Disposition Agreement, if applicable
- ☒ * NEF Lender Letter of Interest
- ☒ Market Sales Comparables
- ☐ Market Study, if required by MassHousing
- ☒ * Development Team Qualifications
- ☒ Applicant's Certification (*any required additional sheets*)
- ☒ Narrative describing prior contact (*if any*) with municipal officials
- ☒ * Evidence that a copy of the application package has been received by the Chief Elected Official in the municipality (*may follow after initial submission of application package, but site visit will not be scheduled nor request for municipal comments made until such evidence is received by MassHousing*)
- ☒ Copy of notification letter to DHCD
- ☒ *\$2,500 Fee payable to MassHousing (*once an appraiser has been selected by MassHousing and an appraisal fee quoted, an additional non-refundable appraisal fee will be required*)
- ☒ *Technical Assistance/Mediation Fee payable to Massachusetts Housing Partnership.

Section 1.1 Location Map



THE MORIN-CAMERON GROUP, INC.

66 ELM STREET, DANVERS, MA 01923

P | 978.777.8586 F | 978.774.3488

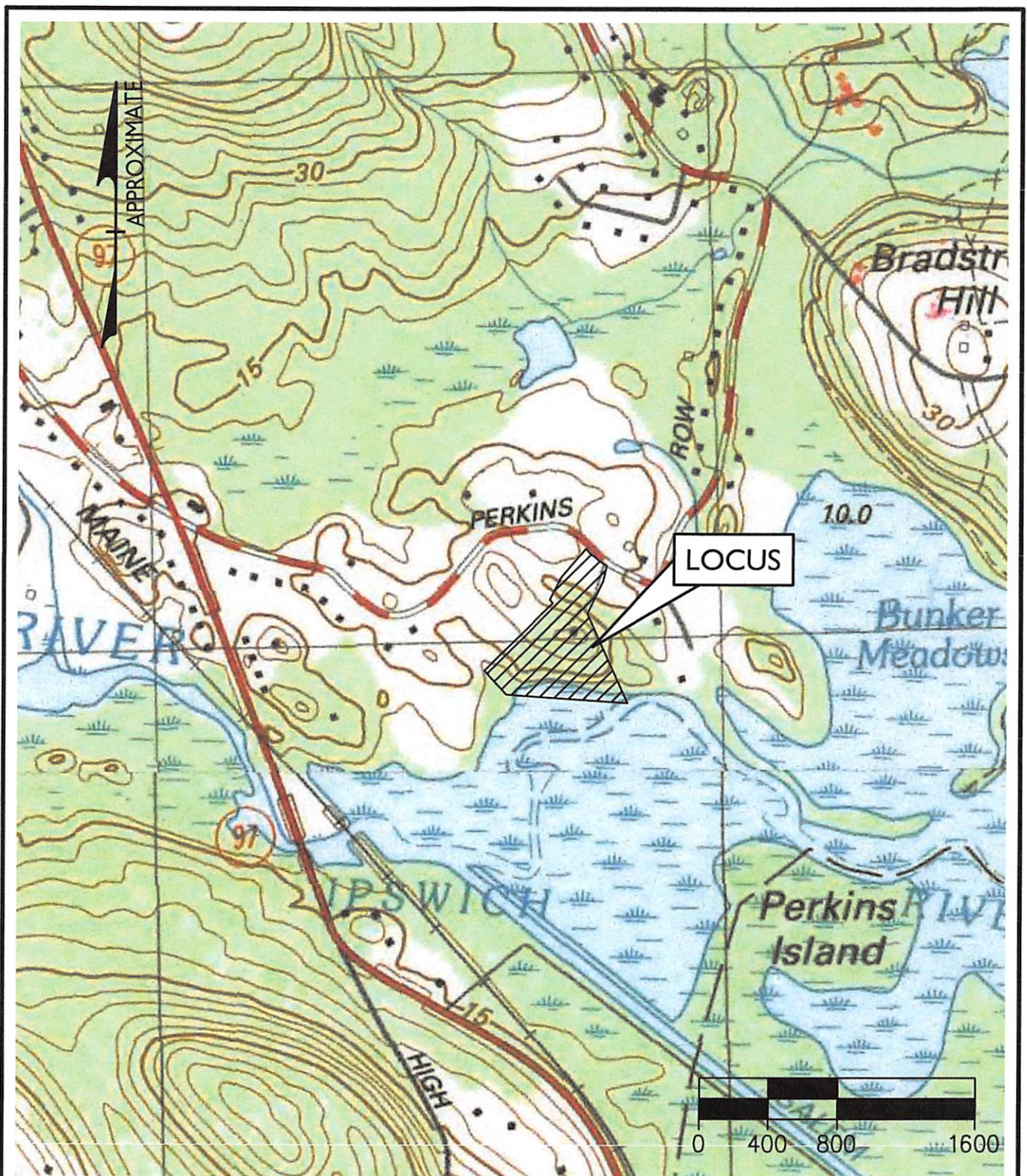
WWW.MORINCAMERON.COM

2013 ORTHO MAP
57 PERKINS ROW
IN
TOPSFIELD, MA

DATE: JULY 27, 2018

Scale: 1" = 300'

FIGURE #2



THE MORIN-CAMERON GROUP, INC.

66 ELM STREET, DANVERS, MA 01923

P | 978.777.8586 F | 978.774.3488

WWW.MORINCAMERON.COM

USGS MAP
57 PERKINS ROW
IN
TOPSFIELD, MA

DATE: JULY 27, 2018

SCALE: 1" = 800'

