

**Section 6 Applicant Qualifications, Entity
Information and Certification**

Section 6.1 Development Team Qualification

PERKINS LANDING, LLC – DEVELOPMENT TEAM MEMBERS

Applicant/Developer: Perkins Landing, LLC
Attn: Michael J. Larkin, Jr.
383 Main Street
Medfield, MA 02052
Tel: (978) 658-0333

Contractor/Builder: Larkin Real Estate Group, Inc.
Attn: Patrick Larkin
383 Main Street
Medfield, MA 02052
Tel: (978) 837-6677

Engineer: The Cameron-Morin Group, Inc.
Attn: Scott Cameron
66 Elm Street
Danvers, MA 01923
Tel: (781) 520-9496

Architect: Residential Design, Inc.
Attn: David Goguen
P.O. Box 67
Conway, NH 03818
Tel: (978) 928-5581

**Marketing Agent:
(Affordable Units)** MCO Housing Services
Attn: Maureen O'Hagan
P.O. Box 372
Harvard, MA 01451

**Marketing Agent:
(Market Rate Units)** To be determined

Consultant: Smolak & Vaughan, LLP
Attn; John T. Smolak, Esq.
21 High Street, Suite 301
North Andover, MA 01845
Tel: (978) 327-5215

**Affordable Housing
Consultant** LDS Consulting Group, LLC
Attn: Lynne Sweet
233 Needham Street, Suite 400B
Newton, MA 02464
(617) 454-1144

PATRICK LARKIN
9 MANNING ROAD
CHELMSFORD, MA 01824
PH: (978) 837-6677
patrick@larkinre.com

DEVELOPMENT EXPERIENCE

Larkin Real Estate Group, Inc., Medfield, MA
Principal

December 2012 to Date

Direct management of new construction over 45 single and multi-family dwellings and rehab of over 30 single and multifamily dwellings. Run acquisition and development of properties. Performed various tasks associated with each construction project: Worked with all town departments for permitting, oversight and approvals; Assisted in design of residential units; Purchased materials and executed contracts for labor; Managed finances of each project including budgets, job costing, A/P and A/R; Oversaw site work and vertical construction on all projects; Facilitated draws with lenders; Interfaced directly with customers for sales, construction and warranties; Coordinated marketing and sales efforts. Massachusetts Real Estate Brokers License 2005.

40B Experience:

Chapel Hill Landing: Permitted development consisting of 49 non-age restricted condominium units comprised of 1, 2 and 3 unit buildings with driveways, roadways and associated infrastructure. Construction commenced September 2017 with 20 units under construction. Build out time of 24 months.

Highland Avenue, Tewksbury: Permitted and completed construction of 8 single family non-age restricted dwelling units. Build out time of 18 months.

Turnpike Commercial Real Estate, Inc., Chelmsford, MA
President

January 2000 to 2016

- Certified real estate professional
- Assisted businesses, landlords, tenants, and investors in buying, selling, and leasing real estate
- Analyzed and sought potential deals, established client relationships, and marketed properties
- Closed over Ten Million Dollars of real estate transactions
- Strong computer and Internet networking skills
- Proficient negotiator
- Extremely strong ability to work independently and effectively
- Strong knowledge of all local zoning laws
- Able to network with potential clients all over the country

LICENSES

Massachusetts Construction Supervisor License, Since 1990

Massachusetts Real Estate Broker License, Since June 1996

Massachusetts Home Improvement Contractor License, Since 2000

EDUCATION

Northeastern University, Burlington, MA
2 Years Business Management, June 1992

MICHAEL J. LARKIN, JR.
383 MAIN STREET
MEDFIELD, MA 02052
PH: (978) 658-0333
michael@lawlarkin.com

DEVELOPMENT EXPERIENCE

Larkin Real Estate Group, Inc., Medfield, MA
Principal

December 2012 to Date

Direct management of new construction over 45 single and multi-family dwellings and rehab of over 30 single and multifamily dwellings. Run acquisition and development of properties. Performed various tasks associated with each construction project: Worked with all town departments for permitting, oversight and approvals; Assisted in design of residential units; Purchased materials and executed contracts for labor; Managed finances of each project including budgets, job costing, A/P and A/R; Oversaw site work and vertical construction on all projects; Facilitated draws with lenders; Interfaced directly with customers for sales, construction and warranties; Coordinated marketing and sales efforts. Massachusetts Real Estate Brokers License 2005.

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LEGAL EXPERIENCE

Larkin & Keyes, P. C., North Reading, MA
Partner

May 2007 to June 2013

Partner in law practice specializing in residential and commercial real estate transactions, landlord/tenant law, zoning and permitting work, and general business law. Perform all aspects of real estate closings for the purchase and refinance of residential and commercial real estate transactions from initial preparation of closing file, conducting title searches, preparation of closing package, disbursement of funds and reconciliation of accounts to completion of post closing requirements. Represent lenders in SBA loans.

Attorney John J. Cronin, P.C., North Andover, MA
Attorney

August 1998 – May, 2007

Performed all aspects of real estate closings for purchase and refinance for over one thousand real estate transactions from initial preparation of closing file, conducting title searches, preparation of closing package, disbursement of funds, reconciliation of accounts to completion of post closing requirements.

EDUCATION

Suffolk University Law School, Boston, MA
Juris Doctor, May 1998

Activities: President of the Student Bar Association, President of the Environmental Law Society.

