

Comprehensive Permit Application

Dracut Zoning Board of Appeals

***Greenmont Commons
135 Greenmont Avenue
Dracut, MA 01826***

Prepared for

***Riverbank Properties
908 Lawrence Street
Lowell, MA 01852***

August 19, 2022





Comprehensive Permit Site Approval Application Rental

www.masshousing.com | www.masshousingrental.com



Comprehensive Permit Site Approval Application/Rental

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

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

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

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

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

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

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

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

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

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

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

Our Commitment to You

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

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

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

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

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

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



Application for Chapter 40B Project Eligibility / Site Approval

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

Section 1: GENERAL INFORMATION

Name of Proposed Project: Greenmont Commons

Municipality: Dracut

County: Middlesex

Address of Site: 135 Greenmont Avenue

Cross Street: Bridge Street

Zip Code: 01826

Tax Parcel I.D. Number(s): Map 47 Lot 126

Name of Proposed Development Entity Riverbank Properties, LLC

(typically a single purpose entity):

Entity Type: Limited Dividend Organization

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

Has this entity already been formed? Yes

State Formed: Massachusetts

Name of Applicant: Riverbank Properties, LLC

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

Applicant's Web Address:

Does the applicant have a related party relationship with any other member of the development team? No

If yes, please explain:

Primary Contact Information:

Contact Name: Kenneth Lania

Relationship to Applicant:

Company Name: Cornerstone Land Associates, LLC

Project Manager/Civil Engineer

Address: 25 Dean Avenue

Municipality: Dracut

State: Massachusetts

Zip: 01826

Phone:

Cell Phone: (978) 835-0102

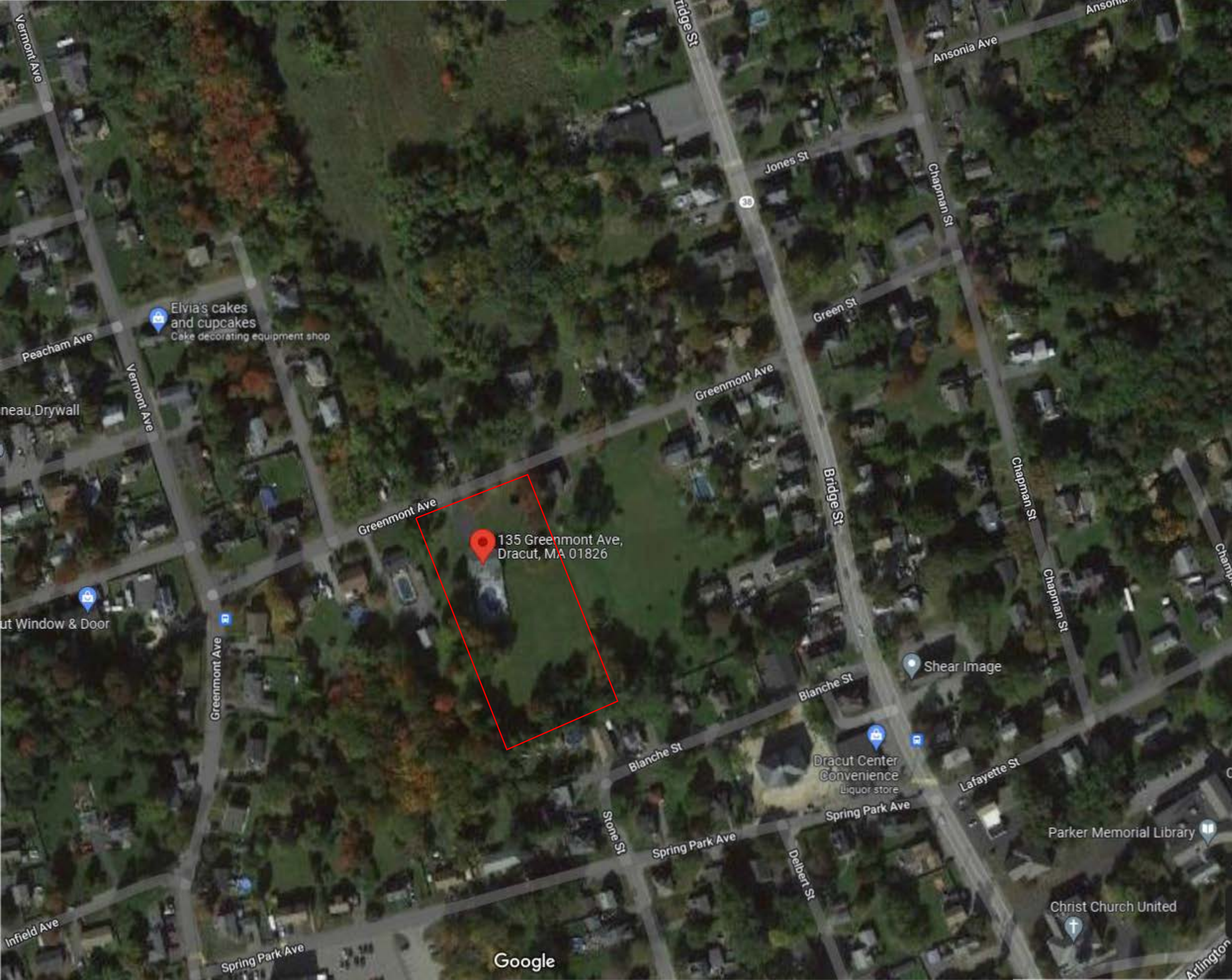
Email: kmconsultants@comcast.net

Secondary Contact Information:**Contact Name:** Branco Perego**Relationship to Applicant:****Company Name:** Riverbank Properties, LLC**Address:** 135 Greenmont Avenue**Municipality:** Dracut**State:** Massachusetts**Zip:** 01826**Phone:****Cell Phone:** (978) 771-3205**Email:** branco@nationwidetile.com**Additional Contact Information:****ontact Name:****Relationship to Applicant:****ompany Name:****Address:****Municipality:****State:****Zip:****Phone:****Cell Phone:****Email:****Anticipated Construction Financing:** MassHousing**Anticipated Permanent Financing:** MassHousing**Anticipated Permanent Financing:**

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

Age Restriction: None**Brief Project Description:**

The development of a Comprehensive Permit rental project consisting of 28 units in 6 building townhouse clusters.