FIGURE #1

Section 1.2 Assessor's Tax Map



Topsfield, MA

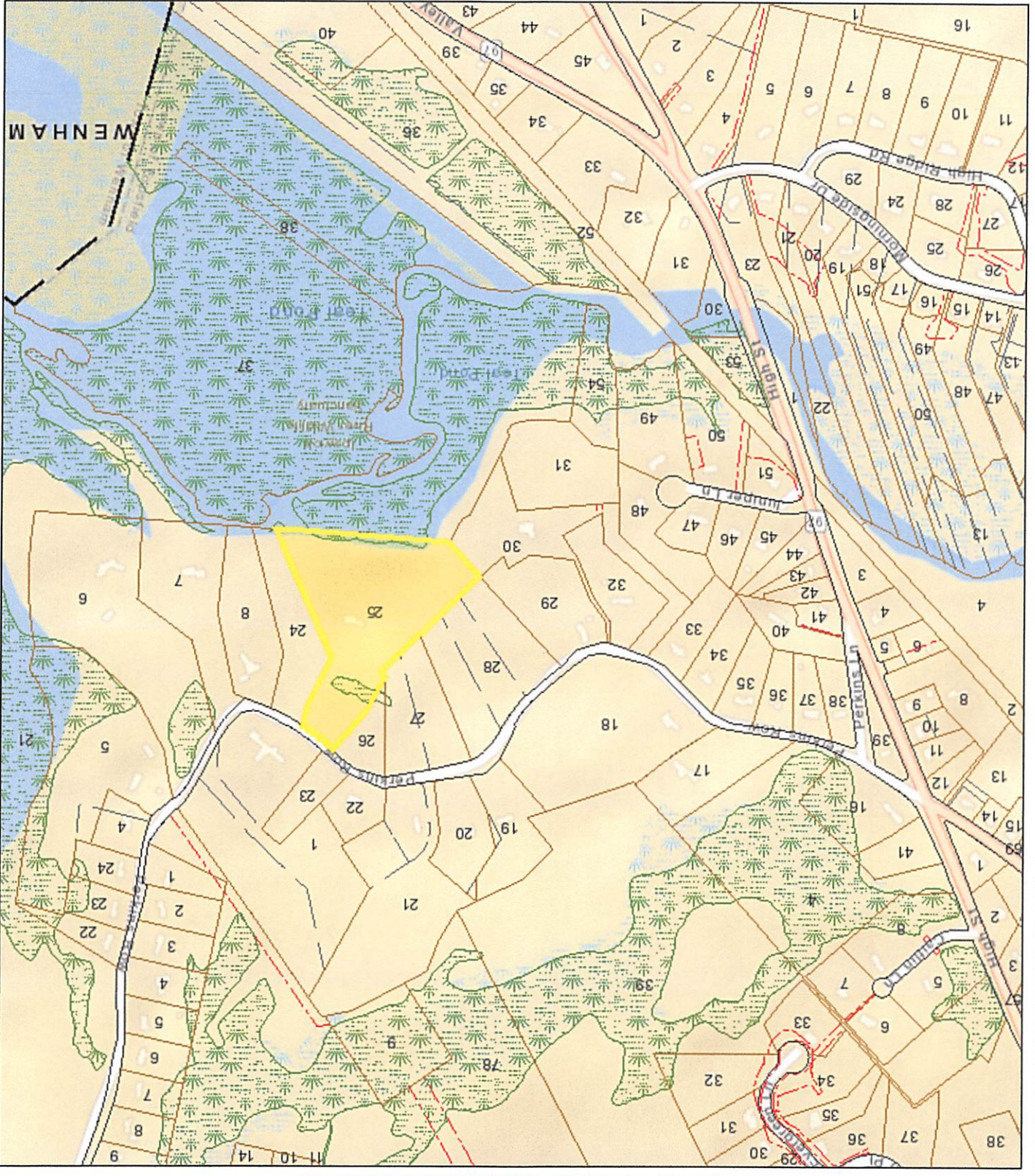
1 inch = 537 Feet

0 537 1075 1613



www.cai-tech.com

September 10, 2018



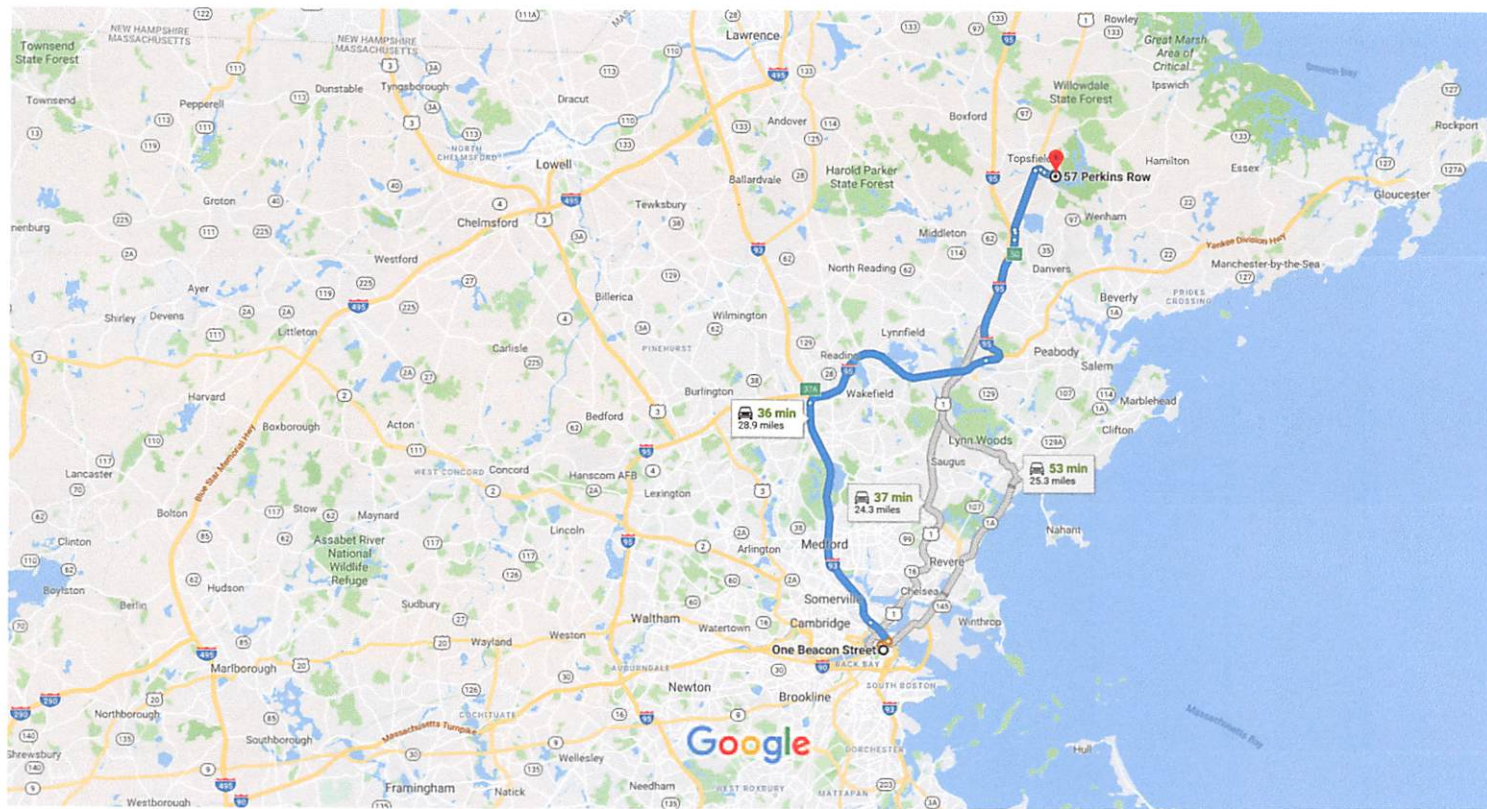
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Section 1.3 Directions