Northeastern University, Boston, MA
Bachelor of Science in Civil Engineering, June 1995

Activities: Member of the American Society of Civil Engineers, Chi Epsilon, Licensed Engineer-in-Training.

The Morin-Cameron

GROUP, INC.



Scott P. Cameron, P.E.
Principal

Mr. Cameron became a partner with The Morin-Cameron Group, Inc. in December 2012. He oversees the design and permitting of land development projects in both the private and public sectors. Mr. Cameron's areas of expertise include land use planning and site design, stormwater design, public speaking and regulatory review.

With 15 years of practice in the industry of land development, primarily in Eastern Massachusetts and Southern New Hampshire, Mr. Cameron has participated in the design, permitting and construction of more than 1,400 residential housing units through Open Space, Flexible, Cluster, Conventional, Multifamily, Smart growth, comprehensive permit, age-restricted, assisted living, zoning overlay districts and variance forms of permitting.

Mr. Cameron excels in adverse permitting environments, addressing abutter opposition, strategic planning and grass roots campaigns to accomplish project goals.

Representative of Mr. Cameron's projects are the following:

**The Residences at Rose Court by Pizzuti Development
Danvers, MA, Completed 2014**

- **Use:** 71 Residential Condominiums
- **Land:** 10 Acres – Restaurant/Quarry
- **Permits:** 40B Comprehensive Permit – Zoning Board & Mass Housing Authority
Order of Conditions – Conservation Commission
- **Unique Feature:** Preservation of 50% of the parcel as open space. Revitalization of a troubled commercial (restaurant) property. Obtained the Comprehensive Permit approval in 1 meeting with the Zoning Board.

**One Boston Way by Minco Corporation
Newburyport, MA, Permitting-2015, Pre-Construction**

- **Use:** 84 Units.
- **Land:** 2.3 Acres, urban industrial
- **Permits:** 40R Smart Growth District
Site Plan Approval - Planning Board
- **Unique Feature:** Collaborated with City officials to write and obtain City Council approval for a new overlay district under MGL Ch. 40R Smartgrowth Initiative. The project integrates the commuter rail, pedestrian rail trail into a seamless transition to the site. Project also involved assisting the City in obtaining a public works grant for a new sewer pump station and other offsite pedestrian improvements associated with extending the rail trail.

**Hillside Center for Sustainable Living by Hillside Living LLC
Newburyport, MA, Permitting-2015, Under Construction**

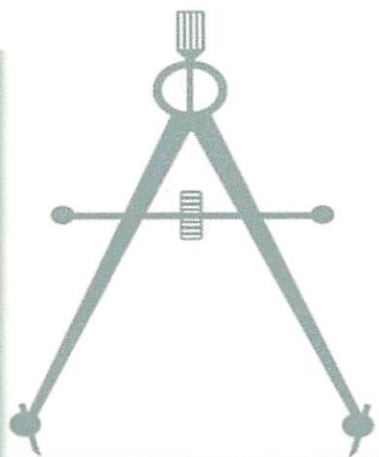
- **Use:** 58 Units.
- **Land:** 4 Acres, urban industrial
- **Permits:** Variance – Zoning Board of Appeals
Site Plan Approval - Planning Board
- **Unique Feature:** Sustainable Living project featuring permaculture, greenhouses, barns and other water, wastewater and energy saving infrastructure. Stormwater management system integrated into sustainable design using water recycling systems, irrigation and bioretention.

THE Morin-Cameron Group, INC.

66 Elm Street, Danvers, MA 01923 160 Summer Street, Haverhill, MA 01830

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www.morincameron.com



Education

Northeastern University,
Boston, MA
B.S.C.E. 2004

Registrations

Registered Professional Engineer
MA #47601
Registered Soil Evaluator-MA
Registered System Inspector-MA

Affiliations

American Society of Civil Engineers
Boston Society of Civil Engineers
Institute for Transportation
Engineers
Builder's & Remodeler's Association
of Greater Boston
Northeastern Civil Engineering
Alumni Association
Boy Scouts of America

Representative projects (continued):

The Residence at Melrose Station by LCB Senior Living Melrose, MA, Permitting-2015, Completed 2016

- **Use:** 95 Assisted Living Units.
- **Land:** 2 Acres, urban industrial
- **Permits:** Zoning Overlay District – City Council
Site Plan Approval - Planning Board
8(m) Permit – MWRA
- **Unique Feature:** Collaborated with City officials to write and obtain City Council approval for a new rail corridor overlay district. Worked with city officials to obtain a public works grant for the Essex Street corridor redevelopment.

20 Locust Street by Private Developer Danvers, MA, Permitting-2015-2016, Pre-Construction

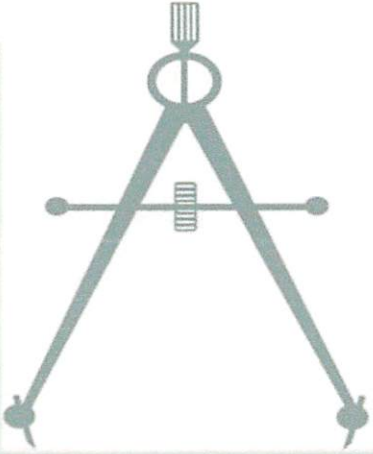
- **Use:** 24 Units residential and first floor commercial
- **Land:** 1 Acre, urban industrial
- **Permits:** Variance – Zoning Board of Appeals
Site Plan Approval – Planning Board
- **Unique Feature:** Groundbreaking project in Danvers which became the first to collaborate with the Planning Board in the preliminary design stages to obtain feedback and comments. First time in Danvers that the Planning Board held a site walk and public hearing on the property. Project is currently being used as a template for a new Zoning Overlay District.