Elvia's cakes
and cupcakes
Cake decorating equipment shop

135 Greenmont Ave,
Dracut, MA 01826

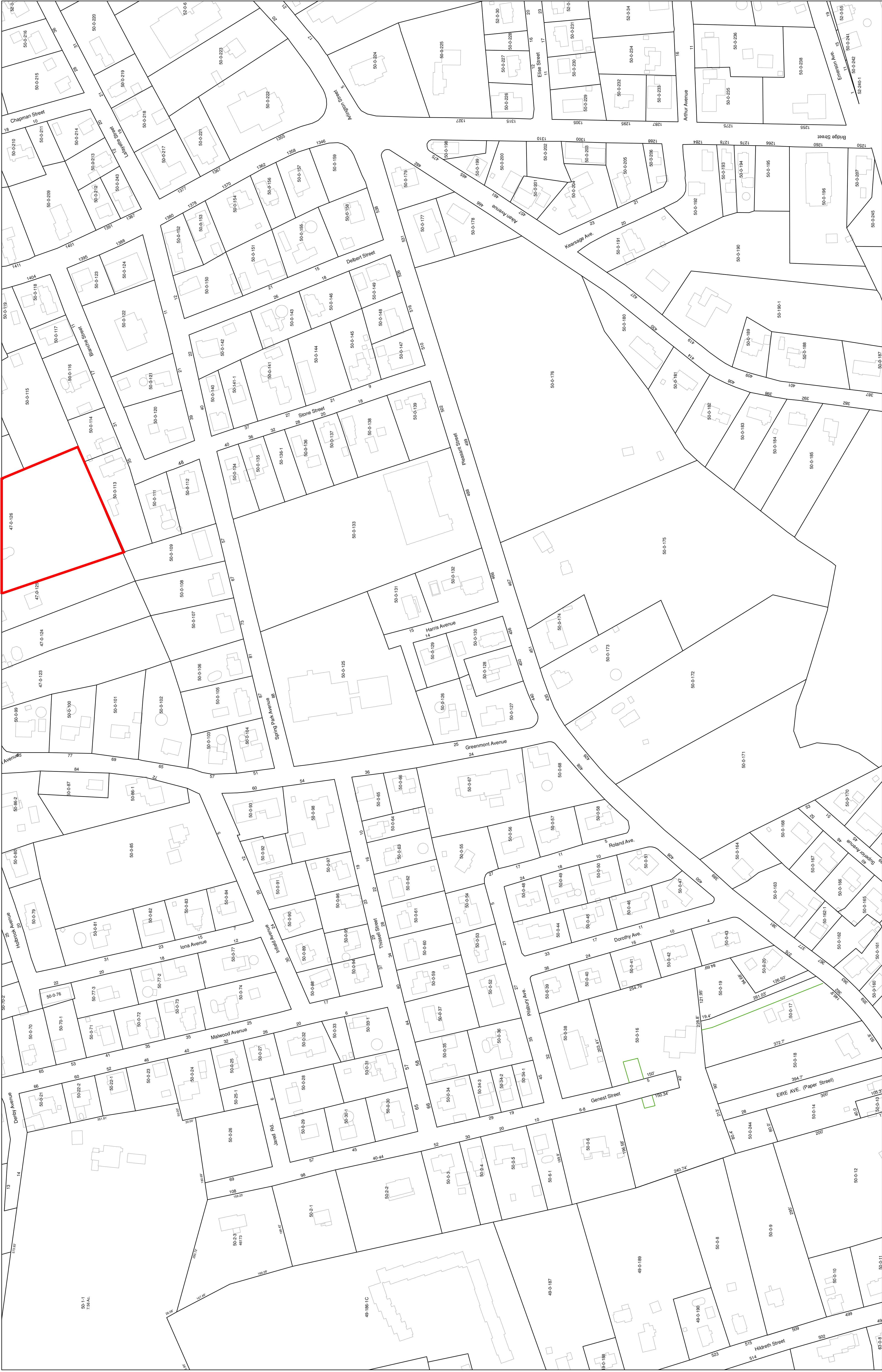
Shear Image

Dracut Center
Convenience
Liquor store

Parker Memorial Library

Christ Church United

Google



"Note: The data on this map has been compiled from a variety of sources and is not to be considered legal locations of boundary line. The purpose of this map is to depict relative positions of parcels for assessing purposes only. The town of Dracut assumes no responsibility for the accuracy of the individual parcels. Anyone utilizing these maps does so at their own risk."

Board of Assessors
Kathleen M. Roark
Marilyn L. Provencher
Ann Vandal

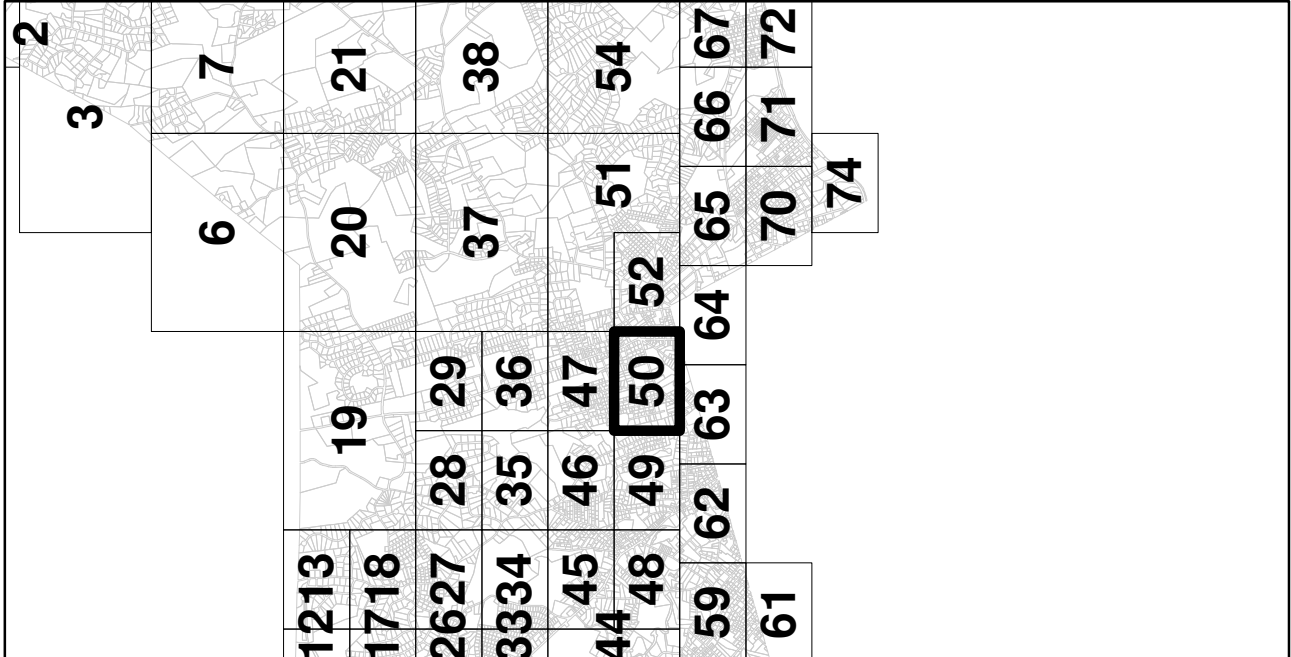
PROPERTY MAP
for
BOARD of ASSESSORS
TOWN OF DRACUT
MASSACHUSETTS

