



March 20, 2015

John Arena – Chairman  
Reading Board of Selectmen  
16 Lowell Street  
Reading, MA 01867

*Re: Notice of Application for Chapter 40B Site Eligibility Letter – MassHousing New England Fund Project: “Lyle Estates” 364 Lowell Street, Reading MA*

*Applicant: Reading Townhouse Development, LLC*

Dear Mr. Chairman:

SEB, LLC is representing Reading Townhouse Development, LLC a limited liability company for the purpose of developing a 16 unit homeownership development at 364 Lowell Street in Reading. In accordance with Section 31.01(2)(c) of the Rules of the Housing Appeals Committee (760 CMR 31.01), this letter serves to formally notify the Town of Reading that a request for a site approval letter has been made by Reading Townhouse Development, LLC under Masshousing’s New England Fund Program for this development. I have enclosed for your review a copy of the same Site Eligibility Application that was submitted to MassHousing.

As you may be aware, a few years ago my client had several public hearings with the Reading Conservation Commission relative to a proposed residential development at this property. Ultimately, that application was formally withdrawn on July 2<sup>nd</sup> 2014.

We look forward to discussing this project with the Town in greater detail and formally presenting this application to the full Zoning Board of Appeals in the near future. We appreciate any additional comments contributed by municipal officials as we move forward in this process.

Sincerely,

Geoffrey Engler

Consultant to Reading Townhouse Development, LLC

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## **Comprehensive Permit Site Approval Application/Homeownership**

[www.masshousing.com](http://www.masshousing.com) | [www.masshousingrental.com](http://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](http://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](mailto: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.

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### **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: Lyle Estates

Municipality: Reading, Massachusetts

Address of Site: 364 Lowell Street

Cross Street (if applicable): \_\_\_\_\_

Zip Code: 01867

Tax Parcel I.D. Number(s) (Map/Block/Lot): Map 26, Parcel 157

Name of Proposed Development Entity (typically a single purpose entity): \_\_\_\_\_

Reading Townhouse Development, 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): \_\_\_\_\_

Reading Townhouse Development, LLC

Applicant's Web Address, if any: \_\_\_\_\_

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: \_\_\_\_\_

**Primary Contact Information** (required)

Name of Individual: Geoffrey Engler

Relationship to Applicant: Housing Consultant

Name of Company (if any): SEB, LLC

Street Address: 165 Chestnut Hill Ave, Unit #2

City/Town/Zip: Brighton, MA 02135

Telephone (office and cell) and Email: (617) 782-2300 x202 / gengler@s-e-b.com

**Secondary Contact Information** (required)

Name of Individual: David Jamieson

Relationship to Applicant: Member

Name of Company (if any): Jamieson Management Company

Street Address: 627 Main Street, Suite #1

City/Town/Zip: Woburn, MA 01801

Telephone (office and cell) and Email: (781) 933-5783 / davej@jamiesonproperties.com

**Additional Contact Information** (optional)

Name of Individual: \_\_\_\_\_

Relationship to Applicant: \_\_\_\_\_

Name of Company (if any): \_\_\_\_\_

Street Address: \_\_\_\_\_

City/Town/Zip: \_\_\_\_\_

Telephone (office and cell) and Email: \_\_\_\_\_

Anticipated Permanent Financing: MassHousing  NEF Bank

If NEF Bank, Name of Bank: Eagle Bank

Total Number of Units 16 # Affordable Units 4 #Market Rate Units 12

Age Restricted? Yes/No No If Yes, 55+ or 62+? \_\_\_\_\_

**Brief Project Description (150 words or less):** The project consists of 8 duplex units (16 total units) located at 364 Lowell Street in Reading MA. The site is presently wooded with a single family house located in the front northeast corner of the property. A 430' long, twenty four foot wide roadway will provide access from Lowell Street (Route 129) to the proposed development. The development will be serviced by town water and sewer. Figure 1 Existing Conditions Aerial Photo shows the site under present conditions. An existing wetland parallels the easterly property line. The wetland line was approved by the Reading Conservation Commission on July 25, 2013. Sheet C1 shows the existing conditions property line for the site as surveyed by Donohoe Survey inc. On site soil testing was conducted at the site on June 18, 2013. The soil logs are attached in the accompanying Summary Report. The is comprised of a very coarse out wash sand and gravel. Figure 2 shows the proposed layout for the 8 duplex units and proposed roadway. The existing structure will be demolished as part of the proposed project. Communication, electric and gas are also located within Lowell Street.

**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: Lyle Estates

Buildable Area Calculations	Sq. Feet/Acres (enter "0" if applicable—do not leave blank)
Total Site Area	120,023 sq. ft - 2.757 acres
Wetland Area	34,616 sq. ft - .80 acres
Flood/Hazard Area	N/A
Endangered Species Habitat (animal and/or plant)	N/A
Conservation/Article 97 Land	N/A
Protected Agricultural Land	N/A
Other Non-Buildable (Describe)	-
<b>Total Non-Buildable Area</b>	<b>34,616 sq. ft - .80 acres</b>
<b>Total Buildable Site Area</b>	<b>85,407 sq.ft. - 1.96 acres</b>

Current use of the site and prior use if known: Single Family residence - 364 Lowell Street.

Is the site located entirely within one municipality? Yes  No

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

How much land is in each municipality? (the Existing Conditions Plan must show the municipal boundary lines) \_\_\_\_\_

Current zoning classification and principal permitted uses: Single Family District (S-15)

Lot Size = 15,000 sq.ft. Frontage = 100' min. Set backs: Front = 20' Side = 15' Rear = 20'

**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).

The principals of the LLC submitted a proposed 4 Lot Subdivision to the Reading Planning Board: three new lots and the existing house.  
 The application was formally withdrawn on July 2nd 2014.

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	Septic System - Existing House
Wastewater - public sewer	Yes	Gravity sewer in Lowell Street
Storm Sewer	Yes	Storm Drain in Lowell Street
Water-public water	Yes	Water in Lowell Street
Water-private well	No	
Natural Gas	Yes	Gas in Lowell Street
Electricity	Yes	Electricity in Lowell Street
Roadway Access to Site	Yes	From Lowell Street
Sidewalk Access to Site	Yes	Along Lowell Street
Other		

Describe surrounding land use(s): Single Family residence (see Figure 1 and Sheet C1)

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	1.92 TO 2.2 MILES (SEE FIGURE 5)	NO
Schools	.56 TO 2.2 MILES (SEE FIGURE 5)	NO
Government Offices	1.17 MILES (SEE FIGURE 5)	NO
Multi-Family Housing	1.63 MILES (SEE FIGURE 5)	NO
Public Safety Facilities	1.36MILES (SEE FIGURE 5)	NO
Office/Industrial Uses	2.64 MILES (SEE FIGURE 5)	NO
Conservation Land	1.4MILES (SEE FIGURE 5)	NO
Recreational Facilities	.63 TO 1.0 MILES (SEE FIGURE 5)	NO
Houses of Worship	1.18 (SEE FIGURE 5)	NO
Other	-	-

List any public transportation near the Site, including type of transportation and distance from the site:  
MBTA - Reading Train Station is approximately 1.2 miles from the site

**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., "Documentation Regarding Site Characteristics/Constraints."

Are there any easements, rights of way or other restrictions of record affecting the development of the site? No

Are there documented hazardous waste sites on or within a 1/2 mile radius of the site? No

Is there any evidence of underground storage tanks or releases of hazardous material, including hazardous waste, on the site or within close proximity to the site? NO

Are there any above-ground storage containers with flammable or explosive petroleum products or chemicals on or within 1/2 mile of the site? No

Is the site, or any portion thereof, located within a designated flood hazard area? No

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

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

Are there documented vernal pools on the site? No

Is the site within a local, state or federal Historic District? No

Is the site or any building(s) on the site listed, nominated or eligible for listing on the National Register of 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

Does the site include documented archeological resources? No

Does the site include significant areas of ledge? No

Does the site include areas with slopes greater than 10%? No

If applying for MassHousing Financing, is any portion of the site considered "Prime" or "Unique" agricultural land under Executive Order 193? 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 (2' contours)
- 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; specimen trees or those with caliper greater than 18" should be shown individually
- j. Existing Site entries and egresses

Please provide two (2) sets of full size (30" x 40" plans) along with three (3) sets of 11" x 17" reproductions.

### **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: Lyle Estates

Project Type (mark both if applicable): New Construction Yes Rehabilitation \_\_\_\_\_ Both \_\_\_\_\_

Total Number of Dwelling Units: 16

Total Number of Affordable Units: 4

Unit Mix: Affordable Units

Unit Type	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units				16	
Number of Bathrooms				2	
Square Feet/Unit				1800 sq. ft	

Unit Mix: Market Rate

Unit Type	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units				16	
Number of Bathrooms				2	
Square Feet/Unit				1800 sq.ft.	

Percentage of Units with 3 or More Bedrooms\*: 100

*\* 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 Market Rate: \_\_\_\_\_ Affordable: \_\_\_\_\_

Gross Density (units per acre): 5.8

Net Density (units per buildable acre): 8

**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
Duplex	New Construction	2 1/2	35	3600	8

**Non-Residential Building Information**

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

Will all features and amenities available to market unit residents also be available to affordable unit residents?  
 If not, explain the differences. All units will be built to the same specification....

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**Parking**

Total Parking Spaces Provided: 32

Ratio of Parking Spaces to Housing Units: 2

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

Buildings: .87 ac.

Parking and Paved Areas: .44 ac.

Usable Open Space: 1.88 ac.

Unusable Open Space: .98 ac.

Lot Coverage: 1.85 ac.

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 (2' contours)
- 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 two (2) sets of full size (30" x 40") plans along with three (3) sets of 11" x 17" reproductions.

### **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 and rights of way and to 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 which 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; total number of parking spaces (proposed and required).

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

All developments seeking Chapter 40B site approval must demonstrate consistency with the Commonwealth's May 2007 Sustainable Development Principles.

**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: Lyle Estates

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: Jamieson Development, LLC

Grantee/Buyer: Reading Townhouse Development, LLC

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? Yes

**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: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

If an extension has been granted, date of extension: \_\_\_\_\_

If an extension has been granted, new expiration date: \_\_\_\_\_

Purchase Price: \_\_\_\_\_

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: Lyle Estates

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

**Sales/Revenue**

Market	<u>5400000</u>
Affordable	<u>777600</u>
Identity of Interest (Market)	<u>0</u>
Other Income	<u>0</u>
<b>Total Sales/Revenue</b>	<u>6177600</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.	<b>550000</b>

**Costs**

Item	Budgeted
<b>Acquisition Cost</b>	
Site Acquisition: pre-permit land value (to be determined by MassHousing Commissioned Appraisal) plus reasonable carrying costs	<u>550000</u>
<b>Subtotal Acquisition Costs</b>	<u>550000</u>
<b>Construction Costs-Residential Construction (Hard Costs)</b>	
Building Structure Costs	<u>3456000</u>
Hard Cost Contingency	<u>197800</u>
<b>Subtotal - Residential Construction (Hard Costs)</b>	<u>3956000</u>

**Costs**

Item	Budgeted
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**Construction Costs–Site Work (Hard Costs)**

Earth Work	
Utilities: On Site	100000
Utilities: Off-Site	
Roads and Walks	300000
Site Improvement	50000
Lawns and Planting	50000
Geotechnical Condition	
Environmental Remediation	
Demolition	
Unusual Site Conditions/Other Site Work	
<b>Subtotal –Site Work (Hard Costs)</b>	<b>500000</b>

**Construction Costs–General Conditions, Builders Overhead and Profit (Hard Costs)**

General Conditions	No identity of interest
Builder's Overhead	No identity of interest
Builder's Profit	No identity of interest
<b>Subtotal – General Conditions Builder's Overhead and Profit (Hard Costs)</b>	<b>No identity of interest</b>

**General Development Costs (Soft Costs)**

Appraisal and Marketing Study <i>(not 40B "as is" appraisal)</i>	0
Lottery	4500
Commissions/Advertising–Affordable	23328
Commissions/Advertising–Market	270000
Model Unit	0
Closing Costs <i>(unit sales)</i>	37700
Real Estate Taxes <i>(during construction)</i>	10000
Utility Usage <i>(during construction)</i>	10000
Insurance <i>(during construction)</i>	12000
Security <i>(during construction)</i>	0
Inspecting Engineer	0
Fees to Others	0
Construction Loan Interest	40000
Fees to Construction Lender	0
Architectural	10000
Engineering	35000
Survey, Permits, Etc.	35000
Clerk of the Works	0
Construction Manager	0

Item	Budgeted
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**General Development Costs (Soft Costs) - Continued**

Bond Premiums (Payment/Performance/Lien Bond)	0
Legal	10000
Title (including title insurance) and Recording	included above
Accounting and Cost Certification (incl. 40B)	7500
Relocation	0
40B Site Approval Processing Fee	2500
40B Technical Assistance/Mediation Fund Fee	2980
40B Land Appraisal Cost (as-is value)	3000
40B Final Approval Processing Fee	7500
40B Subsidizing Agency Cost Certification Examination Fee	7500
40B Monitoring Agent Fees	3000
40B Surety Fees	25000
Other Financing Fees	43243
Development Consultant	
Other Consultants (describe)	
Other Consultants (describe)	
Soft Cost Contingency	14676
Other General Development (Soft) Costs	
<b>Subtotal - General Development Costs (Soft Costs)</b>	<b>681,021</b>

**Developer Overhead**

Developer Overhead	64000
<b>Subtotal - Developer Overhead</b>	<b>64000</b>

**Summary of Subtotals**

Sales/Revenue	6177000
Site Acquisition	550000
Residential Construction	395600
Site Work	500000
Builder's Overhead, Profit and General Conditions	no identity of interest
General Development Costs	681021
Developer Overhead	64000

**Summary**

Total Sales/Revenue	6177000
Total Development Costs (TDC)	5384821
Profit (Loss) from Sales/Revenue	792779
Percentage of Profit (Loss) Over the Total Development Costs	12.8%

## **Required Attachments Relating to Section 5**

### **5.1 New England Fund Lender Letter of Interest** *(required for projects with NEF financing)*

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, including location, number of units, and type of building (townhouse, garden style, etc.);
- 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 Construction and Permanent 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 available)*

MassHousing may require a market study at Final Approval 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: Lyle Estates

#### Development Team

Developer/Applicant: Reading Townhouse Development, LLC

Development Consultant (if any): SEB, LLC

Attorney: \_\_\_\_\_

Architect: ASB Design Group (Thad Berry)