One Beacon Street to 57 Perkins Row, Topsfield, MA Drive 28.9 miles, 36 min

Directions form MassHousing to Project Location - 57 Perkins Row, Topsfield, MA






Map data ©2018 Google 2 mi

One Beacon Street







1 Beacon St, Boston, MA 02108

Follow I-93 N and I-95 N to US-1 N/Newbury St/Newburyport Turnpike in Danvers. Take exit 50 from I-95 N

- | | | |
|---|--|------------------|
| ↑ | 1. Head north on Somerset St toward Pemberton Square | 30 min (25.3 mi) |
| ↑ | 2. Somerset St turns left and becomes Ashburton Pl | 230 ft |
| ↗ | 3. Slight right toward Bowdoin St | 203 ft |
| ↗ | 4. Slight right onto Bowdoin St | 217 ft |
| ↘ | 5. Turn right onto Cambridge St | 0.1 mi |
| ↙ | 6. Use the left 2 lanes to turn left onto Sudbury St | 443 ft |
| ↙ | 7. Turn left onto the Interstate 93 N ramp to Concord NH | 0.3 mi |
| ↙ | 8. Merge onto I-93 N | 1.1 mi |
| | | 9.4 mi |

-  9. Take exit 37A to merge onto I-95 N toward Peabody 8.3 mi
-  10. Keep right at the fork to stay on I-95 N, follow signs for Portsmouth NH 5.6 mi
-  11. Take exit 50 to merge onto US-1 N/Newbury St/Newburyport Turnpike toward Topsfield 0.3 mi

Continue on US-1 N/Newburyport Turnpike. Drive to Perkins Row in Topsfield

-  12. Merge onto US-1 N/Newbury St/Newburyport Turnpike 7 min (3.6 mi)
-  13. Continue straight to stay on US-1 N/Newbury St/Newburyport Turnpike 0.1 mi
 [Continue to follow US-1 N/Newburyport Turnpike](#)
-  14. Turn right onto Maple St 2.5 mi
-  15. Continue straight onto Central St 0.2 mi
-  16. Continue onto Perkins Row 0.2 mi
- 0.6 mi

57 Perkins Row

Topsfield, MA 01983

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.

Section 2 Existing Conditions/Site Information

Section 2.1 Existing Conditions Plan

PLAN TO ACCOMPANY
APPLICATION FOR CHAPTER 40B
PROJECT ELIGIBILITY LETTER

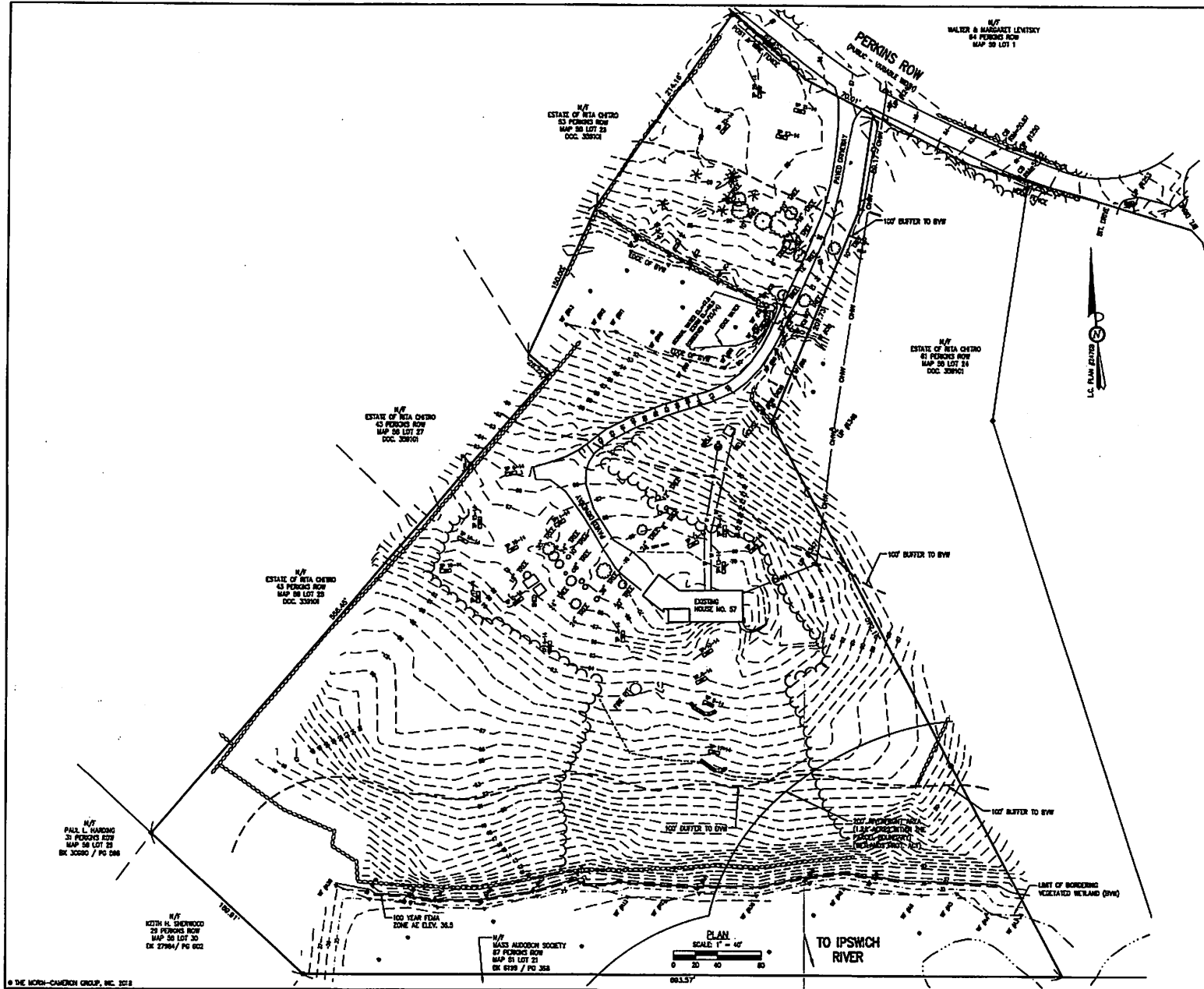
FOR
PERKINS LANDING
57 PERKINS ROW
(ASSESSOR'S MAP 58, LOT 25)
TOPSFIELD, MASSACHUSETTS

PREPARED FOR
LARKIN REAL ESTATE GROUP, INC.