Other 40B Projects

- **Edgewater Place Condominiums - North Reading, 2006-2008**
- **Riverbend Estates - Berkley, 2006-2010**
- **Maple Ridge Condominiums – Middleton, 2005-2008**

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Representative projects (continued):

**Vantage Point Senior Housing Development
Sandown, NH, Permitted 2006**

- **Use:** 142 Townhomes
- **Land:** 105 Acres – Wooded
- **Permits:** NHDES Site Specific Permit
Wastewater Disposal System

**Town Houses at Wells Village Senior Housing Development
Sandown, NH, Permitted 2007, Under Construction**

- **Use:** 52 Townhomes
- **Land:** 41 Acres – Wooded
- **Permits:** NHDES Site Specific Permit
Wastewater Disposal System

Other Residential Projects:

- 150 Unit Apartment, North Andover, MA 2017
- 7 Lot Residential Subdivision, Danvers, MA 2017
- 55 Unit Condominium, Reading, MA 2017
- 16 Lot Residential Subdivision, Wakefield, MA 2017
- 3 Lot Residential Subdivision, Newbury, MA 2017
- 7-Unit Townhome Project, Salem, MA 2016
- 6-Unit Townhome Project, Gloucester, MA 2016
- 20 Lot Subdivision, Danvers, MA 2016
- 4-Unit Townhome Development, Danvers, MA 2016
- 4-Unit Condo Project, Beverly, MA 2016
- 6-Lot Residential Subdivision, Middleton, MA 2015
- 6-Unit Single-Family Dwelling Project, Salisbury, MA 2015
- 15 Unit Townhome Development, Danvers, MA 2015
- Hotel/Restaurant Development, Peabody, MA 2014
- 6-Lot Residential Subdivision, North Reading, MA 2013
- 6 Lot Residential Subdivision, Middleton, MA 2012
- 42 Home Cluster Development, Mattapoisett, MA 2011
- 44 Unit Apartment Development, Watertown, MA 2010
- 68 Unit Town home Development, Berkley, MA 2008
- 14 Unit Town home Development, North Reading, MA 2007
- 24 Unit Town home Development, Middleton, MA 2005
- 28 Unit Town home Development, Middleton, MA 2004

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SMOLAK & VAUGHAN

ATTORNEYS AT LAW

John T. Smolak, Esq.
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jsmolak@smolakvaughan.com

AREAS OF EXPERIENCE

*Land Use Law
Real Estate Development
Environmental
Affordable Housing
Permitting*

BAR ADMISSIONS

*Massachusetts
New Hampshire*

EDUCATION

*Boston College Law School,
J.D., 1990
Columbia University School
of International and Public Affairs,
M.P.A. Public Policy and
Administration, 1987
University of Massachusetts
at Amherst B.A., summa
cum laude, 1985*

MEMBERSHIPS

*Governor's Economic
Development Planning Council,
member (2015-Present)*

*DHCD's Homeownership Advisory
Committee, MA DHCD (2012-
2015)*

*Merrimack Valley General Fund
Grants Committee, Essex County
Community Foundation (2012 -
Present)*

*Homebuilders Association of
Mass., Chair, Governmental
Affairs Committee (2013 to
Present), and Member of the Board
of Directors (2004 to Present)*

*NAIOP - Massachusetts Chapter,
Chairman, Environmental
Committee (2002-2004)*

*Boston Bar Association, Member,
Environmental Law Section
Steering Committee (2000 -2005)*

John Smolak is a Partner and Co-Founder of Smolak & Vaughan LLP. His practice is concentrated in the areas of land use, environmental, and real estate development law. Prior to forming the firm in 2004, John was Co-Chairman of the Real Estate and Environmental Group with Burns & Levinson LLP in Boston.

John has represented property owners and developers in over one hundred cities and towns in Massachusetts in all aspects of real estate development, including the licensing and permitting of land use projects such as multifamily residential, transit-oriented development, office and retail centers, institutional and educational facilities, hotels, and other mixed use developments. In 2004, John was named a Massachusetts SuperLawyer in the field of Real Estate based upon a survey of Massachusetts attorneys conducted by Law & Politics Media, and reviewed by an independent blue ribbon panel, and is AV Rated by Martindale Hubbard.

His practice includes obtaining approvals related to federal, state and local highway access, wetlands and waterways, air, water and sewer facilities, zoning, and other permitting before local, state and federal permitting boards and agencies. John also advises clients on environmental compliance with federal, state, and local laws governing oil or hazardous materials, water pollution control, underground storage tanks, occupational health and safety, and historic preservation.

John was recently appointed by Governor Charlie Baker to serve on the Governor's Economic Development Planning Council which is charged with developing the Commonwealth's Economic Development Plan, and was appointed as a Board Member of the University of Massachusetts Building Authority. John has also served on a number of committees and task forces, including the DHCD's Homeownership Advisory Group which is charged with advising on modifications to the Commonwealth's housing policies. John also served on several working group involving proposed amendments to the Massachusetts Endangered Species Regulations, and formerly served on the Zoning and Wetlands Committee of the Governor's Special Commission on Barriers to Housing Development. Additionally, John served on the Legislative Committee of the Commonwealth Housing Task Force, an ad hoc committee which developed the Smart Growth legislation which became M.G.L. Chapter 40R and Chapter 40S.