Contractor: \_\_\_\_\_

Lottery Agent: SEB, LLC

Management Agent: Jamieson Management Company

Other (specify): ASB Design Group (Thad Berry) / Civil Engineer

Other (specify): Bill Manuell / Environmental Consultant

#### Role of Applicant in Current Proposal

Development Task	Developer/Applicant	Development Consultant (identify)
Architecture and Engineering		ASB Design Group LLC
Local Permitting		SEB, LLC
Financing Package		SEB, LLC
Construction Management		
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: Reading Townhouse Development, LLC

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

State in which registered/formed: Massachusetts

List All Managing Entities of Applicant (you must list at least one): Reading Townhouse Development, LLC

List All Principals and Controlling Entities of Applicant and (unless the Managing Entity is an individual) its Managing Entities (use additional pages as necessary): Peter Jamieson, David Jamieson, Paul Jamieson

List All Affiliates of Applicant and its Managing Entities (use additional pages as necessary): Jamieson Development, LLC

**2. Proposed Development Entity**

Name of Proposed Development Entity: Reading Townhouse Development, LLC

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

State in which registered/formed: MA

List All Managing Entities of Proposed Development Entity (*you must list at least one*): Same as Applicant

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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*): Same as Applicant

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

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**Applicant Entity 40B Experience**

Please identify **every** Chapter 40B project in which the Applicant or any Applicant Entity (as defined above) has or had an interest. For each such project, state whether the construction has been completed and whether cost examination has been submitted. (*use additional pages as necessary.*)

40B Project	Municipality	Number of Units/Type	Year Completed	Cost Cert Submitted?
Greendale Village (Team Mbr.)	Needham	20 / Homeownership	Nov. 2015	Not Yet
75/83 Court Street (Team Mbr.)	Newton	36 / Homeownership	TBD	Not Yet
Parkview Homes (Team Mbr)	Newton	10 / Homeownership	2011	Yes
The Village on Main (Team Mbr.)	Hingham	20 / Homeownership	TBD	Not Yet

**Certification**

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

I 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, (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 and (iii) the posting of surety for completion of the cost certification as a condition of Final Approval by MassHousing under Chapter 40B.

Signature: David Jamieson  
Name: David Jamieson  
Title: Manager  
Date: 3/19/15

## **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'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  
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**Section 7: NOTIFICATIONS AND FEES**

Name of Proposed Project: Lyle Estates

**Notice**

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

Multiple from Jan to June 2014

Date copy of complete application sent to Chief Elected Office of Municipality:

3/20/2015

Date notice of application sent to DHCD:

3/19/2015

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

MassHousing Application Processing Fee (\$2500):

\$2,500

Chapter 40B Technical Assistance/Mediation Fee

\$2,500

a. Base Fee:

*(Limited Dividend Sponsor \$2500, Non-Profit or Public Agency Sponsor \$1,000)*

b. Unit Fee *(all projects)* \$30 per Unit:

\$480

Total TA/Mediation Fee *(Base Fee plus Unit Fee)*:

\$2,980

Total Fees Due:

5,480

**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 MassHousing 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 two (2) copies of the complete 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
- \* Fees (\$5,000 plus \$30 per unit of housing proposed) 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*)

[ATTACH SUSTAINABLE DEVELOPMENT SCORECARD HERE]

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### **DESIGN TEAM**

Civil Engineer:       **ASB** design group LLC  
Surveyor:               Donohoe Survey Inc.  
Wetlands:               Wetlands & Land Management Inc.

### **PRELIMINARY WAVIER REQUEST**

### **INTRODUCTION**

#### **SECTION 1 Existing Conditions**

- 1.1 Existing Site Description
- 1.2 Existing Utilities
- 1.3 Soils
- 1.4 Existing Conditions Pre-Hydrology
  - 1.41 Methodology
  - 1.42 Pre-Hydrology

#### **SECTION 2 Proposed Conditions**

- 2.1 Project Description
- 2.2 Proposed Roadway Layout Right – Of – Way
- 2.3 Proposed Utilities
- 2.4 Proposed Conditions-Post Hydrology
  - 2.41 Methodology
  - 2.42 Post Hydrology
- 2.5 Traffic
- 2.6 Sustainable Development Principles

#### **APPENDIX A Soil Logs 1-10 (Also see Sheets C1 and C2)**

#### **APPENDIX B Figures and Wavier List**

##### **List of Figures**

- |           |                                  |
|-----------|----------------------------------|
| Figure 1  | Existing Conditions Aerial Photo |
| Figure 2  | Proposed Conditions Aerial Photo |
| Figure 2A | Soils Map                        |
| Figure 2B | Hydrologic Soil Group – Soil Map |

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List of Figures (cont.)

Figure 3	USGS Map
Figure 4	Reading Tax Map 26 Lot 157
Figure 5	Town of Reading Location Map (Travel Distances)
Figure 6	Rain Fall Distribution Map
Figure 7	Rain Fall Data Maps 1-3
Figure SD1	Sight Distance Lowell Street Looking Northwest
Figure SD2	Sight Distance Lowell Street Looking Southeast

Wavier List

## INTRODUCTION

The purpose of this report is to document the construction of a new 8 unit duplex (16 units) development located at 364 Lowell Street (Route 129) in Reading MA. (Tax Map 26, Lot 157 see **Figures 1, 3-5**). A new 430' ( $\pm$ ) roadway way ending in a cul-de-sac is being proposed to service 3 new lots (see **Figure 2**). Lot 1 will encompasses the existing house at 364 Lowell Street. The new road will follow the existing gravel/dense grade driveway and connect to Lowell Street. The development will be serviced by Town of Reading sewer and water along with gas, telephone, electric and cable. A closed drainage system will collect the stormwater runoff from the roadway and direct it to Best Management Practice Ponds the will incorporate LID (Low Impact Development) Stormwater design guidelines.

## SECTION I EXISTING CONDITIONS

### 1.1 EXISTING SITE DESCRIPTION

The 2.574 acre project site location is depicted graphically in **Figure 1** (also refer to Sheet C1 Existing Conditions Survey). The parcel contains an existing house, gravel/dense grade road/driveway with lawn. A 56' curb cut on Lowell Street currently provides access to the site. The remainder of the site is forested with a mixture of soft and hard wood deciduous and evergreen trees with little to on underbrush. A high elevation of 198 is located in the northeast corner of the site. The site slopes to a low elevation of 190 that defines the existing wetland resource area.

The wetlands have been flagged by Wetland and Land Management Inc. and approved by the Reading Conservation Commission on July 25, 2013 (see ORAD – DEP # 270-0616)) and are shown on Figures 1 and 2 as well as Sheet C1 along with the local and state wetland resource area buffer zones

The site does not fall within a Flood Insurance Rate Map (FIRM) for the Town of Reading but does fall within the Town of Reading Aquifer Protection District.

### 1.2 EXISTING UTILITIES

The site is serviced by Town of Reading water and sewer. Gas, telephone and electric are all located within the Lowell Street (Route 129) Right-Of-Way. There is also a closed drainage

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system within the Lowell Street Right-Of-Way. Presently the site does not contribute stormwater runoff to the closed drainage system (see Section 1.42)

### 1.3 SOILS

Soil information for the proposed new development were obtained from two sources. The first resource was the **Soil Survey of Essex County – Northern Part, Massachusetts**, as provided by the United States Department of Agriculture, Soil Conservation Service (see Figure 2A and Sheet C1). The soils shown on the map are broken down into four hydrologic soil groups and are summarized below (also see Figure 2B).

**Group A** soils have a low runoff potential and high infiltration rates when thoroughly wetted. They consist chiefly of deep well to excessively drained sands and gravels and have a high rate of water transmission (greater than 0.3 in/hr.).

**Group B** soils have a moderate infiltration rates when thoroughly wetted, and consist chiefly of moderately deep-to-deep moderately well to well drained soils with moderately fine to moderately coarse textures. These soils have a moderate rate of water transmission (0.15-.30 in/hr.).

**Group C** soils have low infiltration rates when thoroughly wetted and consist chiefly of soils with a layer that impedes downward movement of water, and soils with moderately fine-to-fine texture. These soils have a low rate of water transmission (0.05-0.15 in/hr.).

**Group D** soils have high runoff potential. They have low infiltration rates when thoroughly wetted, and consist chiefly of clay soils with high swelling potential, soils with a permanent high water, soils with a clay pan or clay layer at or near the surface, and shallow soils over nearly impervious material. These soils have a very low transmission (0-0.05 in/hr.).

The site and associated water shed is comprised of 2 soil groups as shown in Figure 2A and Sheet C3. Table 1 below summarizes the 2 soil groups with their corresponding hydrologic soil group in.

Table 1 Soil Summary

Symbol	Soil Name	Slope %	Hydrologic Group
256A	Deerfield Loamy Sand	0 to 3	A
626B	Merrimac-Urban Land Complex	0 to 8	A

The second source was on site soil testing. Soil testing was conducted on June 18, 2013 by ASB design group llc (ASB). The soil logs are shown in Appendix A. See Sheets C1 for the locations of the onsite soil testing.

The predominant C soil horizon within in the area of the proposed development consisted of a course sand to sand.

The Hydrologic Soil Group (HSG) shown in Table 1 was determined from the soils map as shown in Figure 2B.

### 1.3 EXISTING CONDITIONS PRE-HYDROLOGY

#### 1.31 Methodology

The pre and post hydrology study was conducted using *HydroCAD a Stormwater Modeling System*. The Runoff Curve Numbers were selected from the tables listed within the *Soil Conservation Service Technical Release 55*. The terminology used by *HydroCAD* is summarized below.

1. **Subcatchment** - refers to a relatively homogenous area of land that drains into a single reach or pond.
2. **Reach**- refers to a uniform stream, Channel, or pipe that conveys water from one point to another reach or pond.
3. **Pond**- refers to a pond, swamp, dam, or other impoundment that fills with water from one or more sources and empties in a manner determined by a weir, culvert, ex-filtration or devise(s) at its outlet.

Four storm events were analyzed as part of the pre-development drainage study. They are the 2, 10, 25, and 100 year twenty-four hour rainfall events. The rainfall data maps for Massachusetts were taken from the *Guidelines for Soil & Water Conservation In Urbanizing Areas of Massachusetts* (see Rainfall Data Maps for Massachusetts Figure 7). The *Rainfall Distribution* is *Type III*, which is typical for Massachusetts and is shown on Figure 6.

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1.32 Pre-Hydrology

A single design point was studied; Design Point 1 – Existing Wetland. Design Point 1 is shown on the Pre-Development Drainage Plan (D1) that is attached to this report. The Design Point is summarized below.

- **Design Point 1** represents the stormwater runoff that flows to the easterly side of the parcel. Point 1 represents the storm water runoff that flows to the existing wetland area flagged by Wetland and Land Management Inc.

The Pre-Development Drainage Plan (D1) depicts subcatchment E1 with the corresponding soil type taken from the Soil Conservation Service soils maps. The Design Point and longest flow path are also shown on D1.

With the soil type, existing surface conditions, and hydrologic soil group, the runoff curve numbers can be determined. (See Existing Hydrology Calculations, Section 3)

The 2, 10, 25, and 100-year 24-hour storm events were run. The results of the peak flows are shown in Table 2 below and given in cubic feet/second (cfs). Table 1 summarizes the peak flow to Design Point 1.

**Table 2 Peak Rate of Runoff – Pre Conditions (cfs)**

<b>Design Point</b>	<b>2 Year Storm (3.1")</b>	<b>10 Year Storm (4.6")</b>	<b>25 Year Storm (5.5")</b>	<b>100 Year Storm (7.1")</b>
Design Point 1	.00	.02	.06	.53

As can be seen from Table 2 the stormwater flow generated from the site is negligible for all four storm events. This is not uncommon for sites with a Hydrological Soil Group A. Please also note, that although engineers like to report the results with an accuracy to the 100<sup>th</sup> there is no such accuracy in hydrology studies. The accuracy at best is to a whole number. So what we can see from Table 2 is that there is no runoff generate from the site under existing conditions. The storm water infiltrates into the soils on site.

## SECTION II PROPOSED CONDITIONS

### 2.1 PROJECT DESCRIPTION

The proposed project will consist of the construction of a new 430' long roadway way which ends in a cul-de-sac. A total of 8 new single family duplex homes with driveways are proposed for the site. Each unit will be provide 1 parking space in the garage and one exterior parking space.

### 2.2 PROPOSED ROADWAY LAYOUT/RIGHT-OF-WAY

The new roadway will be located within the existing curb cut on Lowell Street and follow the current gravel/dense graded driveway. The existing gravel/dense graded driveway varies in width from 35' to 20'.

### 2.3 PROPOSED UTILITIES

The site will be serviced with an 8" water line, 8" SDR 35 sewer line, gas, telephone and electric. All new utilities will be located within the new Road Right-Of-Way.

#### **Proposed Sewer**

A proposed 8" SDR 35 sewer line within the new roadway will connect to the existing 8" sewer line in Lowell Street (see Sheet C5 and C8). The sewer services to the new homes will be 4" SDR 35 sewer pipe.

#### **Proposed Water**

A proposed 8" Ductile Iron Class 52 water line will be installed and connect to the existing water line in Lowell. A fire hydrant will be installed within in the proposed development locate approximately 390 from the Lowell Street intersection. One inch water lines will service each unit.

#### **Proposed Gas, Telephone, Electric, and Cable**

The site will be serviced by gas (see Sheet C1). Telephone, electric and cable will also service the site.

## **Proposed Drainage**

See Section 2.4 Proposed Hydrology.

## **2.4 PROPOSED CONDITIONS POST HYDROLOGY**

### **2.41 Methodology**

See Section 1.41

### **2.42 Post-Hydrology**

The proposed project will involve the construction of a new 24' wide roadway, 8 new single family duplex homes, driveways, utilities, stormwater management BMP's and site landscaping. As a result of the proposed development, there will be an increase in the amount of impervious surface (pavement and roof). This increase in impervious surface will result in an increase in the storm water runoff rate (cfs) and volume (cf) associated with the site. To mitigate these increases in the peak rate of storm water runoff the design team will implement LID stormwater design techniques' to:

- Minimize site clearing/tree removal,
- Provide stormwater treatment,
- Maximize stormwater infiltration,
- Incorporate overall stormwater design into the site landscaping.