REVISED: Friday, June 08, 2012

MAP

5

MAP INDEX





One Beacon Street to 135 Greenmont Ave, Dracut,
MA 01826

Drive 33.0 miles, 43 min

Greenmont Commons - Chapter 40B Application

One Beacon Street

1 Beacon St, Boston, MA 02108

Follow I-93 N to MA-110 W/MA-113 W/Lowell St in
Methuen. Take exit 43B from I-93 N

-
- 30 min (26.6 mi)
- ↑ 1. Head west on Beacon St toward Tremont Pl

138 ft
 - ↪ 2. Beacon St turns right and becomes Somerset St

335 ft
 - ↶ 3. Somerset St turns left and becomes Ashburton Pl

203 ft
 - ↗ 4. Slight right toward Bowdoin St

217 ft
 - ↗ 5. Continue onto Bowdoin St

0.1 mi
 - ↪ 6. Turn right onto Cambridge St

443 ft
 - ↶ 7. Turn left onto Sudbury St

0.3 mi
 - ↗ 8. Turn left to merge onto I-93 N

25.6 mi
 - ↪ 9. Take exit 43B to merge onto MA-110 W/MA-113
W/Lowell St toward Dracut

0.3 mi

Continue on MA-113 W. Drive to Greenmont Ave in Dracut

-
- 12 min (6.4 mi)
- ↗ 10. Merge onto MA-110 W/MA-113 W/Lowell St

0.3 mi
 - ↑ 11. Continue onto MA-113/N Lowell St
[Continue to follow MA-113](#)

5.1 mi
 - ↪ 12. Turn right onto Fox Ave

0.7 mi
 - ↶ 13. Turn left onto MA-38 S

0.2 mi
 - ↪ 14. Turn right onto Greenmont Ave
[Destination will be on the left](#)

0.1 mi

135 Greenmont Ave
Dracut, MA 01826

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

Application for Chapter 40B Project Eligibility / Site Approval

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

Section 2: EXISTING CONDITIONS / SITE INFORMATION

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

Buildable Area Calculations (Acres)

Total Site Area:	2.45
Wetland Area (per MA DEP):	0.01
Flood Hazard Area (per FEMA):	0.00
Endangered Species Habitat (per MESA):	0.00
Conservation / Article 97 Land:	0.00
Protected Agricultural Land (i.e. EO 193):	0.00
Other Non-Buildable:	0.00
Total Non-Buildable Area:	0.01
Total Buildable Area:	2.44

Current use of the site and prior use if known:

Single Family Dwelling

Is the site located entirely within one municipality? Yes

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

How much land is in each municipality?