DATE: SEPTEMBER 7, 2018
ZONING DISTRICT: INNER RESIDENTIAL AND
AGRICULTURAL (IRA)

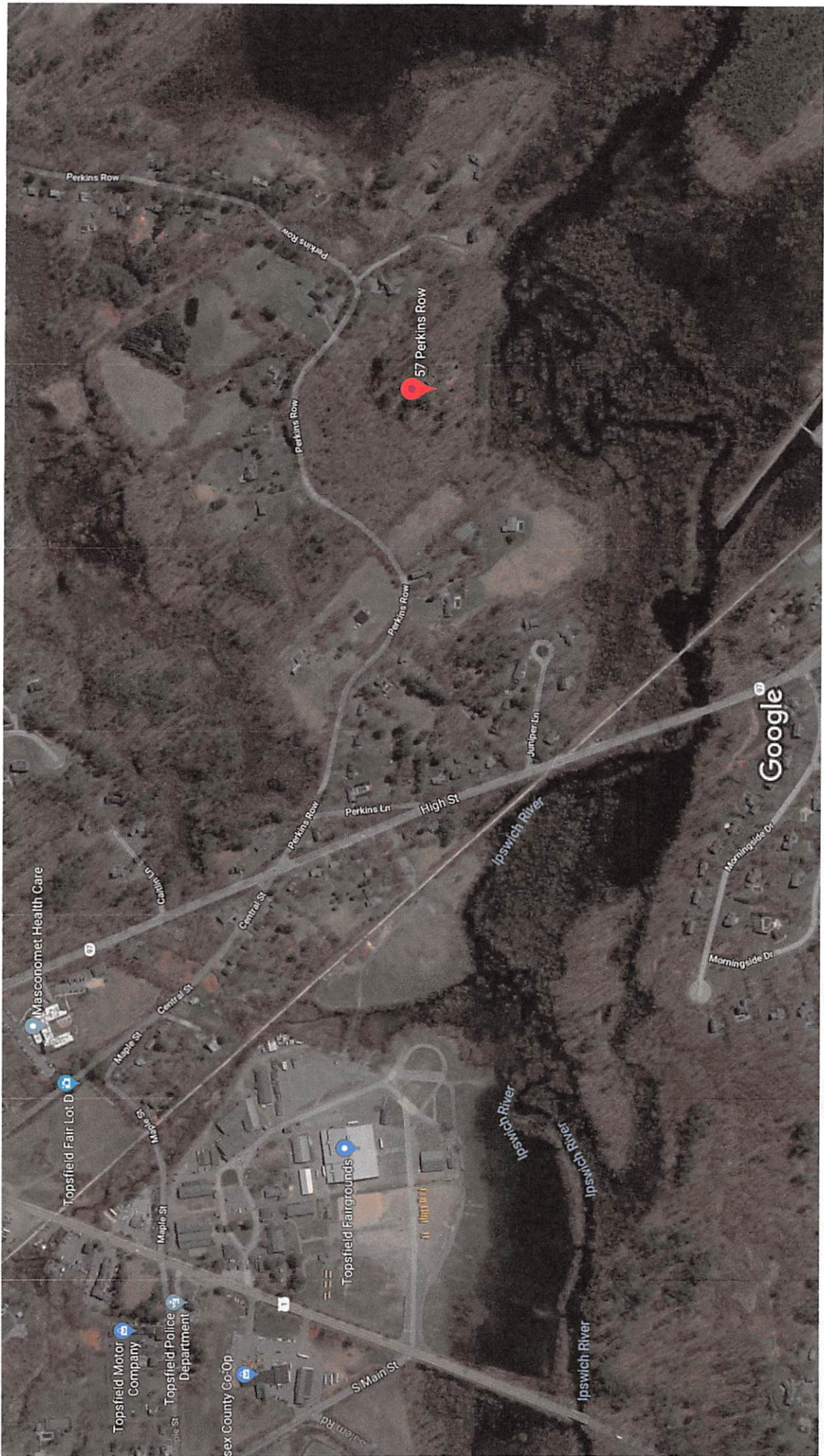
The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS & ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS & LAND USE PLANNERS
25 ELY STREET, TOPSFIELD, MASSACHUSETTS 01968
P: 978-777-0888, F: 978-777-0889, W: WWW.MORINCAMERON.COM



Section 2.2 Aerial Photographs

Google Maps 57 Perkins Row



Imagery ©2018 Google, Map data ©2018 Google 200 ft

Section 2.3 Site Context Photographs



57 Perkins Row
Topfield



63 Perkins Row

Topsfield



64 Perkins Row
Topsfield



54 Perkins Row

Topsfield

Section 2.4 Documentation Regarding Site Characteristics/Constraints

September 11, 2018

Mr. Gregory Watson
Manager of Comprehensive Permit Program
MassHousing
One Beacon Street
Boston, MA 02108

**RE: Perkins Landing, LLC
Topsfield, Massachusetts
Comprehensive Permit Site Approval Application
Documentation Regarding Site Characteristics and Constraints**

Dear Mr. Watson:

On behalf of Perkins Landing, LLC (The Applicant), The Morin-Cameron Group, Inc. (MCG), prepared the following narrative in accordance with Section 2.4 of the Comprehensive Permit Site Approval Application.

The Town of Topsfield is a suburban community with an affluent, agricultural and historical residential character. It is bordered by Ipswich, Hamilton, Wenham, Danvers, Middleton and Boxford. Topsfield is in a convenient location at approximately 10 miles North of Salem and 22 miles North of Boston.

The total land area is 12.8 square miles with a population of 6,085. According to the Department of Housing and Community Development's 2017 Ch. 40B subsidized Housing Inventory, the Town of Topsfield has 2,157 year-round housing units, with 155 units included in its subsidized Housing Inventory for a total of 7.2% of its housing stock.

Existing Site Conditions

The site consists of a single lot at 57 Perkins Row which encompasses a total area of 365,838 sf (8.2 acres) and was developed as a single-family residence in 1952. The site has 159.46' of frontage on Perkins Row. Perkins Row is a two-lane public road with a paved width of approximately 18 to 24 feet within a varying width right of way layout. The street intersects with High Street approximately 0.4 miles to the west and Boston Road (Route 1) approximately 0.9 miles to the west. The intersection of Perkins Row and Boston Road is located 3.5 miles northeast of Route 95.