John serves as Chairman of the Governmental Affairs Committee of the Homebuilders and remodelers Association of Massachusetts (HBRAMA), and is a past Chairman of the Environmental Committee for the Massachusetts Chapter of NAIOP. John was also a member of the Boston Bar Association Environmental Law Section's Steering Committee and remains an active Section Member. John served as Vice Chair of the Merrimack Valley Regional Planning Commission for nine years. He was also a member of the Massachusetts Executive Office of Transportation and Construction, Transportation Enhancements Steering Committee.

John served on the Board of Directors of Special Olympics Massachusetts, Inc., and served on its Governance Committee, Executive Committee and its Building Committee. He is also a member of the Essex County Community Foundation's Merrimack Valley General Fund Grants Committee.

East Mill, 21 High Street, Suite 301, North Andover, MA 01845

WWW.SMOLAKVAUGHAN.COM

AFFORDABLE AND MULTIFAMILY HOUSING

Smolak & Vaughan LLP has extensive experience in the area of affordable and multifamily housing. Our experience includes analyzing and structuring complex deals, coordinating projects of significant scope and complexity, and providing counsel throughout the development process. We actively represent owners and lenders in all aspects of multifamily and affordable housing. Representation includes comprehensive project analysis, obtaining approvals and funding from government subsidizing agencies and other governmental authorities, obtaining Comprehensive Permits under Chapter 40B and other regulatory approvals, serving as a liaison with local, state and federal government agencies, representing developers before the Housing Appeals committee and courts, and closing construction and permanent loans for borrowers and lenders. We have significant expertise representing developers before local zoning boards of appeals in connection with the Massachusetts comprehensive permit process under Chapter 40B, and regulations promulgated by the Massachusetts Department of Housing and Community Development. We have also participated in commenting on, and drafting proposed modifications to, the updated Comprehensive Permit Regulations and related 40B Guidance issued by the DHCD. We also currently serve as a member of the DHCD's Homeownership Advisory Group which was established to review current multifamily housing policy within Massachusetts.

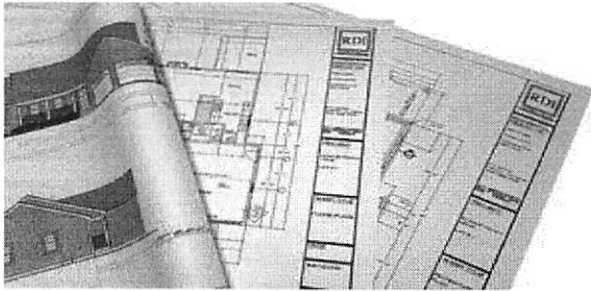
Representative Affordable and Multifamily Housing Transactions

Attorneys with the firm have had been actively involved with the following types of affordable housing and multifamily projects in Massachusetts:

- Represent developer in permitting of 650,000+ square foot mixed use redevelopment of an historic mill building complex, including 200 residential units, and involved working with municipality and Commonwealth's Economic Assistance Coordinating Council in the extension of Economic Target Area to entitle developer to state tax credits and other state incentives.
- Represented property owner in successful approval of a Smart Growth Overlay Zoning District pursuant to Chapter 40R in North Andover which enables the site to include the development of 530 residential units and redevelopment of 1.8 million square feet of commercial buildings on 160-acre site in North Andover, MA.
- Representation of non-profit developer in connection with a senior housing rental project in Carlisle, Massachusetts involving the development of a new public water supply, and implementation of an alternative subsurface disposal system, NEPA and MEPA review, Tribal Consultation in connection with HUD Guidance under the National Historic Preservation Act, MESA review, Chapter 40B Comprehensive Permit issuance, and other permitting matters for project using the Federal LIHTC as the primary project subsidy.

- Representation of developer of proposed 300-unit residential apartment project in Massachusetts under Chapter 40B using the MassDevelopment Tax Exempt Bond Financing Program.
- Representation of joint venture in purchase, development and financing of \$40 million apartment building with 300-unit parking garage located in New Hampshire utilizing the HUD 221(d)4 Program.
- Representation of developer in permitting of 150-lot affordable housing project pursuant to Chapter 40B using the FHLBB's New England Fund Program in Wrentham, Massachusetts, including single family, age-restricted housing, and townhouse condominium units.
- Represent joint venture in the permitting of a 42-unit rental project in North Andover using the Federal Low Income Housing Tax Credit Program, HOME funding, as well as Town Meeting approval of the use of Community Preservation Act funding for the Project.
- Representation of non-profit community development corporation in the development of a 60+ unit redevelopment project in a former public school building attached to the current Town Hall in Webster, MA.
- Representation of developer using the Federal Home Loan Bank of Boston's New England Fund (NEF) Program for proposed 278-unit apartment project using the MassDevelopment Tax Exempt Bond Financing Program under Chapter 40B in Dracut.
- Representation of lender in financing 278-unit Chapter 40B project located in Groton, Massachusetts.
- Representation of lender in financing of 100-unit Chapter 40B project located in Andover, Massachusetts.
- Representation of developers in permitting of an 88-unit senior housing project in North Andover using the Federal Home Loan Bank of Boston's New England Fund (NEF) Program.
- Representation of developers in permitting of affordable housing age-restricted townhouse condominium projects pursuant to Chapter 40B using the DHCD's Local Initiative (LIP) Program in Reading and in Dracut, Massachusetts.
- Representation of developer in permitting of an 80-unit project in Andover using the Federal Home Loan Bank of Boston's New England Fund (NEF) Program.
- Representation of developer in permitting of a 150-unit Project in Norfolk using the Federal Home Loan Bank of Boston's New England Fund (NEF) Program.
- Representation of developer in permitting of a 60-unit Project in Scituate pursuant to Chapter 40B using the Federal Home Loan Bank of Boston's New England Fund (NEF) Program.
- Represent nonprofit community development corporation in proposal for a Smart Growth Overlay Zoning District Pursuant to Chapter 40R in Haverhill which would enables the project to include the development of 200+ residential units.
- Represent non-profit developer in 44-unit Low Income Housing Tax Credit Project under Chapter 40B in Haverhill, MA.
- Represent non-profit developer in 27-unit Low Income Housing Tax Credit Project involving scattered sites under Chapter 40B in Haverhill, MA.
- Represent non-profit joint venture developer of mixed use Chapter 40B Project involving 30-rental units plus retail uses in Gloucester, MA.
- Represent developer joint venture in mixed use development involving 200-unit market rate rental units and commercial retail uses in North Andover, MA.