Roof runoff from the duplex units will be directed to stormwater infiltration units. The site will be designed to direct the stormwater runoff generated from the new roadway to a stormwater treatment/infiltration Best Management Practice Ponds (BMP). The BMP'S will to capture, detain and infiltrate the site and driveway storm water runoff. The LID BMP's will be designed to detain, treat and infiltrate the 100 year storm event.

The design team will work to minimize the amount of area that would be impacted (tree removal and site grading) due to the construction process. This will include:

- A reduced roadway pavement width,
- The placement of BMP's within areas that would be already be disrupted by the construction process,

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- The creation of smaller BMP's is size but greater in number to minimize concentrated stormwater flow,
- The location of BMP's to fit into the final landscape to minimize additional site clearing,
- Providing landscaping to the BMP's to promote water quality treatment and stormwater infiltration. This also allows the BMP's to become part of the overall final landscape.

Braking the subcatchments (drainage areas) into smaller areas prevents the stormwater from being concentrated. The importance of smaller drainage areas can appreciated and visualized by thinking of stormwater runoff as ordinary vehicular traffic. The same mathematical principals that are applied in Storm Water Hydrology Studies are also apply to Traffic Studies. Table 3 summarizes some of the similarities.

**Table 3 Similarities**

Comparison	Hydrology Studies	Traffic Studies
Peak Rate	Peak Rate of Runoff – cubic feet per second	Peak Rate of Traffic – Vehicle Trips per hour
Velocity	feet per second	miles per hour
Volume	Peak Rate of Runoff – cubic feet	Peak Rate of Traffic – Total Vehicles
Flow	Water	Vehicle
Conveyance	Pipe	Road

Making use of Table 3 we can visualize the importance of small drainage areas. They create:

- smaller peak rates or less vehicles,
- lower velocities mean less erosion or safer driving conditions,
- smaller BMP's mean less site clearing or smaller parking areas (less pavement),
- greater water quality treatment or less air pollution.

Stone infiltration/landscape inlets will allow the stormwater contained within the LID BMP's to infiltrate into the sandy soils. This will allow for greater water quality treatment, stormwater infiltration into the existing soils and creates an environment for divers' landscape plantings.

The critical features of the LID BMP's are their location and size (volume). During the construction process ASB will coordinate with the applicant on the final shape and plantings. Prior to planting, the LID BMP's will be checked to confirm proper location and size. Infiltration stone lined channels and/or pine bark mulch planting beds will be created to promote storm water infiltration.

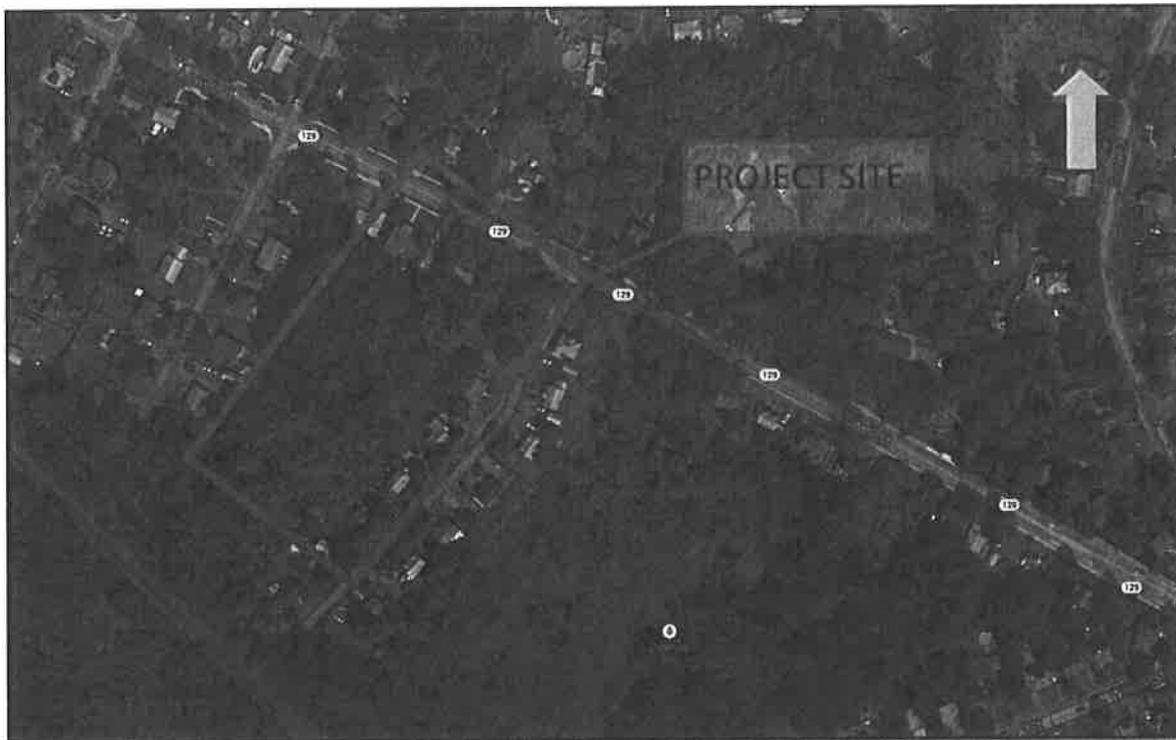
## 2.5 TRAFFIC

### INTRODUCTION

The purpose of this technical section of the Report is to document the existing traffic information at the proposed Lyle Estates Subdivision located on Lowell Street (Route 129) Reading, Massachusetts in accordance with the Town of Reading Rules and Regulations. The project consists of the development of a parcel of land on Lowell Street (Route 129) that when fully constructed will include 8 new duplex residential houses (16 units). Frontage for the new lots will be on a new fully built roadway and all driveways will access the new roadway.

The standards used for analysis conform to the most recent editions of the *Manual on Uniform Traffic Control Devices (MUTCD)*, the *Highway Capacity Manual (HCM)*, and are consistent with the guidelines set forth by the *Massachusetts Department of Transportation (MassDOT)*.

Figure T1 – Locus Plan



## EXISTING CONDITIONS

The following section documents the existing traffic conditions in the vicinity of the project.

### **Lowell Street (Route 129)**

The project's primary impact area is proposed to be identified by the immediate roadway segment of Lowell Street. Lowell Street (Route 129) is classified as a Rural Minor Arterial under the Federal Functional Classification system. Lowell Street is a two-way roadway, and runs in a general east-west direction and provides commuters access between Reading, Wilmington, and Interstates 93 and 95. The roadway operates with one travel lane in each direction. The overall roadway width is approximately 30 feet with 5' concrete sidewalks on each side of the roadway. A double yellow centerline separates the travel lanes at the site. Parking is prohibited on both sides of the roadway and utility poles are located along the eastbound side.



*Looking westbound on Lowell Street*



*Looking eastbound on Lowell Street*

## Existing Traffic Volumes

### **Automated Traffic Recorders**

A traffic counting program is conducted each year by the Statewide Traffic Data Collection section of the Massachusetts Department (MassDOT) of transportation. The program involves the systematic collection of traffic data utilizing automatic traffic recorders located on various roadways throughout the state.

The principal traffic volume parameters from MassDOT data for Route 129 (south of 93) in Reading are given below for this section of the roadway.

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**Table T1                      MassDOT Statewide Traffic Data**

<b>Location</b>	<b>ADT</b>	<b>D</b>	<b>A.M. Peak</b>	<b>P.M. Peak</b>
<b>Lowell Street (Route 129)</b>	17,000	52% WB	1,400	1,550

**PROPOSED CONDITIONS**

The proposed new roadway is located approximately 1200' west of the signalized intersection of Willow Street/Grove Street and Lowell Street. The proposed intersection is a 3-legged un-signalized intersection with the proposed roadway approaching from the south, and Lowell Street approaching from the east and west. The posted speed limit at the intersection of the new roadway and Lowell Street is 40 mph in both directions. However, the speed limit is reduced to 30 mph between Plymouth Street and the Willow Street/Grove Street and Lowell Street Intersection (see Figure SD 2).

The proposed roadway is 24 feet with two 12' travel lanes. The proposed roadway is the minor movement at the intersection and will be controlled by a stop sign.

**Future Vehicular Traffic**

This proposed development would include a new roadway intersecting Lowell Street (Route 129) in Reading to service 8 new duplex structures or 16 single family residences. To be conservative for our assessment we have assumed that each new residence will generate two (2) vehicular trips during the morning and evening peak hours, one (1) in, and one (1) out.

Based on the MassDOT Statewide Traffic Data, and our assumptions above, we believe that the proposed development will not significantly impact the area traffic, and Lowell Street will continue to operate at its current levels of service with no additional delays on all approaches.

**Site Distance**

Sight distance is the length of roadway ahead that is visible to the roadway user. In most cases, specific sight distance measures apply to motor vehicles and bicyclists. At intersections sight distance is provided to allow drivers to perceive the presence of potentially conflicting vehicles. This should occur in sufficient time for a motorist to stop or adjust their speed, as appropriate, to avoid colliding in the intersection. Sight distance also allows drivers of stopped vehicles with a sufficient view of the intersecting roadway to decide when to enter or cross the intersecting roadway. AASHTO's *A Policy on the Geometric Design of Highways and Streets* provides

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procedures to determine desirable sight distances at intersections for various cases are described below and include:

- Case A – Intersections with no control on any approach
- Case B – Intersections with stop control on the minor street
- Case C – Intersections with yield control on the minor street
- Case D – Intersections with traffic signal control
- Case E – Intersections with all-way stop sign control
- Case F – Left turns from the major road

The proposed roadway is the minor movement at the 3-legged intersection and is controlled by a stop sign, which is in conformance with Case B. The excerpt below from Section 3.7.4.4 of MassDOT Project Development & Design Guide 2006 Edition describes the method used to determine the desirable Site Distance.

### **3.7.4.4 Case B – Stop Control on Minor Street**

At an intersection with stop control on the minor street, as illustrated in Exhibit 3-11, the stopped minor-street driver must be able to see motor vehicles and bicycles approaching on the major street from either direction, at sufficient distance to allow crossing or turning maneuvers from the minor street. The leg of the intersection sight triangle on the minor street (Dimension A) is the distance between the driver's eye and front of vehicle (8 feet) plus distance from front of vehicle to edge of pavement (6.5 feet, prefer 10 feet) plus the distance from edge of pavement to middle of lane of interest (e.g., 6 feet for a right turn, 18 feet for a left turn on an undivided 2-lane highway, etc.) The major street leg of the triangle is the intersection sight distance along the major road (Dimension B).

#### ***Left Turns from Stop Controlled Minor Street***

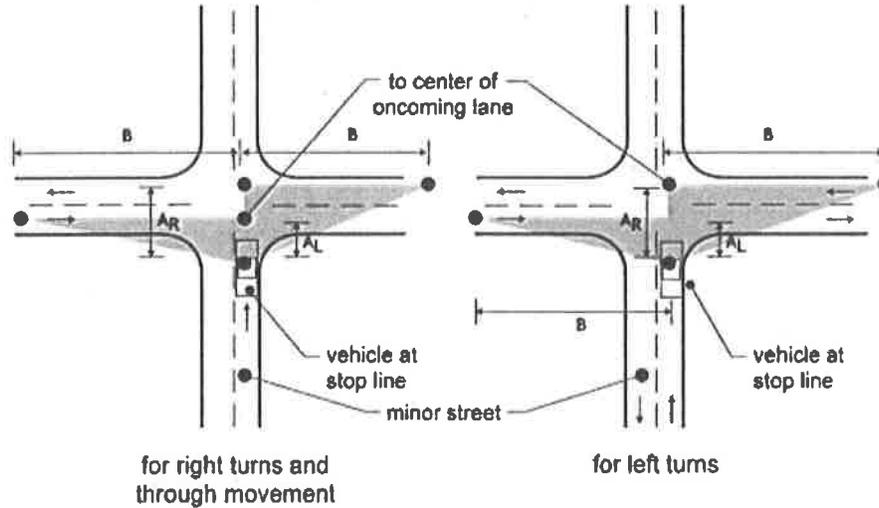
For motor vehicles making a left turn, the intersection sight distance along the major street (Dimension B) is given for an intersection of 2-lane streets in Exhibit 3-11. For example, at a design speed of 40 edge of the major street travel lane, the intersection sight distance (Dimension B) is 445 feet. It is recommended that this intersection sight distance (Dimension B) be applied along the major street for left turns. The present layout has a minimum of 450'.

#### ***Right Turns from Stop Controlled Minor Street***

For motor vehicles making a right turn from the minor street, the intersection sight distances are given in Exhibit 3-11. Here at a design speed of 40 edge of the major street travel lane, the intersection sight distance (Dimension B) is 385 feet. It is recommended that this intersection sight distance (Dimension B) be applied along the major street for right turns. The present layout has a minimum of 400'.

Exhibit 3-11  
 Sight Triangle Case B

Departure Sight Triangles



Sight Triangle Legs: Case B – Stop Control on Cross Street

Major Street Design Speed (mph)	Length of Sight Triangle Legs (feet)			
	Minor Street for Vehicles Approaching From Right (AR, feet)	Minor Street for Vehicles Approaching From Left (AL, feet)	Major Street For Left Turns (B, feet)	Major Street for Right Turns or Through (B, feet)
15	32.5	20.5	170	145
20	32.5	20.5	225	195
25	32.5	20.5	280	240
30	32.5	20.5	335	290
35	32.5	20.5	390	335
40	32.5	20.5	445	385
45	32.5	20.5	500	430
50	32.5	20.5	555	480
55	32.5	20.5	610	530
60	32.5	20.5	665	575
65	32.5	20.5	720	625
70	32.5	20.5	775	670
75	32.5	20.5	830	720

Sight triangle legs shown are for passenger car crossing or turning into a two-lane street, with grades (all approaches) 3 percent or less. For other grades and for other major street widths, recalculate using AASHTO *Green Book* formulas.

Source: *A Policy on Geometric Design of Streets and Highways*, AASHTO, Washington DC, 2004. Chapter 3 Elements of Design

Site Distance analysis Figures SD 1 and 2 are provided in the **Appendix 2B**.

## Fire Truck Turning Movements

The turning movements for the largest fire truck for the Reading Fire Department have been utilized in the design of the new roadway. The fire truck can make both turns into and exiting the site. And is able to make the turn at the cul-de-sac.