During the construction of the existing lot, a driveway was constructed across a linear wetland which bifurcates the property near Perkins Row. The dwelling was constructed on a high point

CIVIL ENGINEERS • LAND SURVEYORS • ENVIRONMENTAL CONSULTANTS • LAND USE PLANNERS

66 Elm Street, Danvers, MA 01923 978.777.8586 FAX 978.774.3488

Providing Professional Services Since 1978

www.morincameron.com

on the property and the majority of the area surrounding the dwelling has been cleared and maintained for residential uses since the 1950's. Other existing improvements include 2 drinking water wells located between the house and driveway, utility poles and overhead wires between Perkins Row and the dwelling and a septic system located between the house and the Ipswich River.

Grades on site are moderate with a high elevation of 73 ft. (NAVD88) immediately to the East of the existing home to a low elevation of 34 ft. at the southeast corner of the lot adjacent to the Ipswich River. Soils on site are Charlton Fine Sandy Loam as defined in the Soil Resource Report for Essex County, Massachusetts, Northern Part Version 10 dated December 17, 2013. Soils on the property were confirmed in August 2014 to be moderately well drained, sandy loams with percolation rates varying between 6 to 20 minutes per inch. Groundwater depths varied from 3 feet to greater than 10 feet.

There are wetlands and jurisdictional buffer zones on the site as shown on the existing conditions plan. The Ipswich River forms the property's southern boundary and contains a 200' riverfront area from the channel of the river. Bordering vegetated wetlands are found along the river edge and near Perkins Row. There is a 100' buffer zone associated with the wetlands. An Order of Resource Area Determination DEP File No. 307-0720 issued by the Topsfield Conservation Commission in May 14, 2015 and reaffirmed with the issuance of an Order of Conditions DEP File No. 307-0724 issued on December 18, 2015 and extended to December 18, 2021. Most of the lot is shown to be in a Zone X on the FEMA Federal Insurance Rate Map (FIRM) #25009C0268F, dated July 3, 2012. There is a small section along the South property line that is in the Zone A FEMA 100-year floodplain for the Ipswich River.

Proposed Project

The proposed development will consist of 28 non-age restricted condominium units comprised of 1-unit buildings with driveways, roadways and associated infrastructure. Access to the site will be provided by a private 20 ft. wide roadway with one access point from Perkins Row. The condominiums have been designed by Residential Design, Inc. and are approximately 2,165 square feet. All units will have 2 car garages and will consist of 3 bedrooms.

The project will access the utility infrastructure located on Perkins Row, including extension of an existing water main approximately 850' along Perkins Row to the site frontage, electric, telephone, and cable. The project will be served by a private septic system. The stormwater management system will be designed in accordance with the Massachusetts Department of Environmental Protection's Stormwater Management Regulations.

Affordability Component

The Applicant is proposing that twenty-five (25%) percent, or seven units, will be identified as affordable units and will blend with the proposed market rate homes and will be evenly distributed throughout the development. The affordable homes will be marketed to households whose income does not exceed eighty (80%) percent of the area median income, as defined by the Department of Housing and Urban Development.

It is hopeful that a permit can be issued by the local Zoning Board of Appeals, whereby residents of Topsfield will receive a preference for up to seventy (70%) percent of the affordable units. Preference can be determined, regulated and coordinated by the Developer, monitoring agent and the community to include existing residents, siblings, parents, and offspring of residents, in

addition to municipal workers. The Applicant will conduct and be responsible for the cost related to the marketing/lottery of the affordable units.

For questions regarding this letter, please contact MCG's office (978) 777-8586 between 8:30 am to 4:30 pm.

Sincerely,

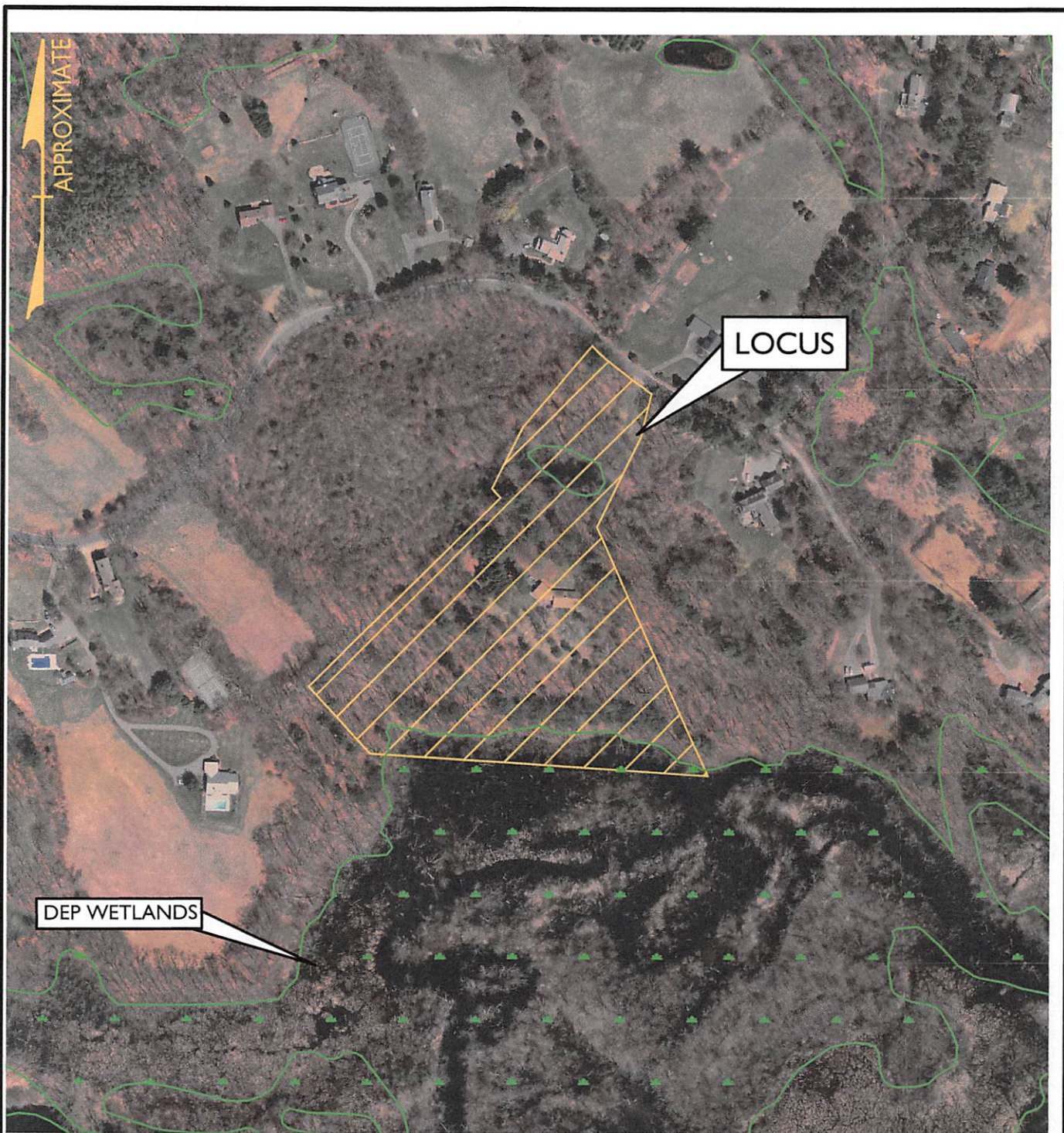
THE MORIN-CAMERON GROUP, INC.