Additional Site Addresses:

Current zoning classification and principal permitted uses:

Residential

Previous Development Efforts

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

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

None

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

If Rejected, Please Explain:

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment	No	
Wastewater - public sewer	Yes	
Storm Sewer	Yes	
Water-public water	Yes	
Water-private well	No	
Natural Gas	Yes	
Electricity	Yes	
Roadway Access to Site	Yes	
Sidewalk Access to Site	No	
Other	No	

Describe Surrounding Land Uses:

Mix of Senior Housing and Single Family Dwellings

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	0.80	Yes
Schools	0.20	Yes
Government Offices	0.40	Yes
Multi-Family Housing	0.05	Yes
Public Safety Facilities	0.40	Yes

Office/Industrial Uses	0.80	Yes
Conservation Land	0.25	Yes
Recreational Facilities	0.25	Yes
Houses of Worship	0.30	Yes
Other	0.80	Yes

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

Lowell Regional Transit Authority - Public Bus Route 10

Site Characteristics and Development Constraints

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



REFERENCES

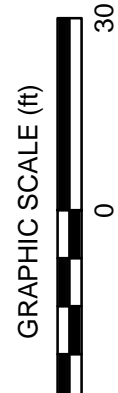
1. DEEDS: A. Deed Recorded in the Middlesex North District Registry of Deeds in Book 31043 Page 105.
2. PLANS: A. "Plan of Land in Dracont, Mass"; prepared by Dana F. Perkins & Sons, Inc., Civil Engineers & Surveyors; dated June 23, 1966; recorded in the Middlesex North District Registry of Deeds in Book of Plans 104 Page 25.
3. DOCUMENTS: A. Comprehensive Permit Application Submitted for Branco, Perego; by Cornerstone Land Consultants, Inc.; dated April 5, 2022.

NOTES

1. **PURPOSE:** This plan is to meet the filing requirements of the Direct Zoning Board of Appeals to obtain a Comprehensive Permit Approval. These Plans shall not be utilized for construction. Construction documents will be issued once the Comprehensive Permit is approved and the documents are requested in writing by the Applicant.
2. **PROPERTY LINES:** Existing property lines shown are from Reference 1A and 2A.
3. **OWNER & APPLICANT:** The subject property shown is owned by Jose Luis "Bancro" Pease; 135 Greenmont Avenue, Deduct, MA as shown by current assessor's records. The applicant is Riverbank Properties.
4. **ZONING:** All lots are within the R-1 (Residential) Zoning District.
5. **TOPOGRAPHY:** Site details shown are the result of an instrument survey performed in February through April 2022. Vertical datum shown is the North American Vertical Datum of 1988 (NAVD88).
6. **FLOODPLAIN:** The property is located in a Zone X area and is not located within a 100' Year floodplain area according to the most recent FEMA maps: Map #25017C00141E dated June 4, 2010.
7. **ACEC:** The property is not located within an Area of Critical Environmental Concern.
8. **NHESP:** There are no estimated habitats of rare wildlife or certified vernal pools on the property.
9. **RESOURCE AREA:** Existing resource area flags were identified in the field by this office and the flagging was performed by instrument survey as described by Note 5. Permanent sign markers to be installed at BWV Wetlands 1A+6.
10. **LIMIT OF WORK:** The location of the erosion control within the wetland buffer area will be the limit of work line as shown. Erosion Control to be installed 1 ft off of the western and southern property lines.
11. **SOILS:** Soils on the site have been classified in accordance with the USDA Middlesex County Soil Report, Version 12 dated February 26, 2010, as 310A - Woodbridge fine sandy loam, 0-3% slopes and 71B - Ridgebury fine sandy loam, 3-8% slopes. See Reference 3A for additional USDA soil information.
12. **UTILITIES:** Known existing underground utilities are shown on the Site Plan. A determination as to the existence of other underground utilities has not been made and the absence of same is not implied or intended. The contractor shall contact the proper authorities to verify the location of all existing underground utilities and structures prior to construction.
13. **ORDER OF CONDITIONS:** Construction on this site is subject to an Order of Conditions to be issued by the Direct Conservation Commission and Massachusetts Department of Environmental Protection.
14. **CERTIFICATION:** Certification is made regarding the stated purpose of this plan only, as given in Note 1. This plan shall not be used for the layout of lot lines or structures and shall not be used for any other purpose without the written consent of Cornerstone Land Associates, LLC.