## 2.6 SUSTAINABLE DEVELOPMENT NARRATIVE

### Sustainable Development Principles

### Lyle Estates

<p><b>1. CONCENTRATE DEVELOPMENT &amp; MIX USES.</b></p> <p>Support revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, integrates uses, and fosters a sense of place. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.</p>	<ul style="list-style-type: none"> <li>▪ The project location is within an area that is partly disturbed, including an existing house and dense grade drive/roadway.</li> <li>▪ The development pattern is compact, making use of the upland portion of the site closest to the existing sewer easement, so as to preserve the undeveloped land and natural resources at the rear of the property. Approximately 68% of the site will remain undisturbed in its natural condition upon completion.</li> <li>▪ The project utilizes existing sewer and water in Lowell Street right of way with a new sewer line and connections proposed.</li> <li>▪ The site is approximately 1.17 miles to the Reading Hall and town center and 1 mile to Rt. 93, and provides easy access to work locations, the commuter rail and other public transportation, local schools, recreational opportunities, and shopping (see Figure 5).</li> <li>▪ The project produces mixed income multi-family duplex housing.</li> </ul>
<p><b>2. ADVANCE EQUITY.</b></p> <p>Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning to ensure social, economic, and environmental justice.</p>	<ul style="list-style-type: none"> <li>▪ The project creates market rate and moderate income rental housing in a community where this type of housing is lacking.</li> <li>▪ The project will increase the tax base for the town.</li> <li>▪ The project will be designed, constructed and managed with the environment in mind.</li> </ul>

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<p><b>3. MAKE EFFICIENT DECISIONS.</b></p> <p>Make regulatory and permitting processes for development clear, predictable, coordinated, and timely in accordance with smart growth and environmental stewardship.</p>	<ul style="list-style-type: none"> <li>• The developer will communicate with the Town and neighbors to the property throughout the process, providing opportunities for feedback and keeping them up-to-date on any changes to their plans.</li> </ul>
<p><b>4. PROTECT LAND AND ECOSYSTEMS.</b></p> <p>Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.</p>	<ul style="list-style-type: none"> <li>▪ The project design is sensitive to resource areas; existing wetland resources will remain protected, and approximately 68% of the site will be undisturbed.</li> <li>▪ The proposal will develop a site that has been partially cleared, while integrating building plans and site features with the surrounding natural habitat.</li> </ul>
<p><b>5. USE NATURAL RESOURCES WISELY.</b></p> <p>Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, and materials.</p>	<ul style="list-style-type: none"> <li>▪ The project will be designed for energy efficiency, with a goal of reducing its overall energy consumption by 20% over the baseline.</li> <li>▪ Recycled and non-toxic materials will be used in the common areas and apartment homes.</li> <li>▪ Homes will be supplied with Energy Star rated lights and appliances and low flow plumbing fixtures.</li> <li>▪ The site development involves no wetlands alteration and will mitigate negative impacts to wetland resources.</li> </ul>
<p><b>6. EXPAND HOUSING OPPORTUNITIES.</b></p> <p>Support the construction and rehabilitation of housing to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit and where services are available. Foster the development of housing, particularly multifamily and smaller single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.</p>	<ul style="list-style-type: none"> <li>▪ The project will provide moderate income and workforce households a rental housing option in Rockland.</li> <li>▪ The project provides housing with access to public transit and major employment hubs.</li> <li>▪ The project expands the affordable housing stock in Reading, adding 4 units of affordable housing.</li> <li>▪ The project will provide apartments accessible to members of the community with disabilities.</li> </ul>
<p><b>7. PROVIDE TRANSPORTATION CHOICE.</b></p> <p>Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality.</p>	<ul style="list-style-type: none"> <li>▪ The site is .66 miles from the Reading MBTA Train Station. The project reduces dependence on private automobiles via proximity to basic needs and public transportation.</li> </ul>

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**Mass. Housing**  
**Lyle Estates**  
**January 2015**

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<p><b>8. INCREASE JOB &amp; BUSINESS OPPORTUNITIES.</b></p> <p>Attract businesses and jobs to locations near housing, infrastructure, and transportation options.</p>	<ul style="list-style-type: none"> <li>▪ The project will create housing near job opportunities in the retail, service, and professional sectors.</li> <li>▪ The project will create new opportunities for area businesses.</li> </ul>
<p><b>9. PROMOTE CLEAN ENERGY.</b></p> <p>Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.</p>	<ul style="list-style-type: none"> <li>• The project will meet this goal through reducing automobile dependency through its proximity to public transportation.</li> <li>• The overall efficiency and sustainability goals of the project will help reduce greenhouse gas emissions.</li> </ul>
<p><b>10. PLAN REGIONALLY.</b></p> <p>Support the development and implementation of local and regional plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long-term costs and benefits to the larger Commonwealth.</p>	<ul style="list-style-type: none"> <li>• The project supports a local and regional housing need and provides moderate priced and affordable rental housing within convenient commute by train, bus, or vehicle to employment hubs in the Route 128 and Metro Boston area.</li> </ul>

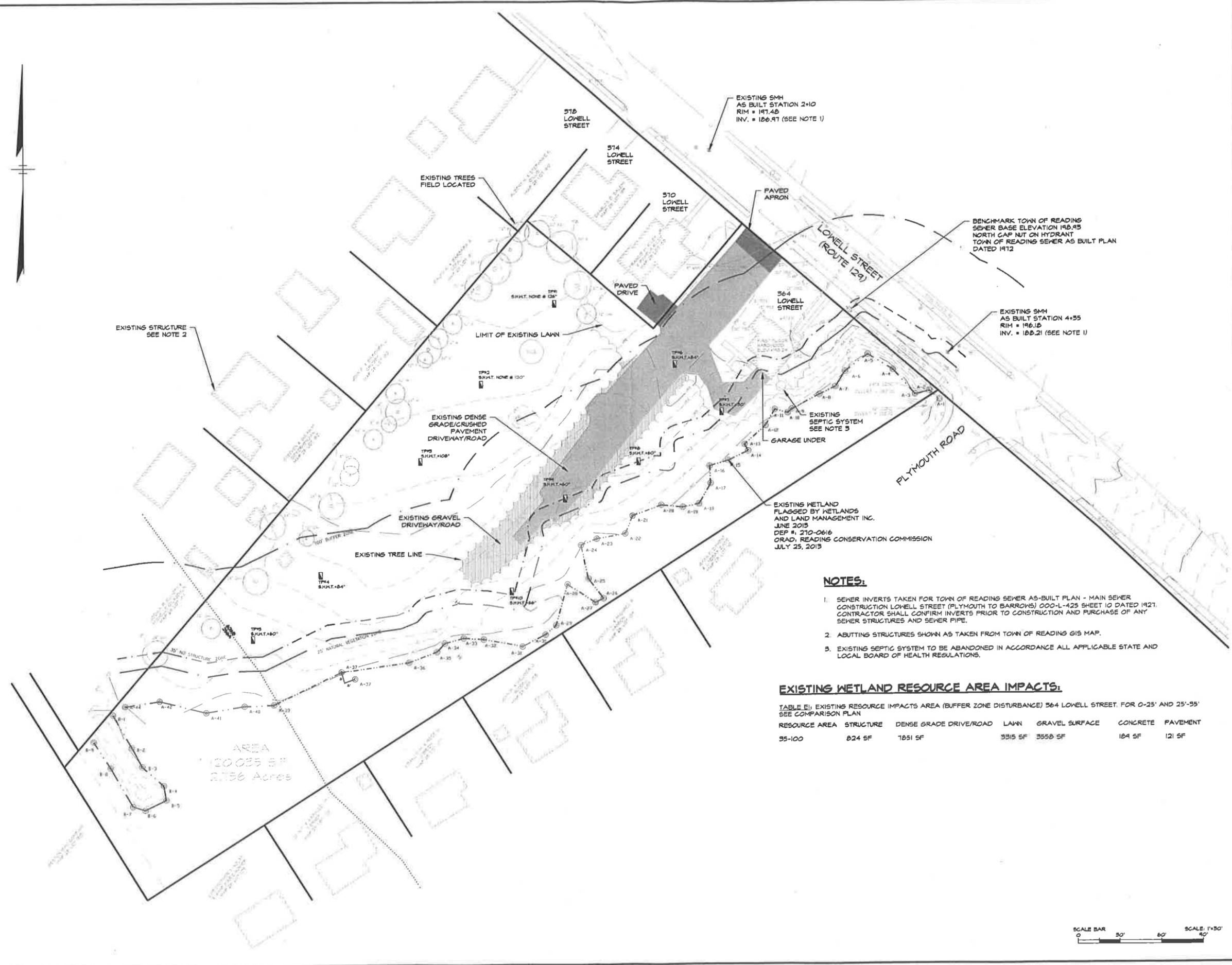
**For Tax Maps See Section 1.1**

### **Written Directions to 364 Lowell Street - Reading**

1. Take the I-93 North Ramp for 13.4 miles
2. Take the MA-129 Exit 38 toward Reading/Wilmington
3. Keep left off the ramp towards Austin Prep School
4. Turn left onto Lowell Street/ MA-129 and travel for .6 miles
5. 364 Lowell Street is on the right



no.	date	description
1	11/17/14	ISSUED FOR REVIEW



MBTA

# ASB

design group, LLC  
civil engineering  
traffic engineering  
architecture  
landscape design & construction  
363 Boston Street, Route 1  
Loppsfield, MA 01983

project title:  
**LYLE ESTATES**

prepared for:  
JAMIESON PROPERTIES LLC  
627 MAIN STREET, SUITE 1  
WOBURN, MA 01801

revisions

no.	date	description
0	11.15.14	issued for review

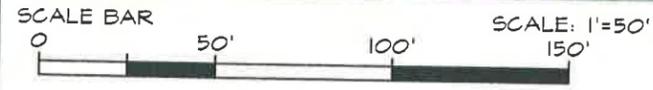
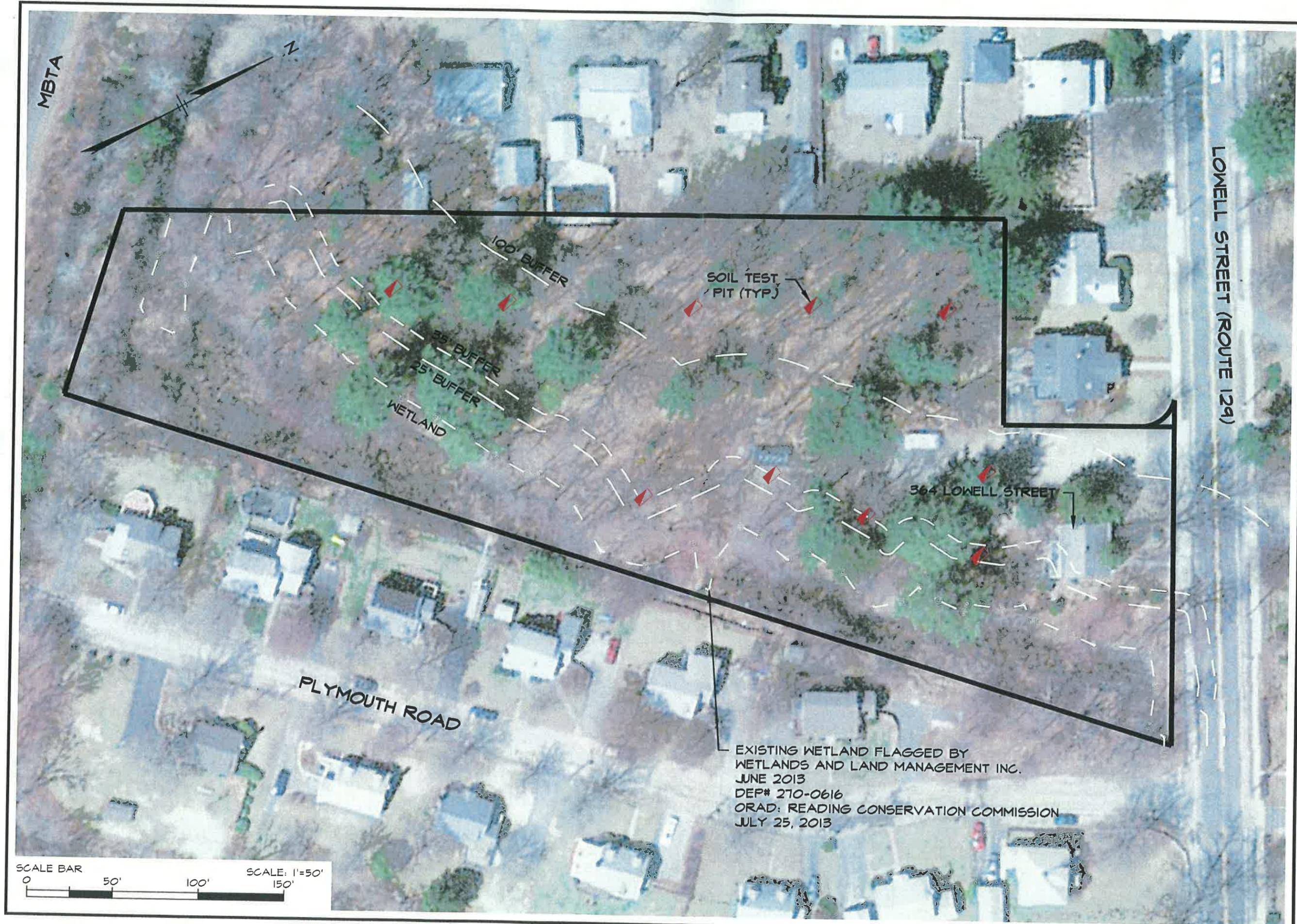
plan submission  
**40B SITE PLANS**

date: 11.15.2014  
scale: 1" = 50'  
job no: 2014-23  
DEP no: TBD

drawing name  
**EXISTING  
CONDITIONS  
(AERIAL PHOTO)**  
drawing number

**FIGURE #1**

sheet 1 of 2



EXISTING WETLAND FLAGGED BY  
WETLANDS AND LAND MANAGEMENT INC.  
JUNE 2013  
DEP# 270-0616  
ORAD: READING CONSERVATION COMMISSION  
JULY 25, 2013



EXISTING WETLAND FLAGGED BY  
 WETLANDS AND LAND MANAGEMENT INC.  
 JUNE 2013  
 DEP# 270-0616  
 ORAD: READING CONSERVATION COMMISSION  
 JULY 25, 2013