Scott B. Cameron, P.E.
Principal

SPC/kmm

Cc: Perkins Landing, LLC
Attorney John T. Smolak, Esq.



THE MORIN-CAMERON GROUP, INC.

66 ELM STREET, DANVERS, MA 01923

P | 978.777.8586 F | 978.774.3488

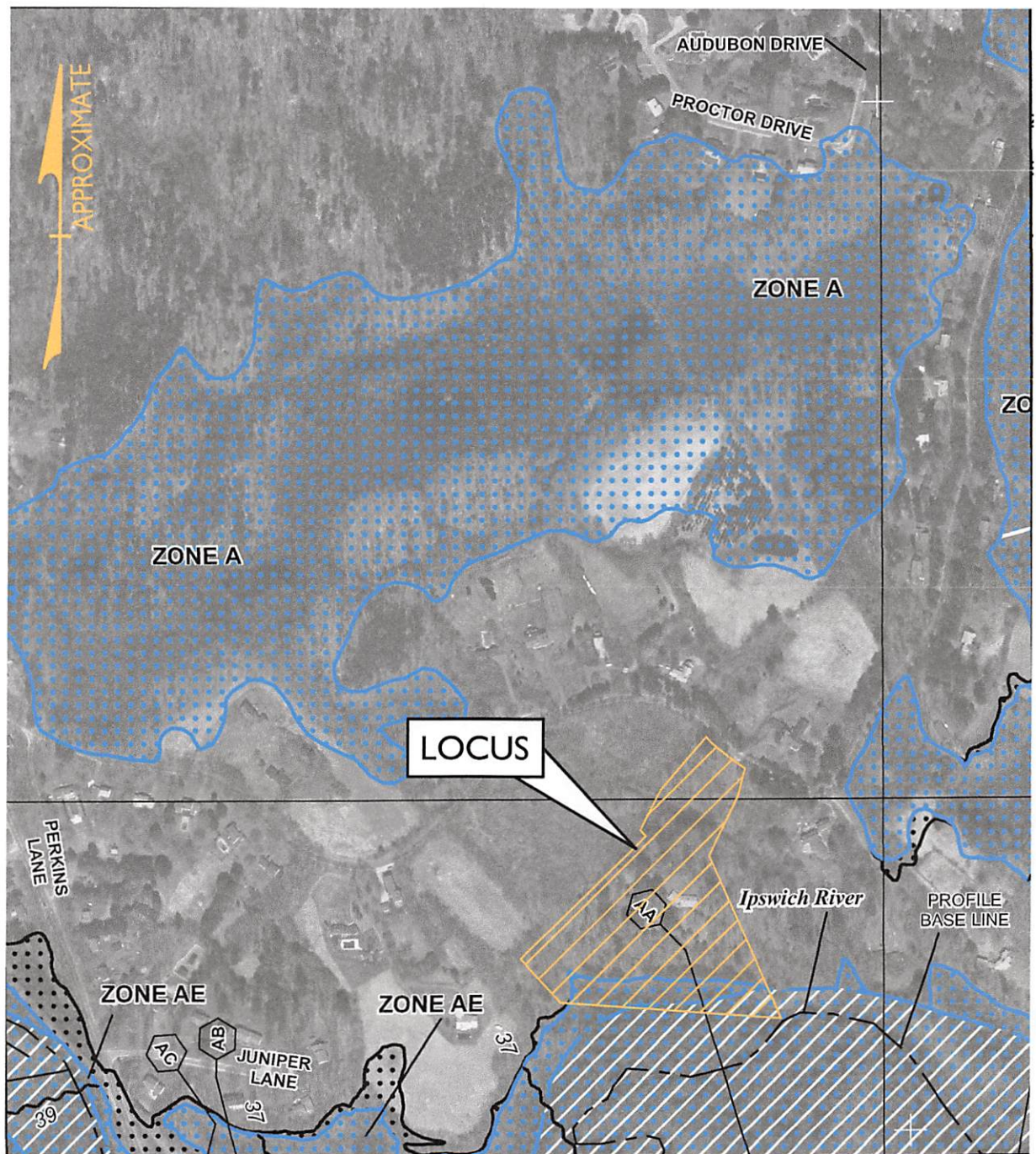
WWW.MORINCAMERON.COM

**WETLAND MAP
57 PERKINS ROW
IN
TOPSFIELD, MA**

DATE: JULY 27, 2018

SCALE: 1" = 300'

FIGURE #5



THE MORIN-CAMERON GROUP, INC.

