

Perkins Landing, LLC

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March 31, 2021

Town of Topsfield
Zoning Board of Appeals
Topsfield Town Hall
8 W. Common Street
Topsfield, MA 01983

VIA HAND DELIVERY

RE: Project: Perkins Landing
Applicant: Perkins Landing, LLC
Property: 57 Perkins Row, Topsfield, MA
Notice of Filing of Comprehensive Permit under M.G.L. Chapter 40B, Sections 20-23

Dear Members of the Board:

On behalf of the applicant, Perkins Landing, LLC, we are hereby submitting the enclosed application for a Comprehensive Permit for Perkins Landing. We are submitting this application pursuant to the Comprehensive Permit Law, M.G.L. Chapter 40, Sections 20-23, and are providing twenty (20) copies as required by the Board Comprehensive Permit Rules.

Perkins Landing, LLC shall execute a Regulatory Agreement to be entered into by and between itself, the community, and the lender, thereby creating a "Limited Dividend Organization."

This project consists of approximately 8.19 acres of land and has frontage on Perkins Row in Topsfield. The proposed development will consist of 40 non-age restricted condominium units comprised of twenty duplex style buildings with driveways, roadways and associated infrastructure. The site is surrounded by undeveloped land immediately to the south, residential lots on Perkins Row to the north, east and west.

We are proposing that twenty-five (25%) percent, or ten (10) units, will be identified as affordable units and will blend with the proposed market rate homes and will be evenly distributed throughout the development. Moreover, 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.

The following are enclosed herewith:

1. Application Filing Fee in the amount of \$600.00 (base application fee of \$500.00 plus \$100 per lot);
2. The complete Comprehensive Permit Application and documentation containing a complete description of the proposed development as required pursuant to 760 CMR 56.05(2) and the Board's Comprehensive Permit Rules

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

Cc: Mr. John Smolak, Esq.
Mr. Scott Cameron
Mr. Patrick Larkin
Mr. Cameron Bagherpour

RECEIVED BY: _____

NAME: _____

DATE: _____

TIME: _____