About Residential Design Inc.



RDI has been providing professional design /drafting services to developers, contractors, and homeowners since 1989. RDI provides quality design services for new homes as well as additions.

Designer Dave Goguen is pleased to make your building design component a positive experience. As a professional member of The American Institute of Building Design, quality and integrity are assured.

All styles can be accommodated for new homes and additions. Designs are custom productions. RDI does not offer canned sets. With the large volume of projects created, most scenarios have been successfully addressed. Graphics are created using CAD technology and computer software applications are utilized throughout the design process.

RDI offices are located in Conway, New Hampshire.
PO Box 67, Conway, NH 03818
Phone: (978) 928-5581

RDI completes designs for use throughout New England.



your resource for Affordable Housing



Background Information

MCO Housing Services has been dedicated to providing lottery services to developers and municipalities for over 20 years; within the last fifteen years MCO Housing Services has managed over 50 affordable housing homeownership and rental lotteries. Additionally, MCO Housing Services has provided consultant services to local municipalities; assisting them in managing their affordable unit resale's and homeowner refinancing; assisting with local buy down programs and training staff on affordable housing criteria.

MCO Housing Services has created a website, www.mcohousingservices.com, to announce and manage their affordable housing lotteries. All client lotteries are posted online. As a website member, applicants receive emails when new lotteries are posted or to notify of program changes.

Maureen O'Hagan has been with MCO Housing Services for over 10 years specializing in the distribution of affordable housing units. As Director of Lottery Programs, she works with builders and municipalities in the marketing, managing and execution of affordable housing lotteries for homeownership and rental new construction projects, manages the annual recertification on rental units and consults with various towns on affordable housing. She also handles the resale's of existing affordable units for local communities and DHCD. Maureen has a Masters Degree in Education from Boston College and is a Licensed Real Estate Agent and Certified Occupancy Specialist.

Following is a partial list of lotteries that MCO Housing Services has conducted with MassHousing, MHP and DHCD as the Project Administrators:

Homeownership

Willow Central – Acton –	2 units - SFH and TH
Acorn Estates – Canton	8 units – SFH and Duplexes
Adeline Way – Acton	2 units - DSFH
Benjamin Condominiums – Townsend –	3 units - TH
Blue Hill Commons – Canton –	7 units - Garden Style Condominium
Blanchard Place – Acton –	3 units - TH
Canal Crossing – Bourne –	4 units - TH
Carriage House Junction – Hamilton –	6 units - TH
Cedar Crossing – Melrose –	2 units – Garden Style Condominiums
Church Street Village – Northborough –	9 units - TH
Craftsman Village @ Needham Heights – Needham –	2 units – DSFH
Craftsman Village Bolton	8 units - DSFH
Derby Street - Newton -	2 units – DSFH/TH
East Ridge Road – Falmouth –	6 units - SFH
Elm Place – Concord –	2 units - TH

Franklin Place – Acton –	3 units - TH
Greenwood Estates – Chelmsford	4 units - TH
Ipswich River Point – Ipswich –	9 units - TH
Juniper Village – Peabody –	5 units - TH
Kimloch Farms – Littleton –	2 units - SFH
Laurel Hollow – Carlisle –	2 units – TH
Leland Hill Estates – Sutton	10 of 13 - SFH
Lofts at Lower Mills – Dorchester -	8 units – Condos
Madison Place – Acton –	2 units – TH
Meadows at Acton – Acton	4 units - DSFH
Meadows at Dover – Dover –	6 units - TH
Meeting House Lane – Southborough –	8 units – TH
Northpointe Village – Salisbury	12 units - SFH
Pleasant Gardens – Marlborough –	5 units - TH
Regency at Bolton (55+) – Bolton –	15 units – TH
Sanctuary Lane Estates – Hopkinton –	10 units – TH
Sheffield Village – Salisbury -	8 units - TH
Stonegate Condominiums – Sterling –	4 units - TH
Suites of Needham – Needham –	2 units – TH
Summerfield at Taft Hill (55+) – Uxbridge	15 units - Duplexes
Sunset Ridge @ Bolton – Bolton –	5 units - TH
Trail Ridge at Harvard – Harvard –	13 units – TH
Villages of the Americas – Ashland	18 units - TH
Villages at Oak Hill – Franklin	4 units - TH
Villages at Stow – Stow –	25 units – TH and DSFH
Westborough Village – Westborough –	33 units TH and Condos
Whittridge Place – N. Reading –	9 units - TH
Wild Rose Estates – Andover –	1 unit - TH
Willows – Ayer –	24 units – TH DSFH