Site Plan

SCALE: 1 in. = 30 ft.



DATE	REVISION	BY	Design by KML	Survey by KML/CDCI	Draft by KML	Check by JAV
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CORNERSTONE
Land Associates, LLC
Civil Engineering - Land Planning

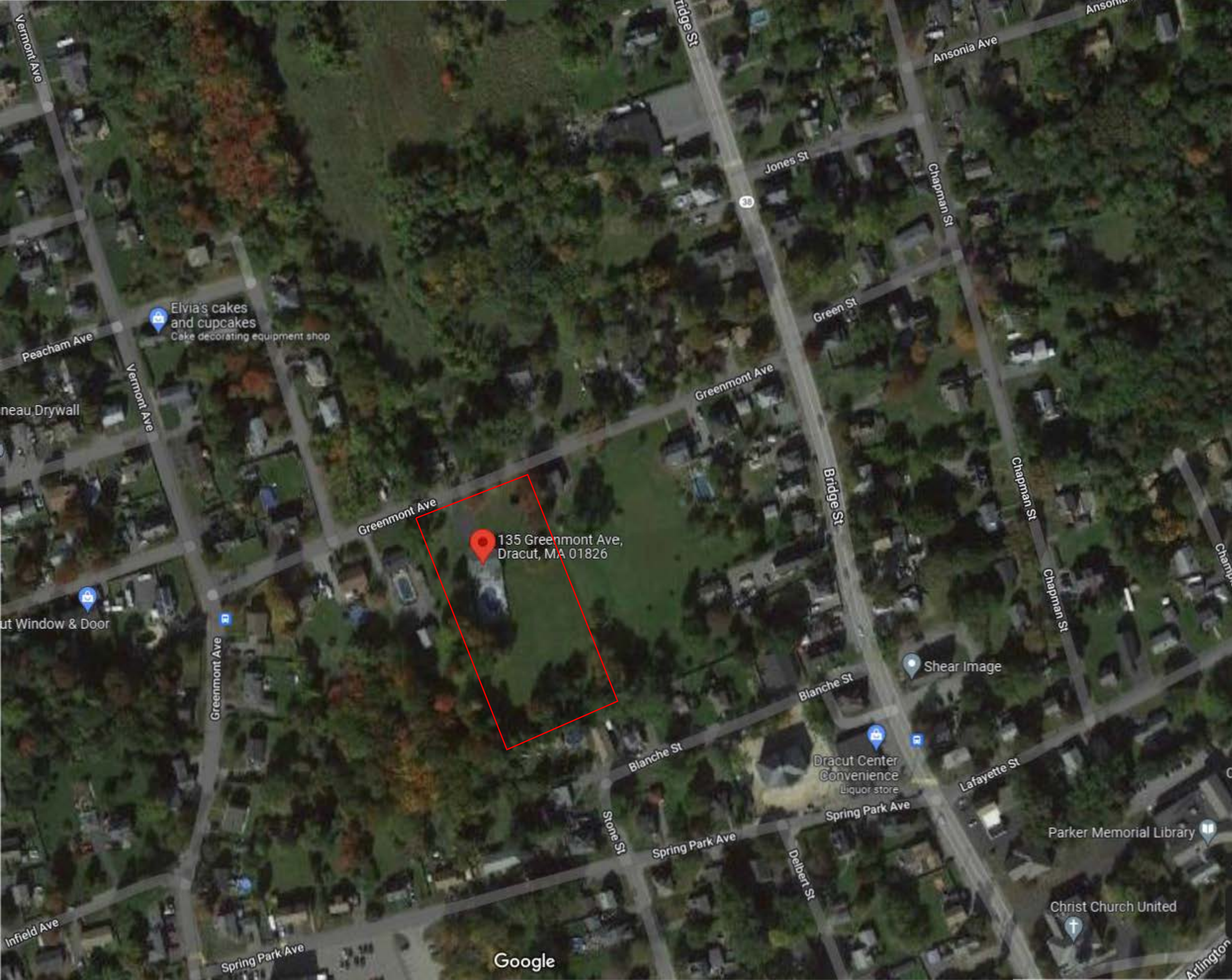
25 Dean Avenue - Dracut, MA 01826 - (978) 833-0102
kmcconsulplants@comcast.net