**ASB**  
 design group, LLC  
 civil engineering  
 traffic engineering  
 architecture  
 landscape design & construction  
 363 boston street, route 1  
 topsfield, ma 01983

project title:  
**LYLE ESTATES**

prepared for:  
 JAMIESON PROPERTIES LLC  
 627 MAIN STREET, SUITE 1  
 WOBURN, MA 01801

revisions

no.	date	description
0	11.15.14	Issued for review

plan submission  
**40B SITE PLANS**

date: 11.15.2014  
 scale: 1" = 50'  
 job no: 2014-23  
 DEP no: TBD

drawing name

**PROPOSED  
 CONDITIONS  
 (AERIAL PHOTO)**

drawing number

**FIGURE #2**

sheet 2 of 2

**For Site/Context Photographs See Section 1.1 Page #11**

**For Documentation Regarding Site Characteristics and Constraints**

**See Section 1.1 Page #3**

TOTAL AREA: 2.754 Acres  
 ZONING DISTRICTS: SINGLE FAMILY 15 DISTRICT (S-15)  
 AQUIFER PROTECTION DISTRICT  
 ASSESSORS: MAP 26 LOT 157  
 REFERENCES:  
 DEEDS - BK. 61643 PG. 167  
 PLANS - PL. BK. 117 PL. 44  
 PL. BK. 361 PL. 23  
 PL. 173 OF 1942  
 PL. 810 OF 1954  
 PL. 384 OF 1959  
 PL. 1184 OF 1966  
 1915 TOWN LAYOUT OF LOWELL ST.  
 HORIZONTAL DATUM: 1915 LOWELL ST. LAYOUT

**ASB**  
 design group, LLC

civil engineering  
 traffic engineering  
 architecture  
 landscape design & construction  
 363 Boston Street, Route 1  
 Topsfield, MA 01983  
 land surveyor:  
**DONOHUE SURVEY, INC.**  
 363 BOSTON ST. TOPSFIELD, MA  
 (978) 887-8181 PROJ. 2833

project title:  
**LYLE ESTATES**  
 READING, MA

prepared for:  
 JAMIESON PROPERTIES LLC  
 627 MAIN STREET, SUITE 1  
 WOBURN, MA 01801

revisions

no.	date	description

plan submission  
**DEFINITIVE SUBDIVISION &  
 NOTICE OF INTENT PLANS**

date: February 10, 2014  
 scale: 1"=30'  
 job no: 2012-30 / 2833  
 DEP no: TBD

drawing name

LOTING  
 PLAN

drawing number

C4

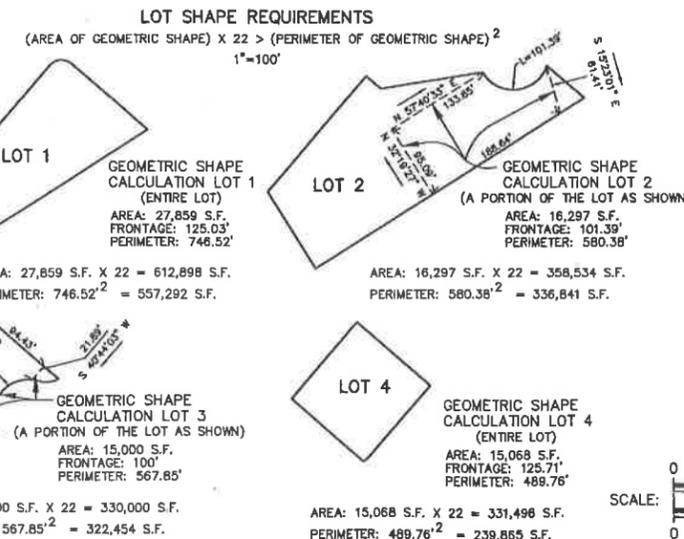
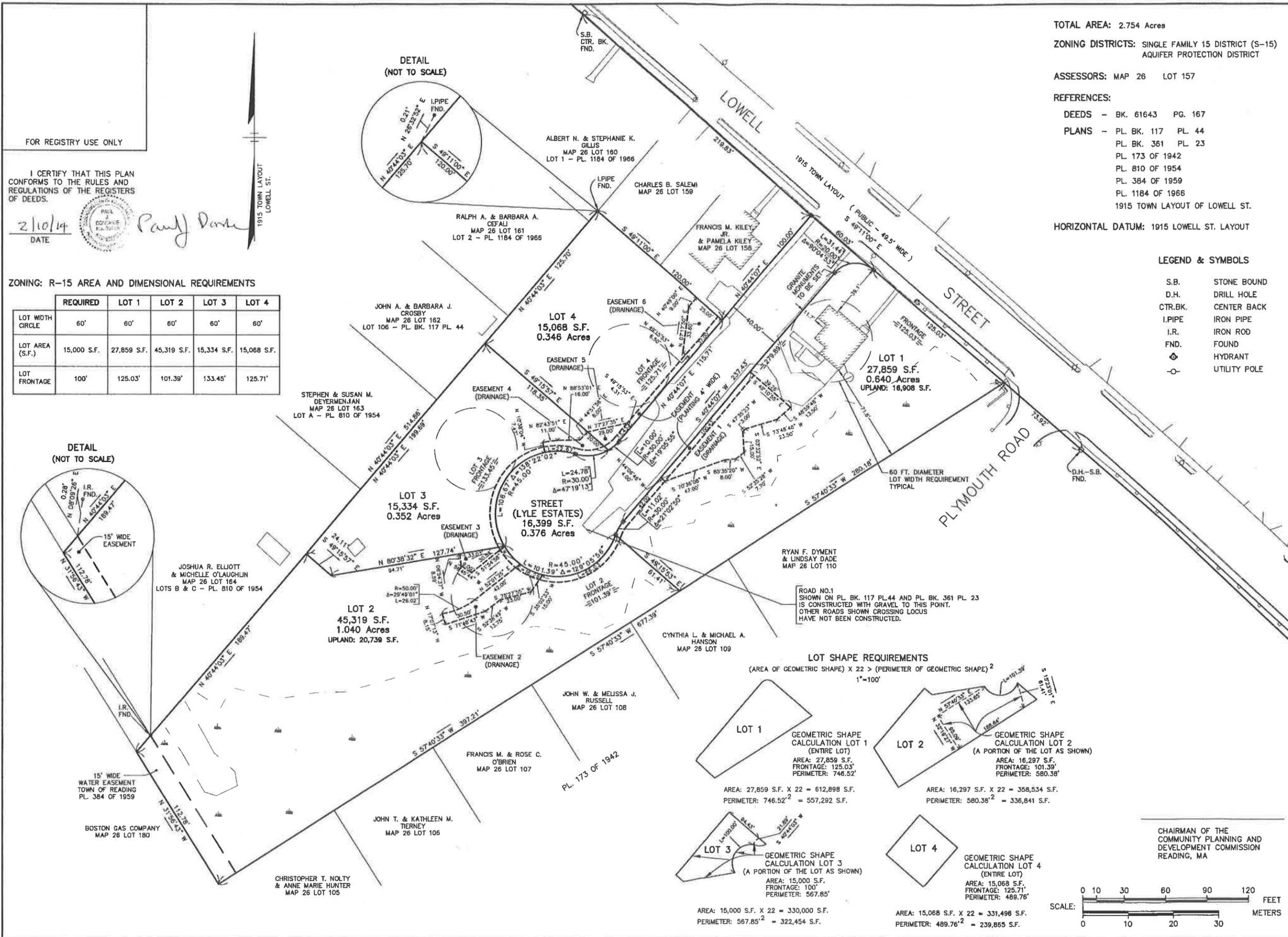
sheet 4 of 20

**LEGEND & SYMBOLS**

- S.B. STONE BOUND
- D.H. DRILL HOLE
- CTR.BK. CENTER BACK
- I.PIPE IRON PIPE
- I.R. IRON ROD
- FND. FOUND
- ⊕ HYDRANT
- UTILITY POLE



CHAIRMAN OF THE  
 COMMUNITY PLANNING AND  
 DEVELOPMENT COMMISSION  
 READING, MA



FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

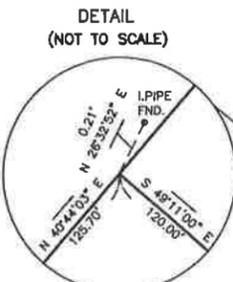
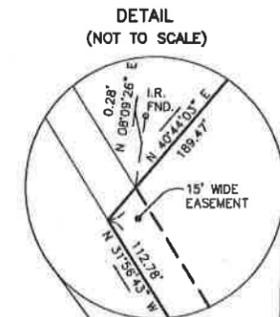
2/10/14  
 DATE



*Paul J. Donohue*

**ZONING: R-15 AREA AND DIMENSIONAL REQUIREMENTS**

	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4
LOT WIDTH	60'	60'	60'	60'	60'
LOT AREA (S.F.)	15,000 S.F.	27,859 S.F.	45,319 S.F.	15,334 S.F.	15,068 S.F.
LOT FRONTAGE	100'	125.03'	101.39'	133.45'	125.71'

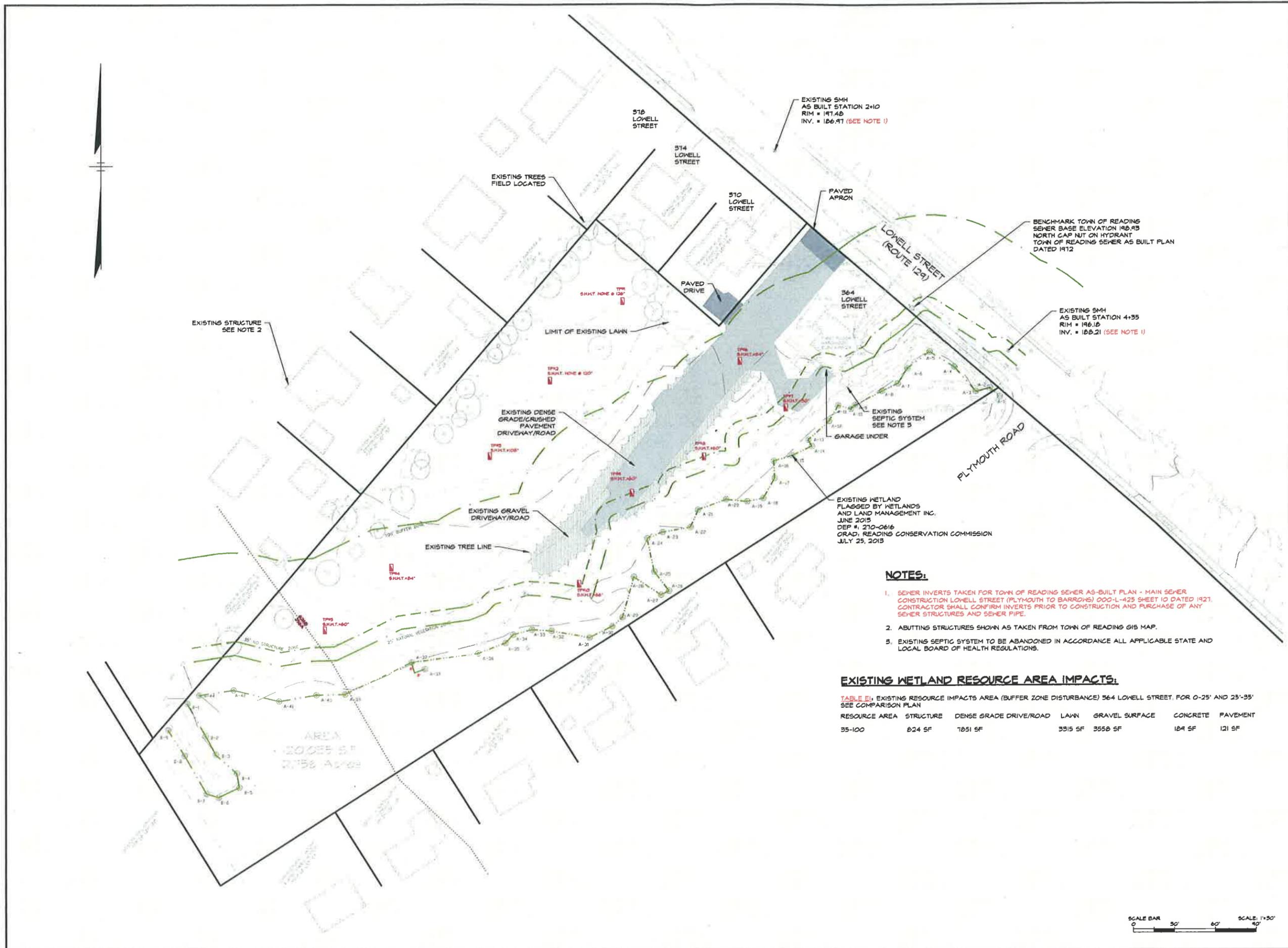




no.	date	description
1	11/17/14	ISSUED FOR REVIEW



*Thad D. Barry*



**NOTES:**

- SEWER INVERTS TAKEN FOR TOWN OF READING SEWER AS-BUILT PLAN - MAIN SEWER CONSTRUCTION LOWELL STREET (PLYMOUTH TO BARRONS) 000-L-423 SHEET 10 DATED 1921. CONTRACTOR SHALL CONFIRM INVERTS PRIOR TO CONSTRUCTION AND PURCHASE OF ANY SEWER STRUCTURES AND SEWER PIPE.
- ABUTTING STRUCTURES SHOWN AS TAKEN FROM TOWN OF READING GIS MAP.
- EXISTING SEPTIC SYSTEM TO BE ABANDONED IN ACCORDANCE ALL APPLICABLE STATE AND LOCAL BOARD OF HEALTH REGULATIONS.