Completed Rentals

Archstone Avenir – Boston –	17 units
Madison Place – Shrewsbury –	15 units
Old Colony Square @ Cohasset Station – Cohasset –	2 units
Sudbury Housing Authority Duplex Project – Sudbury	
Acton Housing Authority Duplex Project – Acton	
Madison Place – Southborough -	35 units
Edgewood Apartments – Plainville –	30 units
Americana Apartments – Wakefield –	8 units
Walnut Place – Natick	8 units
Queset Commons – Easton (phase One)	13 units
Sunset Lake Apartments – Braintree	3 units
Turnpike Village – Townsend	12 units
Renaissance Station – Attleboro	5 units
Meadows at Acton – Acton	2 units
One Upland – Norwood	66 units

Berry Farms – N. Andover	49 units
Parc Westborough – Westborough	63 units
Community Residences – Wayland	13 units

LDS Consulting Group, LLC – Lynne Sweet

233 Needham Street, Newton, MA 02464

Multifamily, Workforce, Senior, Affordable, Mixed Income and Mixed Use Housing

These fields are changing every minute across the country—redefining goals, reexamining business processes and maximizing relationships to gain a competitive advantage. Faced with complex demands yet limited time and resources, municipalities, government agencies, not for profit institutions, developers, contractors and managers look to resources they can depend on for **superior real estate planning and financial structuring services**.

In this constantly shifting environment, LDS Consulting Group stands committed to counsel private and public sector clients as they plan, finance, develop and operate apartments, affordable housing, senior living campuses and other commercial real estate products. Unparalleled in our collective **understanding of what keeps these businesses operating efficiently**, as well as our innovative financing solutions, we are equally sought after for our **commitment to client service** and our ability to bring resources and resourcefulness to meet any challenge.

LDS founder Ms. Sweet brings comprehensive experience in both private and public sectors. With a network of qualified, trusted professionals— market researchers, planners, engineers, architects, contractors, attorneys, property managers and financing institutions— LDS can leverage **significant resources** on a client's behalf to create successful development strategies. Working with for-profit developers, non-profit organizations and government agencies, LDS is the business partner you can rely on to anticipate your needs, understand your culture and speak your language.

We have earned our clients' respect as **adept process-driven problem solvers as well as flexible business partners**. We collaborate with you to develop and implement a customized work plan to put our best practices to work for you. Our project team proceeds with **clearly defined roles**—from determining the priorities of a project to ensuring that the end result satisfies your requirements. Through efficient communication and timely follow-through, we partner with you to achieve your initiatives and get tangible results. Our proprietary methodology allows us to make value-added contributions to your organization, and at the completion of our work together you have the knowledge and tools necessary to move forward with confidence.

Whatever the project scope, LDS provides **quality control and single point accountability**, so you won't have to juggle multiple contracts and service providers. One phone call gives you access to the best resources, ideas and support infrastructure that LDS has to offer. Most of all, we are dedicated to your vision and sensitive to your needs and expectations.

Section 7 Notification and Fees

**Section 7.1 Narrative describing any prior
correspondence and/or meeting with
municipal officials**

Summary of Meeting with Topsfield Town officials dated June 5, 2018

Meeting Date: June 5, 2018

The Larkin brothers contacted the Town of Topsfield in May to see who would be the contact person to initiate conversations regarding potential 40B development at Perkins Row in Topsfield. They were told that the Town does not have full time town planner and were directed to request a meeting to present before the Topsfield Planning Board and the Zoning Board of Appeals. A meeting was scheduled with the Planning Board for June 5, 2018 and with the Zoning Board for June 26, 2018.

Planning Board Meeting: June 5, 2018 – The Larkins, with their engineering representative, went to present their proposal to the Planning Board for comments. However, before this happened the Chair of the Planning Board gave a detailed discussion about the procedure for the process of filing a 40B application with the Town. The Chair stated that the town would review the proposal during the 30 day comment period. The Chair further indicated that the time for presentation of the proposal would be at the Zoning Board hearing and not at the hearing on June 5, 2018. The Planning Board did not allow any testimony from the applicant.

As a result of the hearing and direction of the Planning Board, the applicant withdrew their request to meet and review the project before the Zoning Board.

See attached minutes of Topsfield Planning Board hearing date June 5, 2018.