66 ELM STREET, DANVERS, MA 01923

P | 978.777.8586 F | 978.774.3488

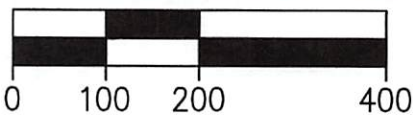
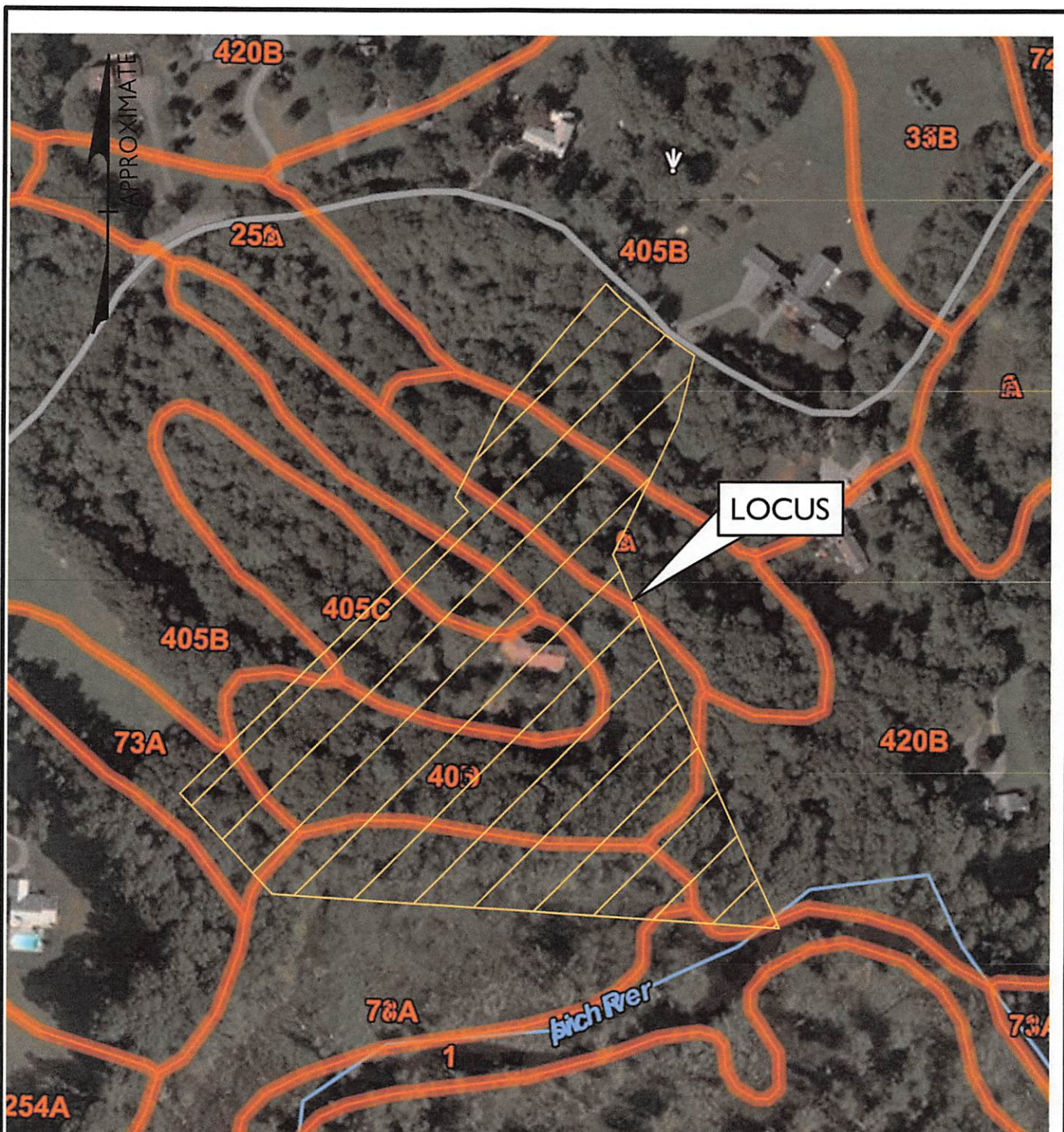
WWW.MORINCAMERON.COM

FEMA MAP
57 PERKINS ROW
IN
TOPSFIELD, MA

DATE: JULY 27, 2018

Scale: 1" = 500'

FIGURE #4



THE MORIN-CAMERON GROUP, INC.