**EXISTING WETLAND RESOURCE AREA IMPACTS:**

TABLE E1: EXISTING RESOURCE IMPACTS AREA (BUFFER ZONE DISTURBANCE) 364 LOWELL STREET. FOR 0'-25' AND 25'-35' SEE COMPARISON PLAN

RESOURCE AREA	STRUCTURE	DENSE GRADE DRIVE/ROAD	LAWN	GRAVEL SURFACE	CONCRETE	PAVEMENT
35-100	624 SF	7851 SF	3315 SF	3558 SF	184 SF	121 SF



project title:

**LYLE ESTATES**

prepared for:

JAMIESON PROPERTIES LLC  
627 MAIN STREET, SUITE 1  
WOBURN, MA 01801

revisions

no.	date	description
1	11/14	ISSUED FOR REVIEW

plan submission

**40B SITE PLANS**

date: 11.17.2014

scale: 1"=20'

job no: 2014-23 / 2833

DEP no: TBD

registrations



*Thad D. Berry*

drawing name

**PROPOSED LAYOUT**

drawing number

**C2**

sheet 2 of 2



project title:  
**LYLE ESTATES**

prepared for:  
**JAMIESON PROPERTIES LLC**  
627 MAIN STREET, SUITE 1  
WOBURN, MA 01801

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no.	date	description
0	01.19.15	MA HOUSING REVIEW

plan submission  
COMPREHENSIVE PERMIT  
MA. HOUSING  
SITE APPROVAL

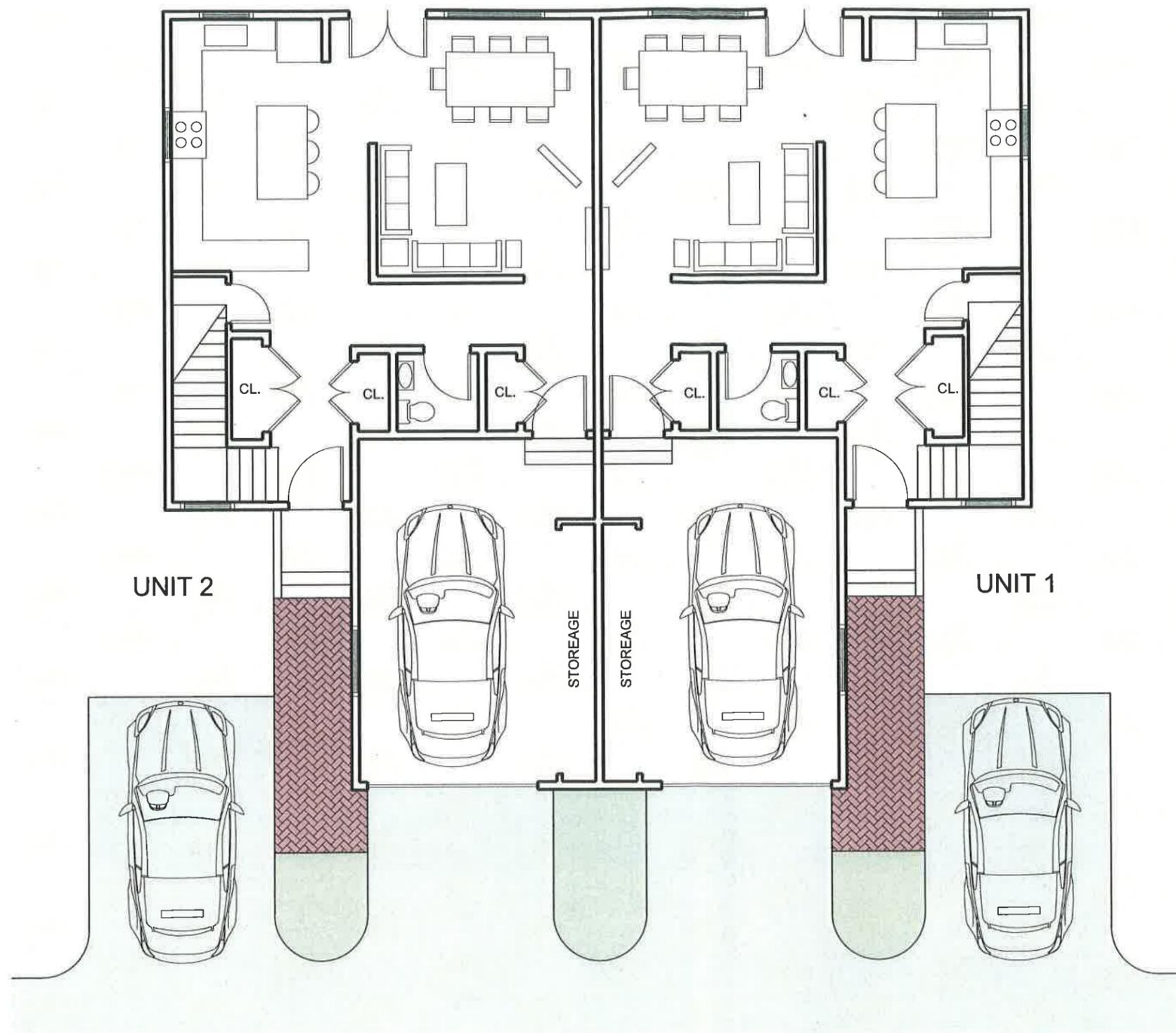
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scale: 1/8" = 1'-0"  
job no: 2014-23  
DEP no: TBD

drawing name  
**PROPOSED  
1ST FLOOR PLAN**

drawing number

**A.100**

sheet 1 of 3



**1** PROPOSED 1ST FLOOR PLAN  
1/8" = 1'-0"



project title:

**LYLE ESTATES**

prepared for:

JAMIESON PROPERTIES LLC  
627 MAIN STREET, SUITE 1  
WOBURN, MA 01801

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no.	date	description
0	01.19.15	MA HOUSING REVIEW

plan submission

COMPREHENSIVE PERMIT  
MA. HOUSING  
SITE APPROVAL

date: 01.19.2015

scale: 1/8" = 1'-0"

job no: 2014-23

DEP no: TBD

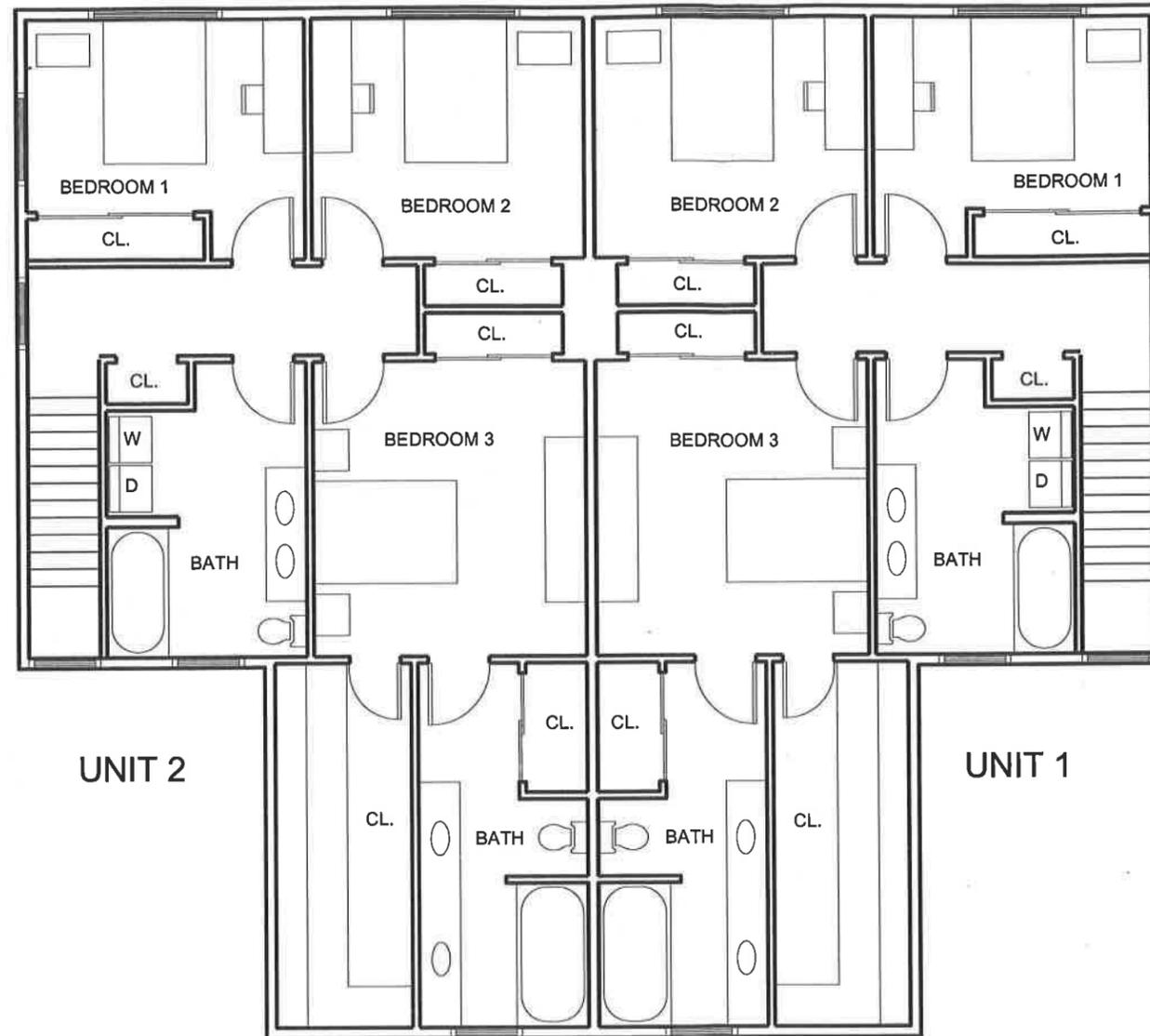
drawing name

**PROPOSED  
2ND FLOOR PLAN**

drawing number

**A.200**

sheet 2 of 3



**2** PROPOSED 2ND FLOOR PLAN  
1/8" = 1'-0"



project title:

**LYLE ESTATES**

prepared for:

JAMIESON PROPERTIES LLC  
627 MAIN STREET, SUITE 1  
WOBURN, MA 01801

revisions

no.	date	description
0	01.18.15	MA HOUSING REVIEW

plan submission

COMPREHENSIVE PERMIT  
MA. HOUSING  
SITE APPROVAL

date: 01.19.2015

scale: 1/4" = 1'-0"

job no: 2014-23

DEP no: TBD

drawing name

**FRONT  
ELEVATION**

drawing number

**A.300**

sheet 3 of 3



**1** PROPOSED FRONT ELEVATION  
1/4" = 1'-0"



## Architectural Narrative

The proposed development has been designed to minimize impacts to the existing site. The proposed roadway will follow an existing gravel access road/driveway. The design team conducted a tree inventory survey on the site including identifying mature trees along the property line to the abutting properties which could be preserved. The new duplexes have been situated so as to preserve the tree buffer.

The site is comprised an extremely sandy soil. The soil conditions will allow for stormwater infiltration for the roadways, driveways and duplexes.

Working with the natural contour of the site the duplexes along the left side of the proposed roadway will have a stepped foundation from front to rear. This will allow for windows at the rear of the building for these units providing natural light to the basement. This also will minimize tree removal and site grading with in the wetland buffer zone.

Each of the units will feature two parking spaces. One space will be within the proposed garage and one exterior to the building as shown on A.100. A 5' wide pervious paver walkway way will provide access the front entrance while also promoting stormwater infiltration. A second egress is provided at the rear of the building between the kitchen and dining area. Each unit will be provided storage inside the garage for trash, recyclables, bicycles etc.

The duplexes all feature three bedrooms and 2½ baths. The first floor will have an open floor plan with a natural gas fire place while also providing access to the basement. A front elevation of the duplex unit is shown on A.103. Sheet A.102 shows the layout for the second floor (bedrooms).

# ASB design group

Re: **Preliminary Wavier List**  
**Lyle Estates – Comprehensive Permit**  
**Site Approval**  
**364 Lowell Street**  
**Tax Map 26 Parcel 157**  
**Reading MA. 01867**

On behalf of Jamieson Properties LLC, **ASB** design group LLC (**ASB**), is submitting for your review the following waiver list for the Lyle Estates development.

## Rules And Regulations Governing The Subdivision Of Land In Reading

Table 1 documents the waivers that are being requested from the Rules and Regulations Governing the Subdivision of Land in Reading (also see Sheet C2).

**Table 1 Wavier Requests**

Section Reference	Town of Reading (Standard)	Lyle Estates (Wavier)	Comment Justification
Section 7.1.1. a	Right of Way 60'	Private Roadway	Comment #1
Section 7.1.3 a	Pavement Width 30'	Pavement Width 24'	Comment #2
Section 7.1.3 b	Sidewalks Both Sides	No Sidewalks	Comment #3
Section 7.1.4 b	Curb Radii 30'	Curb Radii 20'	Comment #4
Section 7.1.5 a	40' Paved Radius	36' Paved Radius	Comment #5
Zoning 2.2.13	Set Backs, Lot Area and Frontage	Private Roadway common open space	Comment #6

### Justification

Comment #1: The new development will be serviced by a private roadway maintained by the residences of the development.

Comment #2: With a reduced Right of Way the pavement will be reduced from a width of 30' to 24'. The radius of pavement at the cul-de-sac will be reduced from 40' to 36'.

Comment #3: There are presently concrete sidewalks along Lowell Street (Route 129). As consistent with the surrounding developments there will be no sidewalks.

Comment #4: Curb radius at the Lyle Estate and Lowell Street intersection will be reduced from 30' to 20' to coincide with the reduced right-of-way and pavement width.

Comment #5 See response to Comment 2.

Comment #6 The development will be serviced by a private 24' wide roadway ending in a cul-de-sac. Each unit will share in the open space under common ownership.

## Reading Wetland By – Law

Table 2 documents the waivers that are being requested from the Reading Wetland By - Law (also see Sheets C1 and C2).

**Table 2 Wavier Requests**

Section Reference	Town of Reading (Standard)	Lyle Estates	Comment Justification
Section 3.D.2	25' Natural Vegetation Zone	See Sheet C2	Comment #1
Section 3.D.4	35' No Structure Zone	See Sheet C2	Comment #2

### Justification

Comment #1: The proposed development will complies with the MADEP Wetland regulations.

Comment #2: The proposed development will complies with the MADEP Wetland regulations.

**For Documentation Regarding Sustainable Development**

**See Section 1.1 / sub-section 2.6**

STANDARD FORM  
PURCHASE AND SALE AGREEMENT

This 17<sup>th</sup> day of March, 2015.