Planning Board Agenda
June 5, 2018
Temporary Town Hall Meeting Room
461 Boston Street
at 7:30 PM

2018 MAY 29 PM 3: 54

RECEIVED
TOWN CLERK
TOPSHELD, MA
Posted 5/29/18 4:00 PM

7:30 PM Call to Order

RE-ORGANIZATION OF BOARD

Vote for a Chairman and a Clerk

Authorization for Signatures on Vendor Warrants

Public Hearing: Accessory Apartment Request at 34 Gail Street

293 Boston Street-Definitive Subdivision Plan

Expected to Vote on Waivers and Subdivision Plan

Discussion: 57 Perkins Row 40B Proposal

Minutes:

May 8, 2018

Correspondence:

Enforcement Order 2018-01, 29 Stagecoach Road

Adjournment:

The listings of matters are those reasonably anticipated by the Chair which may be discussed at the meeting.
Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law



2018 JUN 21 PM 2:08

RECEIVED
TOWN CLERK
TOPSFIELD, MA
Posted 6/21/18 2:30 PM

**Zoning Board of Appeals Agenda
June 26, 2018
8PM
Town Library**

Call to Order

Public Hearing

8:00PM: 30 Gail Street – Edward Morley

Discussion: 57 Perkins Row – 40 B Proposal

Minutes: February 27, 2018 – vote to approve

Correspondence:

The listings of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

**Minutes of the
Topsfield Planning Board
Temporary Town Hall Meeting Room
June 5, 2018**

Chairman Morrison called the meeting to order at 7:34PM.

Board members present: Chairman Martha Morrison, Jeanine Cunniff, Steven Hall and Joseph Geller. Josh Rownd was absent.

Planning Board Coordinator: Donna Rich

Visitors: Scott Cameron, Morin-Cameron Group, Inc., Craig Marchionda, Marchionda & Associates, LP, Michael Larkin and Patrick Larkin, Larkin Real Estate Group, Inc.

Residents: Rob Skeffington, Holger Luther, Natalie Whelan, Anne Harrington, Christine Cook, Robert Lloyd, Nora & Grace Neale, Dave Larson, Kim Sherwood, Katherine Carlson, Bob Buccafusca and Dick Gandt.

Chairman Morrison announced that resident Kim Sherwood would be audio recording the meeting.

Authorization for Signatures on Vendor Warrants: Member Steve Hall made a motion to authorize Martha Morrison as the designated person to sign vendor warrants with Joe Geller as the alternate, seconded by Member Jeanine Cunniff; so voted: 4-0.

Public Hearing

34 Gail Street-Accessory Apartment-Clerk Steve Hall read the Legal Notice to open the Public Hearing. Anne Harrington stated the reason for the request for the accessory apartment at 34 Gail Street was so that her daughter, Christine, could help with the care of her husband, William. Chairman Morrison reported that the permit would be for a 3-year term, with the ability to renew. The Board noted that if the situation changed and the apartment was not needed for its intended use it would have to be dismantled as non-grandfathered 2-family housing units are not permitted.

Chairman Morrison stated that after hearing no further comments from the public or the Board, she would consider a motion to close the hearing. Member Jeanine Cunniff made a motion to close the Public Hearing, seconded by Member Joe Geller; so voted: 4-0.

Member Joe Geller made a motion to approve the application for a Family Accessory Apartment at 34 Gail Street, seconded by Member Steve Hall; so voted: 4-0.

293 Boston Street-Definitive Subdivision Plan - Craig Marchionda, Marchionda & Associates, L.P. reported that the easement language would be available by the end of the week. Chairman Morrison reported that the waivers noted in letter dated November 29, 2017 from Marchionda & Associates, L.P., had been reviewed and approved by the peer review consultant Beals Associates Inc. had been agreed upon by Beals Associates.

Member Jeanine Cunniff made a motion to approve the waivers as noted, seconded by Member Steve Hall; so voted: 4-0.

Discussion: 57 Perkins Row 40B Proposal – Chairman Morrison stated the process the Town would follow if a 40B Proposal were to be received. Chairman Morrison noted that the Board of Selectmen would receive a letter from the State with the proposed 40B plan which would be forwarded to other Town Boards and neighbors for comments. Chairman Morrison added that the Planning Board would be the depository for those comments and would produce a narrative response to the State within the 30-day time period. Chairman Morrison noted that the development would follow State regulations rather than Town regulations in the areas of Conservation and Board of Health. There are differences between the two. The Zoning Board of Appeals would be the permitting authority to issue a Comprehensive Permit for the development. Issues and concerns relative to health and safety can be raised by the Town and its boards and committees, and the developer may respond to to with the State. Chairman Morrison asked the developer present, Michael Larkin, if they were moving forward with their plans, Mr. Larkin responded in the affirmative and indicated his estimate that the Town would receive the letter in 3-4 months. Resident Bob Buccafusca asked what happened to the previous development that had been presented. Chairman Morrison reported that the Conservation Commission denied the application, which decision was appealed in Land Court. Land Court upheld the decision of the Conservation Commission, and so the developer withdrew the subdivision application that had been submitted to the Planning Board.

Minutes:

Member Jeanine Cunniff made a motion to approve the minutes of May 8, 2018, as amended, seconded by Member Joe Geller; so voted: 4-0.

At 8:48pm, Member Joe Geller made a motion to adjourn and Member Jeanine Cunniff seconded the motion; so voted: 4-0.

Respectfully submitted,

Donna C. Rich
Community Development Coordinator

Per the Open Meeting Law, the documents that were either distributed to the Planning Board before the meeting in a packet, or at the meeting were:

1. Agenda
2. Minutes of May 8, 2018
3. Signature Authorization form and memo from Town Accountant
4. Application for an Accessory Apartment Request for 34 Gail Street
5. Waivers list for 293 Boston St dated 11/29/17
6. Enforcement Order 2018-01, 29 Stagecoach Road from the Conservation Commission Agent

Approved as amended at the July 10, 2018 Planning Board meeting.