66 ELM STREET, DANVERS, MA 01923

P | 978.777.8586 F | 978.774.3488

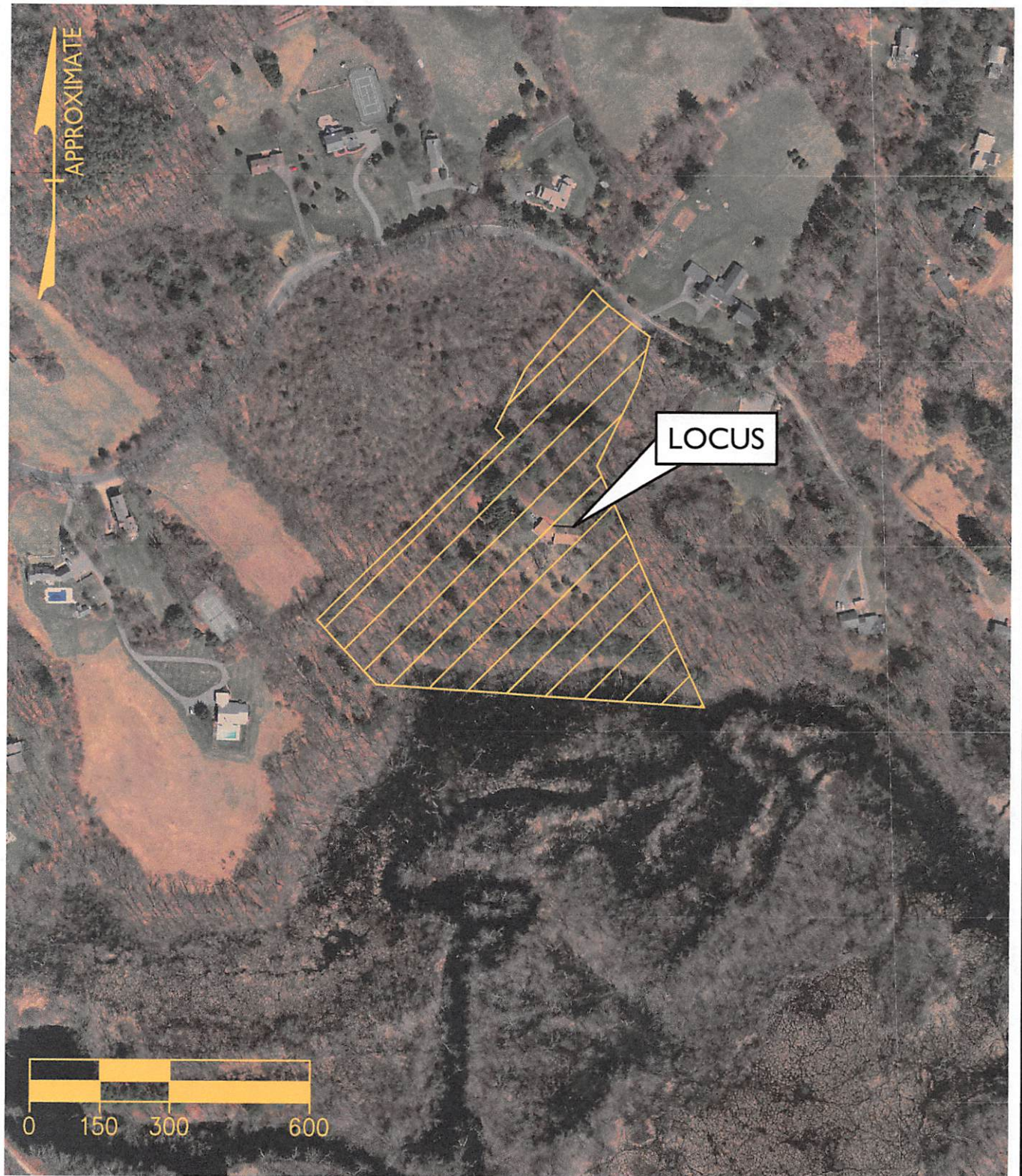
WWW.MORINCAMERON.COM

SCS SOILS MAP
57 PERKINS ROW
IN
TOPSFIELD, MA

DATE: JULY 27, 2018

SCALE: 1" = 200'

FIGURE #3



THE MORIN-CAMERON GROUP, INC.

66 ELM STREET, DANVERS, MA 01923

P | 978.777.8586 F | 978.774.3488

WWW.MORINCAMERON.COM

2013 ORTHO MAP
57 PERKINS ROW
IN
TOPSFIELD, MA

DATE: JULY 27, 2018

Scale: 1" = 300'

FIGURE #2

Section 2.5 By Right Site Plan

* NOTE: THE MAXIMUM DEVELOPMENT USE
PER ZONING IS THE CURRENT USE AS A
SINGLE FAMILY DWELLING

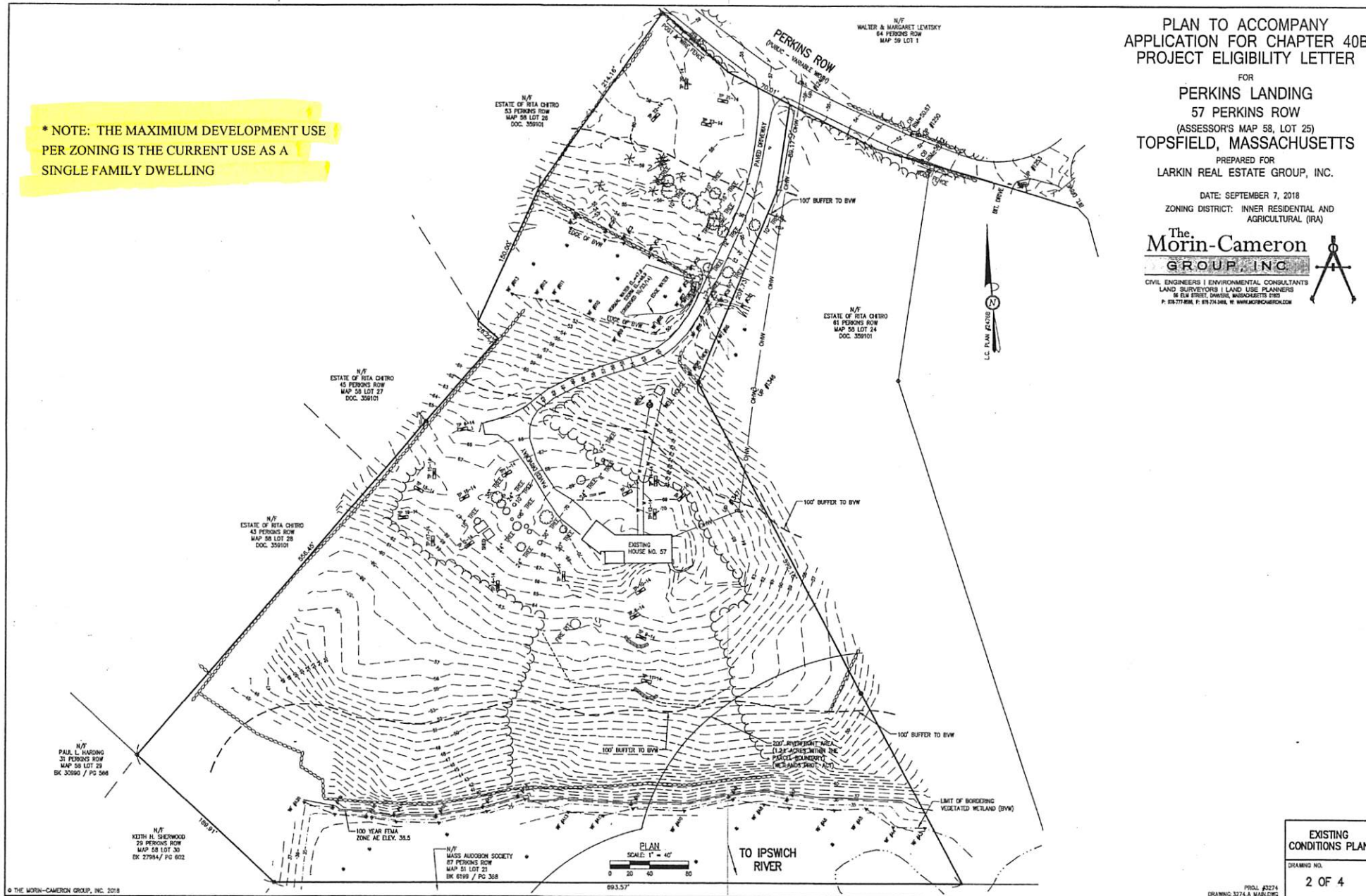
PLAN TO ACCOMPANY
APPLICATION FOR CHAPTER 40B
PROJECT ELIGIBILITY LETTER

FOR
PERKINS LANDING
57 PERKINS ROW
(ASSESSOR'S MAP 58, LOT 25)
TOPSFIELD, MASSACHUSETTS
PREPARED FOR
LARKIN REAL ESTATE GROUP, INC.

DATE: SEPTEMBER 7, 2018
ZONING DISTRICT: INNER RESIDENTIAL AND
AGRICULTURAL (IRA)

The
Morin-Cameron
GROUP, INC.

CIVIL ENGINEERS | ENVIRONMENTAL CONSULTANTS
LAND SURVEYORS | LAND USE PLANNERS
36 ELW STREET, DANVERS, MASSACHUSETTS 01923
P. 978-777-8000, F. 978-774-3040, W. WWW.MORINCAMERON.COM



Section 3 Project Information