1. PARTIES AND MAILING ADDRESSES  
(fill in)  
Jamieson Properties, LLC, a Massachusetts limited liability company, of 627 Main Street, Woburn, MA hereinafter the SELLER, agrees to SELL and  
Reading Townhouse Development LLC of 627 Main Street, Woburn, MA hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:
2. DESCRIPTION (fill in and include title reference)  
364 Lowell Street, Reading, MA as more fully described in a deed recorded in Middlesex South District Registry of Deeds at Book 61643, Page 545.
3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES  
(fill in or delete)  
There is currently a building on the property and the SELLER and BUYER acknowledge that the BUYER will either (a) knock down said building, or (b) completely refurbish said building..
4. TITLE DEED  
(fill in)  
Said premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except  
(a) Provisions of existing buildings and zoning laws;  
(b) intentionally omitted;  
(c) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;  
(d) Any liens for municipal betterments assessed after the date of this agreement;  
(e) easements and restrictions of record which do not materially interfere with the present use of the Premises.
5. PLANS  
If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.
6. REGISTERED TITLE  
In addition to the foregoing, if the title to said premises is registered, said deed shall be in form sufficient to entitle the BUYER to a Certificate of Title of said premises, and the SELLER shall obtain such Certificate of Title.
7. PURCHASE PRICE  
(fill in); space is allowed to write out the amounts if desired  
The agreed purchase price for said premises is \$1.00 to be paid at the time of recording of the deed in cash.
8. TIME FOR PERFORMANCE; DELIVERY OF DEED  
(fill in)  
Such deed is to be delivered at 10:00 AM on or before March 17, 2015 at a date and time agreed to the SELLER and BUYER. Time is of the essence of this Agreement.
9. POSSESSION and CONDITIONS of PREMISES. (attach a list of exceptions, if any)  
Full possession of said premises free of all tenants and occupants, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are reasonable use and wear thereof excepted, and (b) not in violation of said building and zoning laws and in conformity therewith and (c) in compliance with provisions of any instrument referred to in clause 4 hereof. The BUYER shall be entitled to an inspection of said premises prior to the delivery of the deed in order to determine whether the condition thereof complies with the terms of this clause.

10. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM (Change period of time if desired). If the SELLER shall be unable to give title or make conveyance, or to deliver possession of the premises, all as herein stipulated, or if at the time of delivery of the deed the premises do not conform with the provisions hereof, SELLER shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance thereof and the time for performance within Part II of this agreement shall be extended for a period of up to thirty (30) calendar days.
11. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc. If at the expiration of any such extended time for performance pursuant to paragraph 10 above, the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, at the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.
12. BUYER'S ELECTION TO ACCEPT TITLE The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction, in which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLE for any partial restoration.
13. ACCEPTANCE OF DEED The acceptance of a deed by the BUYER, or nominee as the case may be, shall be a full performance in discharge and release of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.
14. USE OF MONEY TO CLEAR TITLE To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money from the sale of the SELLER's abutting land or any portion thereof to clear the title of any or all encumbrances of interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed, or within a reasonable time thereafter in accordance with usual conveyancing practices in Middlesex County.
15. INSURANCE  
\*Insert amount (list additional types of insurance and amounts as agreed) Until the delivery of the deed, the SELLER shall maintain insurance on said premises sufficient to enable the SELLER to be able to perform in accordance with the terms of this agreement
16. ADJUSTMENTS  
(list operating expenses, if any, or attach schedule) No tax adjustments shall be made between the parties so long as real estate taxes for the Premises have been paid in full and current.
17. ADJUSTMENT OF UNASSESSED AND ABATED TAXES Not applicable.
18. BROKER'S FEE  
(fill in fee with dollar amount or percentage; also name of Brokerage firm(s)) Each party warrants and represents to the other that neither party has dealt with any broker or agent with respect to this transaction or these Premises and each agrees to indemnify and hold the other harmless from all claims for brokerage or commission on account of this sale by any person, so long as (a) The claiming party provides the responding party prompt notice of the claim; (b) The responding party is afforded an opportunity to defend against the claim; (c) The claimant produces evidence that claimant dealt with the responding party with respect to the Premises, and (d) The claimant obtains a judgment against the responding party for a brokerage

- commission  
N/A
19. **BROKER(S)  
WARRANTY  
(fill in name)**
20. **DEPOSIT  
(fill in name)** No deposit.
21. **BUYER's DEFAULT;  
DAMAGES** Omitted
22. **RELEASE BY  
HUSBAND OR WIFE** The SELLER is a limited liability company, there is no spouse.
23. **BROKER AS PARTY** Intentionally Omitted
24. **LIABILITY OF  
TRUSTEE,  
SHAREHOLDER,  
BENEFICIARY, etc.** If the SELLER or BUYER executes this agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or BUYER so executing, nor any shareholder or member or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.
25. **WARRANTIES AND  
REPRESENTATIONS  
(fill in); if none, state  
"none," if any listed,  
indicate by whom each  
warranty or  
representation was  
made** NONE.
26. **CONTINGENCY  
CLAUSE (omit if not  
provided for n Offer to  
Purchase)** No mortgage contingency.
27. **CONSTRUCTION OF  
AGREEMENT** This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and ensures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.
28. **LEAD PAINT LAW** Buildings to be knocked down : Not applicable
29. **SMOKE/CARBON  
MONOXIDE  
DETECTORS** Buildings to be knocked down: Not applicable.
30. **ADDITIONAL  
PROVISIONS**
1. The deed and other documents required by this Agreement are to be delivered and the purchase price paid at the date and time of closing and at the place of closing. Unless the closing takes place at the appropriate Registry of Deeds, all documents are to be delivered in escrow subject to prompt rundown of title and recording or registration.
  2. Any matter or practice arising under or relating to this Agreement which is the subject of a title standard or a practice standard of the Real Estate Bar Association for Massachusetts shall be governed by said standard to the extent applicable.

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

SELLER:

  
\_\_\_\_\_  
Manager, Jamieson Properties LLC

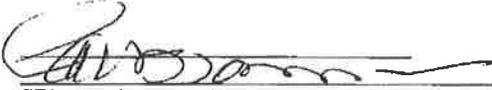
BUYER:

  
\_\_\_\_\_  
Manager, Reading Townhouse Development, LLC

EXTENSION OF TIME FOR PERFORMANCE

Date March 17, 2015

The time for the performance of the foregoing agreement is extended until \_\_\_\_\_ o'clock  
M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, time still being of the essence of this agreement as  
extended. In all other respects, this agreement is hereby ratified and confirmed.  
This extension, executed in multiple counterparts, is intended to take effect as a sealed instrument.

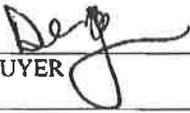


SELLER (or spouse)

SELLER

SELLER

SELLER



BUYER



January 9, 2015

Mr. Robert Jamieson  
Jamieson Properties  
627 Main Street  
Woburn, MA 01801

RE: Commercial Real Estate Financing-364 Lowell Street, Reading, MA

Dear Mr. Jamieson:

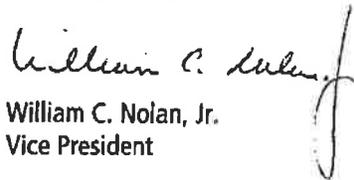
I am writing to confirm Eagle Bank's interest and willingness to entertain a financing request from JPLLC for a potential commercial real estate project located at 364 Lowell Street, Reading, MA.

Our process includes full underwriting and approvals before a formal Commitment can be issued. However, Eagle Bank has financed other LLC's, and remains active and interested in entertaining additional financing requests that might fall within our lending parameters.

I look forward to learning more about your project in Reading, or any future commercial loan requests.

If you have any questions, please don't hesitate to contact me at 617-394-3608.

Very truly yours,

  
William C. Nolan, Jr.  
Vice President



**JAMIESON  
MANAGEMENT**

Quality Furnished  
Apartments

**39 Taylor Dr. #2006**

New construction, 2br/2ba 1370 sq ft  
Listed at \$479,000 or \$349.63/sq ft

**7 Augustus Ct. #1007**

New construction in an adult community, 2br/2ba, 1542 sq ft  
Listed at \$444,000 or \$287.94/sq ft

**4 Summit Dr. #404**

Built in 1985, 2br/2ba, 1040 sq ft  
Listed at \$249,900 or \$240.29/sq ft

**55 Jacob Way (Enfield Plan)**

New construction, 2br/2ba 1495 sq ft  
Listed at \$408,995 and up or \$273.57/sq ft and up

**39 Taylor Dr #2007**

New construction, 2br/2ba 1550 sq ft  
Listed at \$499,000 or \$321.93/sq ft

The average 2 bedroom list price is \$403,726. The highest listed price is \$499,000.

Our units will be 3br, 2 ½ bath.

Per Coldwell Banker, the AVERAGE list price for a 3br condo for sale in Reading is \$554,966 ([www.newenglandmoves.com/condos/Massachusetts/Reading.htm](http://www.newenglandmoves.com/condos/Massachusetts/Reading.htm))

Our estimate, striving to be moderate, is \$265/sq ft or \$500,320 for market rate units.

Our company has been in the real estate business for over 40 years with a primary focus on multiple family buildings offering furnished corporate housing. However, we have been expanding over the past few years into real estate development. We are currently developing a 4 lot subdivision in Woburn. We've built and sold a property in Woburn located at 3 Packard Street in Woburn, Mass. We have also rehabbed properties in Belmont, New Hampshire and Florida. We continue to pursue similar projects and this Reading property is our latest venture. We are a family operated business established by Robert & Susan Jamieson. The business now includes their four sons, all of who have extensive real estate schooling and experience. We also have a dedicated staff of employees whom have been employed with us for 20 years. Steven Dodge, a licensed electrician and contractor, will be the general contractor for work performed in Reading. Our engineering team is led by Thad Berry of ASB Design Group from Reading, Mass. The attorney representing us on this project is Joseph Tarby with the law office of Murtha Cullina, LLP of Woburn, Mass.

**BOB:**

Bob Jamieson graduated from Wentworth Institute of Technology with a major of Mechanical Design. He then graduated, with honors, from Northeastern University with a Bachelor's degree in Business Administration. He spent a number of years employed in management positions with Fisher Scientific and Digital Equipment Corporations. He and his wife Susan started Jamieson Properties, to become later Jamieson Management Co. Inc., and he became a licensed (#72497) Real Estate Broker and Notary Public in the state of Massachusetts.

He has held positions on the board of the Woburn Chamber of Commerce, the North Suburban YMCA, is a Corporation Member of the Woburn Boys and Girls Club, Trustee Emeriti of the New Horizons at Choate, is a member of the Woburn Business Association and current President of the Saint Vincent de Paul Society at St. Charles Church in Woburn MA.

**SUSAN:**

Susan Jamieson graduated from Northeastern University as a radiologic technologist and spent a number of years at the Choate Hospital in Woburn, Massachusetts. She and her husband, Robert Jamieson, started Jamieson Properties later becoming Jamieson Management Company, Inc. Susan has spent over 40 years with the company as an integral part of the management and development process. She is currently the treasurer of Jamieson Management Company, Inc.

**SCOTT:**

Scott Jamieson is a Principal with the Capital Markets Group of Avison Young and specializes in representing financial institutions, pension funds, REIT's and private investors in the disposition of institutional real estate. Mr. Jamieson was recruited by Avison Young in 2012 to develop the company's Capital Markets practice throughout New England. Mr. Jamieson has been an active investment sales broker since 1995 and has previously worked at Spaulding & Slye and Jones Lang LaSalle. He has participated in the sale of over \$12 billion worth of property encompassing a wide variety of product types including office, R&D, industrial, multi-family, retail, land, joint venture and partnership interests.

Mr. Jamieson holds a Bachelor of Science in Business Administration from Boston College's Wallace E. Carroll School of Management. Mr. Jamieson is a recipient of many awards from the Greater Boston Real Estate Board (GBREB) recognizing his achievements in investment sales volume and was also named one of 2001's "40 Under 40" by the Boston Business Journal.

**PETER:**

Peter has been a property manager with Jamieson Management Company since 1994. Prior to joining JMC, Peter worked as a property manager with The Hamilton Company in Brookline, MA dealing primarily with condominium association management. Peter graduated from Bentley University in 1992 with a degree in business.

Peter is a licensed salesperson (license no. 9002719) and a licensed notary public. Peter is also a member of the Kiwanis Club of Woburn, Massachusetts and serves on several boards for Saint Charles School in Woburn.

**DAVID:**

David has been a property manager with Jamieson Management since 1993. David has experience in both residential and commercial real estate. Prior to joining JMC, David worked with LaSalle Properties in Chicago, IL in the commercial real estate division.

David attended Eastern Nazarene College and earned a degree in business management. David just completed his certificate in commercial real estate at Boston University. David is a board member of the North Suburban YMCA and the chair person for board development.

**PAUL:**

Paul joined Jamieson Management Company in 2003 as a Property Manager. Paul has a business management background having earned a Bachelor's Degree in Business Management from Bentley University in 1995. Prior to joining JMC, Paul specialized in Accounting and Finance in the high tech industry.

Paul is a Licensed Real Estate Broker in the state of Massachusetts (License No. 009528840) and in the state of New Hampshire (License No. 068619). In addition, Paul just completed his certificate in commercial real estate at Boston University.

**JOSEPH:**

Joseph Tarby is a partner in the Real Estate Practice Group and co-chairs the firm's Land Use Group at Murtha Cullina, LLP. Mr. Tarby represents clients in the areas of zoning law, land use law, real estate law and liquor license law. He represents many national, regional and local property and shopping center developers, retailers and restaurants on leasing, zoning, land use and liquor license matters. Mr. Tarby is a member of the International Council of Shopping Centers (ICSC), National Association of

Industrial and Office Properties (NAIOP), National Association of Alcoholic Beverage Licensing Attorneys and the Massachusetts Restaurant Association.

Mr. Tarby is active in many community organizations, including the Woburn Business Association (Past President); Woburn Rotary Club (Past President); Board of Directors, Winchester Hospital (Clerk); Board of Directors, Northmark Bank; Woburn Pee Wee Football Association and Woburn Youth Hockey.

STEVE:

Steven Dodge is owner of SM Dodge, Inc. It's a multi-faceted company specializing in electrical services and general contracting. Services include renovations and new residential developments in Massachusetts.

Steve have partnered with Jamieson Management Co, Inc. for several years performing electrical and general contracting on property owned and developed by various Jamieson entities and their projects rehabbing and building.

In partnership with Jamieson Management, SM Dodge was recently involved rehabbing a residential property in Belmont located on 47 Walnut Street, constructing a new residential building located at 3 Packard Street in Woburn and is in the initial phase of a residential sub division in Reading, Ma located at 364 Lowell Street. A simultaneous 4 lot sub division project is approved, has a signed P&S, and is currently under construction due to be completed in early 2015 in Woburn, Ma.