Pursuant to the 'Open Meeting Law,' G.L. 39, § 23B, the approval of these minutes by the Committee constitutes a certification of the date, time and place of the meeting, the members present and absent, and the actions taken at the meeting. Any other description of statements made by any person, or the summary of the discussion of any matter, is included for the purpose of context only, and no certification, express or implied, is made by the Committee as to the completeness or accuracy of such statements.

**Section 7.2 Evidence of mailing of complete package to
Town of Topsfield**

**Section 7.2 Evidence of mailing of complete package to
Town of Topsfield**

Perkins Landing LLC

P.O. Box 129, Medfield, MA 02052

Tel: 978-658-0333

Email: michael@lawlarkin.com

September 12, 2018

Mark B. Lyons, Chairman
Board of Selectman
Town of Topsfield
Board of Selectman's Office
Town Hall
461 Boston Street, Unit E-6
Topsfield, MA 01983

Kellie A. Herbert
Town Administrator
Town of Topsfield
Town Hall
461 Boston Street, Unit E-6
Topsfield, MA 01983

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 Chairman

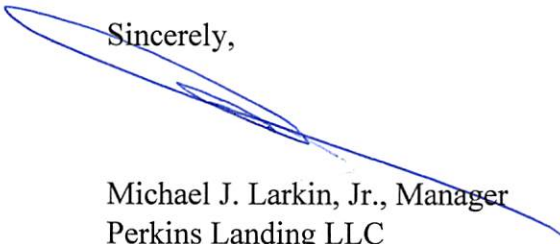
On behalf of the applicant, Perkins Landing, LLC, I am hereby notifying the Town of Topsfield, pursuant to 760 CMR 56.04(2), of the Applicant's filing of a Project Eligibility Application for Perkins Landing, which includes a proposal for 28 residential homeownership units (of which 7 will be affordable) 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 acre.

In accordance with 760 CMR 56.04(3), the Subsidizing Agency (in this case, MassHousing) will provide written notice of its receipt of the attached Project Eligibility Application to your attention, initiating a 30-day review period of the Project. During the course of the review period, the Subsidizing Agency shall conduct a site visit, which local boards may attend, and it shall accept written comments from local boards and other interested parties. MassHousing shall consider any such comments prior to issuing a determination of Project Eligibility. Note that MassHousing will not make a determination of Project Eligibility for the Project before the 30-day review period.

Mark B. Lyons, Chairman
Kellie A. Herbert, Town Administrator
September 12, 2018

We look forward to working with the Town on the Perkins Landing Project. Please contact me if you have any questions.

Sincerely,



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

Section 7.3 Copy of notice of Application sent to DHCD

Perkins Landing LLC

P.O. Box 129, Medfield, MA 02052

Tel: 978-658-0333

Email: michael@lawlarkin.com

September 12, 2018

Department of Housing and Community Development
c/o Mr. Phillip DeMartino
100 Cambridge Street, Suite 300
Boston, MA 02144

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. DeMartino:

On behalf of the applicant, Perkins Landing, LLC, I am hereby notifying the Department, pursuant to 760 CMR 56.04(2), of the Applicant's filing of 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.

Please contact me if you have any questions.

Sincerely,



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

**Section 7.4 Check made payable to MassHousing for
Processing Fee (\$2,500)**

HOLD TO LIGHT TO VIEW WATERMARK IN PAPER - HEAT SENSITIVE RED INKED IMAGE DISAPPEARS WITH HEAT

LARKIN REAL ESTATE GROUP INC

OPERATING ACCOUNT
29 HOSPITAL ROAD
MEDFIELD, MA 02052
(978) 658-0333

1248

EZShield® Check Fraud
Protection for Business
53-7353/2113

DATE 9/11/18

PAY TO THE
ORDER OF

MASS Housing

\$ 2,500
DOLLARS

Two thousand five hundred no/100

Needham Bank

FOR

Reels Andy - Processing Fee

⑈001248⑈ ⑆211373539⑆

591030293⑈

Details on back



Security Features



**Section 7.5 Check made payable to MassHousing for
Technical Assistance/mediation Fee**

LARKIN REAL ESTATE GROUP INC

OPERATING ACCOUNT
29 HOSPITAL ROAD
MEDFIELD, MA 02052
(978) 658-0333

PAY TO THE
ORDER OF

Msgr Mary

Three thousand nine hundred and no/100

DOLLARS

\$ 3900

FOR

Reverend Lady - Tech Fee

Needham Bank

MP

DATE

9/10/18

1249

E29 Field's Check Fraud
Protection for Business
53-7353/2113

⑈001249⑈ ⑆211373539⑆

591030293⑈



Security Features



Details on back

Section 7.6 W-9 (Taxpayer Identification number)

Date of this notice: 09-10-2018

Employer Identification Number:
83-1854435

Form: SS-4

Number of this notice: CP 575 B

PERKINS LANDING LLC
MICHAEL J LARKIN JR MBR
PO BOX 129
MEDFIELD, MA 02052

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 83-1854435. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2019

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is PERK. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

Keep this part for your records.

CP 575 B (Rev. 7-2007)

Return this part with any correspondence
so we may identify your account. Please
correct any errors in your name or address.

CP 575 B

9999999999

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 09-10-2018
EMPLOYER IDENTIFICATION NUMBER: 83-1854435
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

A barcode consisting of vertical bars of varying heights, used for automated mail sorting.

PERKINS LANDING LLC
MICHAEL J LARKIN JR MBR
PO BOX 129
MEDFIELD, MA 02052