**SEB** LLC



# Unparalleled Experience and Client Service

## Who We Are and What We Do

For over 40 years, SEB and its principals have been leaders in the planning and development community, specializing in mixed-income multi-family residential housing. SEB has provided housing development consulting services that have resulted in the approval and development of more than 13,000 units of housing. Our work has involved a broad range of housing types in a variety of different communities, from small home ownership communities to large rental developments.

Working in cooperation with our clients and development partners, we have completed over one thousand diverse consulting assignments – ranging from development of mixed-use multi-family developments, to permitting assistance with specific affordable housing development projects on urban and suburban sites, to larger scale neighborhood plans in cities and towns.

SEB also provides affordable housing administrative and lottery services. We have leased/sold more units of affordable housing than any other entity or lottery administrator in the state across a wide variety of developments and programs. We have excellent relationships with Masshousing, Masshousing Partnership, the Department of Housing and Community Development and MassDevelopment – all of the State Subsidizing Agencies involved in the oversight of the affordable housing sell-out & lease-up process. SEB's involvement ensures a coordinated and efficient process while strictly adhering to all state, local regulatory and compliance related requirements.

### **SEB has been involved in public or private sector projects in more than 180 cities and towns in Massachusetts, including the partial list below.**

Abington	Acton	Amesbury	Amherst	Andover	Arlington	Ashburnham
Ashland	Athol	Attleboro	Avon	Barnstable	Bedford	Bellingham
Belmont	Berkley	Berlin	Beverly	Billerica	Bolton	Boston
Bourne	Boxborough	Boxford	Braintree	Brewster	Brockton	Brookline
	Burlington	Cambridge				
Canton	Carlisle	Chatham	Chelmsford	Chelsea	Clinton	Concord
Danvers	Dartmouth	Dedham	Dennis	Dighton	Dover	Duxbury
East	Bridgewater	Easton	Edgartown	Everett	Fall River	Falmouth
Fitchburg	Framingham	Franklin	Freetown	Gardner	Georgetown	Gloucester
Grafton		Groton	Groveland	Hanover	Hanson	Harvard
Harwich	Haverhill	Hingham	Holyoke	Hopkinton	Ipswich	Kingston
Lancaster	Lawrence	Leominster	Lexington	Lincoln	Littleton	Lowell
Ludlow	Lynn	Lynnfield	Malden	Mansfield	Marblehead	Marion
Marlboro	Edgartown	Mashpee	Maynard	Medfield	Medford	
Medway	Melrose	Mendon	Merrimack	Methuen	Middleboro	Milford
Millville	Milton	Nantucket	Natick	Needham	New Bedford	Newburyport
Newton	Norfolk	North Andover	North Reading	Northampton	Northborough	
Northbridge	Norton	Norwell	Norwood	Oxford	Palmer	Peabody
Pelham	Pembroke	Pittsfield	Plainville	Plymouth	Randolph	Raynham
Reading	Rehoboth	Revere	Richmond	Rockport	Rockland	Rowley
Salem	Salisbury	Sandwich	Saugus	Scituate	Seekonk	Sharon
Sherborn	Shrewsbury	Somerset	Somerville	Southborough	Southbridge	Springfield
Stoneham	Stoughton	Stow	Sturbridge	Sudbury	Sutton	Swansea
Taunton	Tewksbury	Townsend	Tyngsboro	Upton	Wakefield	Walpole
Waltham	Wareham	Watertown	Wayland	Wellesley	Wellfleet	
West Tisbury	Westborough	Westminster	Weston	Westport	Westwood	Weymouth
Whitman	Wilmington	Winchester	Woburn	Worcester	Wrentham	Yarmouth

# Background

## Our History

SEB is a continuation, through various iterations, of a consulting practice which began in 1970 in Cambridge, MA. Bob Engler remains as one of the partners in the first firm – Justin Gray Associates –and has been joined by his two sons, Geoff and Brian, who have now been working together over 10 years.

Brian Engler is the firm's Lottery Director and is primarily responsible for managing all of the lottery contracts including all elements of affirmative marketing, buyer/tenant selection and ongoing program compliance. Geoff Engler is responsible for SEB's permitting and development portfolio including serving as project manager for all of SEB's own development projects.

Throughout our history, SEB has remained committed to focusing our business in the area of affordable housing, for ourselves, our partners, and our clients. SEB have managed over 1,000 contracts, yet the firm has retained its small size so we could be directly involved in working with our clients and continuing in many cases the long term relationships that we have developed over the past many years.

## SEB & The 40B Process

Chapter 40B of M.G.L. was passed in 1969 and remains today as the single most productive vehicle in Massachusetts for developing affordable housing units, whether rental or homeownership. Each 40B project involves a complex administrative and permitting process, from initial conception through the public hearing process, construction and occupancy. There are a myriad of rules, regulations, guidelines, policies, preferred practices, strategies, negotiations and monitoring reviews which must be unequivocally understood in order to be successful.

SEB's role over the past many years has been to guide clients through the entirety of this process, often from beginning to end, or in some cases, for specific and discreet tasks. We have assisted over 100 developers and 20 communities engage in this process; we also undertake our own 40B developments as well. Our knowledge and experience has brought us to half the communities in Massachusetts (180+) through permitting responsibilities, leading workshops, providing technical assistance or carrying out developments for our own portfolio. We have served on State-initiated task forces which have created affordable housing programs under 40B or modified existing 40B regulations/guidelines over time.

The various roles SEB has been asked to play in the development process include:

- Property specific analysis and evaluation
- Site control negotiations
- Preliminary site planning and concept origination
- Financial/pro forma analysis
- Assembling the development team
- Securing construction/permanent loans
- Application (site approval, comprehensive permit, etc.) preparations/submittals
- Leading public presentations/ZBA hearings
- Negotiations on final permits and review of regulatory agreements
- Expert witness at the Housing Appeals Committee
- Lottery agent / Affordable housing administrator
- Acquisition and due diligence assistance of existing 40B developments

# Representative Sample of Projects



**Charles River Landing**  
Needham  
Permitting  
350 rental units



**The Terraces**  
Newton  
Developer  
48 for-sale units

**Chrysler Apartments**  
*(Currently Avalon Natick)*  
Natick  
Permitting  
543 rental units



**Ink Block**  
Boston  
Lottery Agent  
392 Rental & for-sale units

**Greendale Village**  
Needham  
Developer  
20 for-sale units



## SEB Contact Information

**SEB, LLC**  
165 Chestnut Hill Avenue, Unit #2  
Brighton, MA 02135  
(617) 782-2300  
[www.s-e-b.com](http://www.s-e-b.com)

**Brian Engler**  
Lottery Director / VP  
(617) 782-2300 x203  
[brian@s-e-b.com](mailto:brian@s-e-b.com)

**Bob Engler**  
President  
(617) 782-2300 x201  
[Bob@s-e-b.com](mailto:Bob@s-e-b.com)

**Geoff Engler**  
Vice President  
(617) 782-2300 x202  
[gengler@s-e-b.com](mailto:gengler@s-e-b.com)



March 20, 2015

John Arena – Chairman  
Reading Board of Selectmen  
16 Lowell Street  
Reading, MA 01867

*Re: Notice of Application for Chapter 40B Site Eligibility Letter – MassHousing New England Fund Project: “Lyle Estates” 364 Lowell Street, Reading MA*

*Applicant: Reading Townhouse Development, LLC*

Dear Mr. Chairman:

SEB, LLC is representing Reading Townhouse Development, LLC a limited liability company for the purpose of developing a 16 unit homeownership development at 364 Lowell Street in Reading. In accordance with Section 31.01(2)(c) of the Rules of the Housing Appeals Committee (760 CMR 31.01), this letter serves to formally notify the Town of Reading that a request for a site approval letter has been made by Reading Townhouse Development, LLC under Masshousing’s New England Fund Program for this development. I have enclosed for your review a copy of the same Site Eligibility Application that was submitted to MassHousing.

As you may be aware, a few years ago my client had several public hearings with the Reading Conservation Commission relative to a proposed residential development at this property. Ultimately, that application was formally withdrawn on July 2<sup>nd</sup> 2014.

We look forward to discussing this project with the Town in greater detail and formally presenting this application to the full Zoning Board of Appeals in the near future. We appreciate any additional comments contributed by municipal officials as we move forward in this process.

Sincerely,

Geoffrey Engler  
Consultant to Reading Townhouse Development, LLC



March 19, 2015

Ms. Catherine Racer, Associate Director  
Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston, MA. 02114

*Re: Notice of Application for Chapter 40B Site Eligibility Letter – MassHousing New England Fund Project: "Lyle Estates" /364 Lowell Street, Reading, MA*

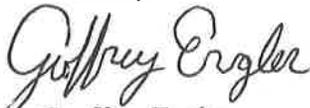
*Dear Kate:*

SEB is representing the applicant "Reading Townhouse Development, LLC" a limited liability company for the purpose of developing a 16 unit homeownership development at 364 Lowell Street in Reading. In accordance with Section 31.01(2)(c) of the Rules of the Housing Appeals Committee (760 CMR 31.01), this letter serves to notify the Department that a request for site approval letter has been made by Reading Townhouse Development, LLC under Masshousing's New England Fund Program for a 16 unit homeownership development in the Town of Reading.

According to the Rules of the Housing Appeals Committee, Masshousing cannot issue a site approval letter until at least 30 days has elapsed from the time of notification to the Chairperson of the Reading Board of Selectmen. Shortly after that time period, we are hopeful that Masshousing will issue a site approval letter so that the applicant can file a comprehensive permit application with the Reading Zoning Board of Appeals. Any comments received from the Town will be considered by MassHousing during this 30-day comment period.

We will notify you when the site approval letter is issued. In the interim, please contact me directly should you have any questions.

Sincerely,

  
Geoffrey Engler

cc: Town of Reading



**The Commonwealth of Massachusetts  
William Francis Galvin**

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division  
One Ashburton Place, 17th floor  
Boston, MA 02108-1512  
Telephone: (617) 727-9640

Special Filing Instructions

**Certificate of Organization**

(General Laws, Chapter )

Identification Number: 001162698

1. The exact name of the limited liability company is: READING TOWNHOUSE DEVELOPMENT LLC

**2a. Location of its principal office:**

No. and Street: 627 MAIN STREET  
UNIT 1 C/O JAMIESON MANAGEMENT COMPANY, INC.  
City or Town: WOBURN State: MA Zip: 01801 Country: USA

**2b. Street address of the office in the Commonwealth at which the records will be maintained:**

No. and Street: 627 MAIN STREET  
UNIT 1 C/O JAMIESON MANAGEMENT  
COMPANY, INC.  
City or Town: WOBURN State: MA Zip: 01801 Country: USA

**3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:**

THE BUSINESS OF THE LLC IS TO ENGAGE IN INVESTMENT AND ACQUIRE, DEVELOP, PURCHASE, SELL, OWN, OPERATE, LEASE, MANAGE, IMPROVE, CONSTRUCT, MODIFY, FINANCE, CONTROL, MORTGAGE, BORROW MONEY WITH RESPECT TO, OR OTHERWISE DEAL WITH REAL PROPERTY AND TO HOLD DIRECT OR INDIRECT INTERESTS THEREIN, INCLUDING, BUT NOT LIMITED TO, CONDUCTING BUSINESS CREATED AS A RESULT OF LAND OWNERSHIP, TO ENGAGE FOR PROFIT IN THE MANAGEMENT AND MAKING OF INVESTMENTS AND TO ENGAGE IN ANY AND ALL ACTIVITIES RELATED THERETO, AND TO DO ANY AND ALL THINGS NECESSARY OR CONVENIENT THERETO, AND TO ENGAGE IN OR CARRY ON ANY OTHER BUSINESS OR ACTIVITY WHICH MAY BE ENGAGED IN OR CARRIED ON BY A LIMITED LIABILITY COMPANY WHICH IS ORGANIZED UNDER THE ACT.

**4. The latest date of dissolution, if specified:**

**5. Name and address of the Resident Agent:**

Name: DAVID S. JAMIESON  
No. and Street: 627 MAIN STREET  
UNIT 1 C/O JAMIESON MANAGEMENT COMPANY, INC.  
City or Town: WOBURN State: MA Zip: 01801 Country: USA

I, DAVID S. JAMIESON resident agent of the above limited liability company, consent to my appointment as the resident agent of the above limited liability company pursuant to G. L. Chapter 156C Section 12.

**6. The name and business address of each manager, if any:**

<b>Title</b>	<b>Individual Name</b> First, Middle, Last, Suffix	<b>Address (no PO Box)</b> Address, City or Town, State, Zip Code
MANAGER	DAVID S. JAMIESON	627 MAIN STREET, UNIT 1 WOBURN, MA 01801 USA
MANAGER	PAUL J. JAMIESON	627 MAIN STREET, UNIT 1 WOBURN, MA 01801 USA
MANAGER	PETER C. JAMIESON	627 MAIN STREET, UNIT 1 WOBURN, MA 01801 USA

**7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.**

<b>Title</b>	<b>Individual Name</b> First, Middle, Last, Suffix	<b>Address (no PO Box)</b> Address, City or Town, State, Zip Code

**8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:**

<b>Title</b>	<b>Individual Name</b> First, Middle, Last, Suffix	<b>Address (no PO Box)</b> Address, City or Town, State, Zip Code
REAL PROPERTY	DAVID S. JAMIESON	627 MAIN STREET, UNIT 1 WOBURN, MA 01801 USA
REAL PROPERTY	PAUL J. JAMIESON	627 MAIN STREET, UNIT 1 WOBURN, MA 01801 USA
REAL PROPERTY	PETER C. JAMIESON	627 MAIN STREET, UNIT 1 WOBURN, MA 01801 USA

**9. Additional matters:**

**SIGNED UNDER THE PENALTIES OF PERJURY, this 27 Day of February, 2015,**  
**LISA M. RICO**

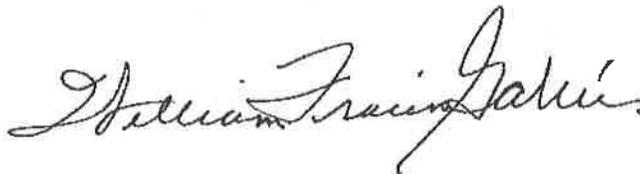
*(The certificate must be signed by the person forming the LLC.)*

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

February 27, 2015 05:32 PM

A handwritten signature in cursive script that reads "William Francis Galvin". The signature is written in dark ink and is centered on the page.

WILLIAM FRANCIS GALVIN

*Secretary of the Commonwealth*