SCALE: As Shown
DATE: May 8, 2022
PREPARED FOR:
Riverbank Properties
908 Lawrence Street
Lowell, MA 01852

PROPOSED SITE PLAN
Comprehensive Permit Application
135 GREENMONT AVENUE
DRACUT, MASSACHUSETTS

JOB NO.: 2021-235
SHEET: 1 of 1

DRAWING NO.
11358



Elvia's cakes
and cupcakes
Cake decorating equipment shop

135 Greenmont Ave,
Dracut, MA 01826

Shear Image

Dracut Center
Convenience
Liquor store

Parker Memorial Library

Christ Church United

Google













Application for Chapter 40B Project Eligibility / Site Approval

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

Section 3: PROJECT INFORMATION

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

Construction Type: New Construction

Total Dwelling Units:	28	Total Number of Affordable Units:	7
Number of Market Units:	21	Number of AMI 50% Affordable Units:	0
		Number of AMI 80% Affordable Units:	7

Unit Information:

Unit Type	Bedrooms	Baths	# Of Units	Unit Sq. Ft.	Rent	Utilities
Market	3 Bedroom	2 Baths	21	1,800	\$2,250	\$400
Affordable Unit - Below 80%	3 Bedroom	2 Baths	7	1,850	\$1,500	\$400

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

Sewer, Water, Gas, Electric, Cable

Percentage of Units with 3 or More Bedrooms: 100.00

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

Handicapped Accessible Units - Total:	2	Market Rate:	1	Affordable:	1
Gross Density (units per acre):	11.4286	Net Density (units per buildableacre):	11.4754		

Building Information:

Building Type	Building Style	Construction Type	Stories	Height	GFA	Number Bldg
Residential	Townhouse	Construction	3	32	1,850	6

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

If not, explain the differences:

Parking

Total Parking Spaces Provided: 72 **Ratio of Parking Spaces to Housing Units:** 2.57

Lot Coverage

Buildings:	19%	Parking and Paved Areas:	26%
Usable Open Space:	42%	Unusable Open Space:	14%
Lot Coverage:	45%		

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



REFERENCES

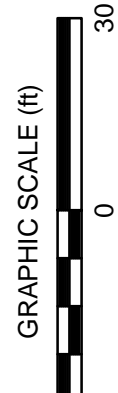
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Site Plan

SCALE: 1 in. = 30 ft.



DATE	REVISION	BY	Design by KML	Survey by KML/CDCI	Draft by KML	Check by JAV	
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CORNERSTONE
Land Associates, LLC
Civil Engineering • Land Planning

25 Dean Avenue • Dracut, MA 01826 • (978) 835-0102
kmcconsultants@comcast.net

SCALE: As Shown DATE: May 8, 2022	PREPARED FOR: Riverbank Properties 908 Lawrence Street Lowell, MA 01852
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PROPOSED SITE PLAN
Comprehensive Permit Application
135 GREENMONT AVENUE
DRAUGHT, MASSACHUSETTS

JOB NO.: 2021-235
SHEET: 1 of 1

DRAWING NO.
11358



SCALE: Not to Scale

SCALE: Not to Scale

JOB NO.: 2021-235

SHEET: 2 OF 2

DRAWING NO.

11358-A

FLOOR PLAN & RENDERING
Comprehensive Permit Application
135 GREENMONT AVENUE
DRACUT, MASSACHUSETTS

SCALE: As Shown
DATE: May 8, 2022
PREPARED FOR:
Riverbank Properties
908 Lawrence Street
Lowell, MA 01852

PREPARED FOR:

SCALE: As Shown
DATE: May 8, 2022

CORNERSTONE
Land Associates, LLC
Civil Engineering - Land Planning

25 Dean Avenue - Dracut, MA 01826 - (978) 835-0102
kmcconsulants@comcast.net

CORNERSTONE
Land Associates, LLC
Civil Engineers - Land Planning

Dracut, MA 01826 - (978) 835-0102
kmcconsultants@comcast.net

Dracut, MA 01826 - (978) 261-1100
kmcconsultants@comcast.net

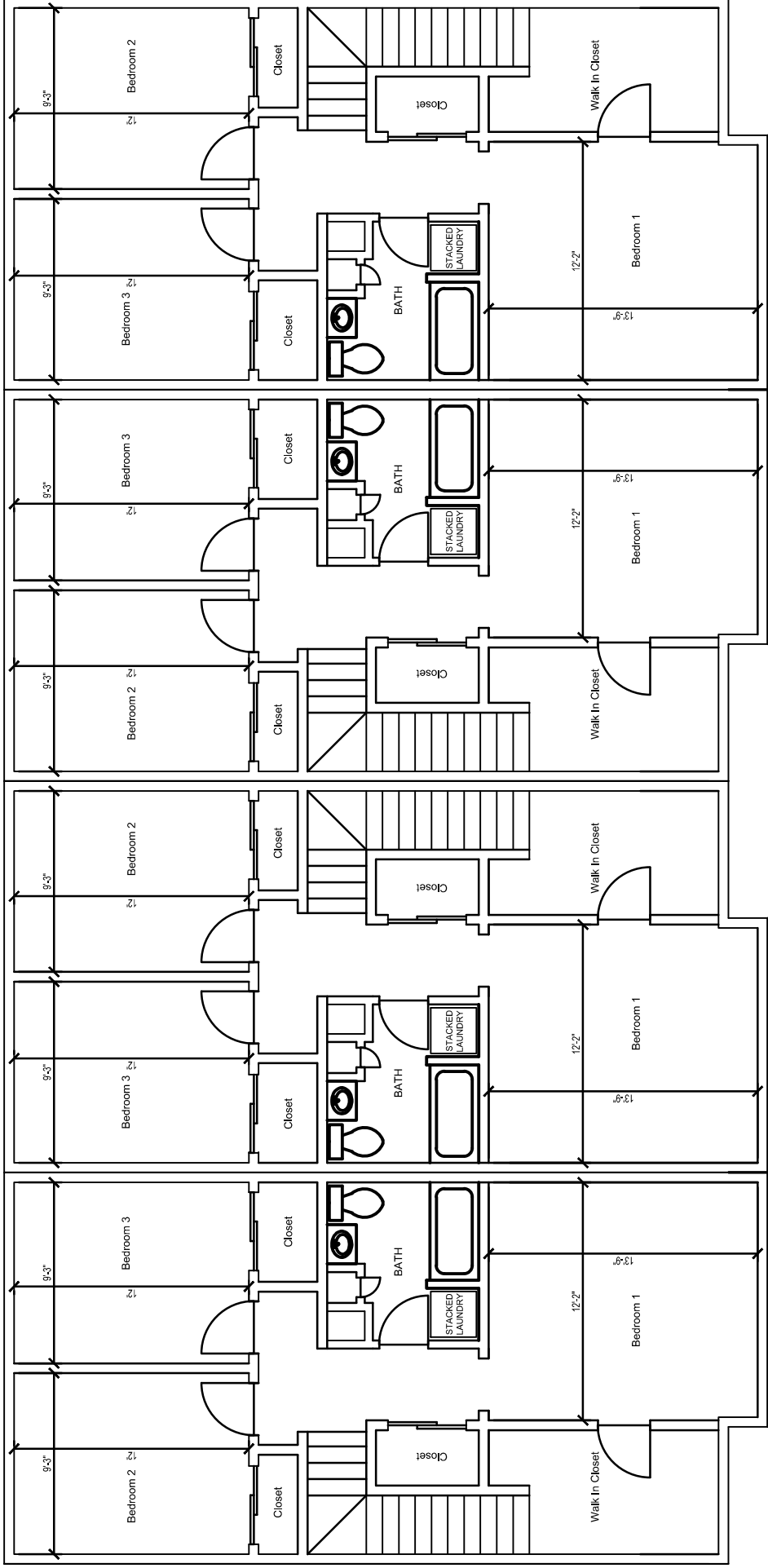
DATE	REVISION	BY	Design by KML	Survey by KMLTALJ	Draft by KML	Check by JAV

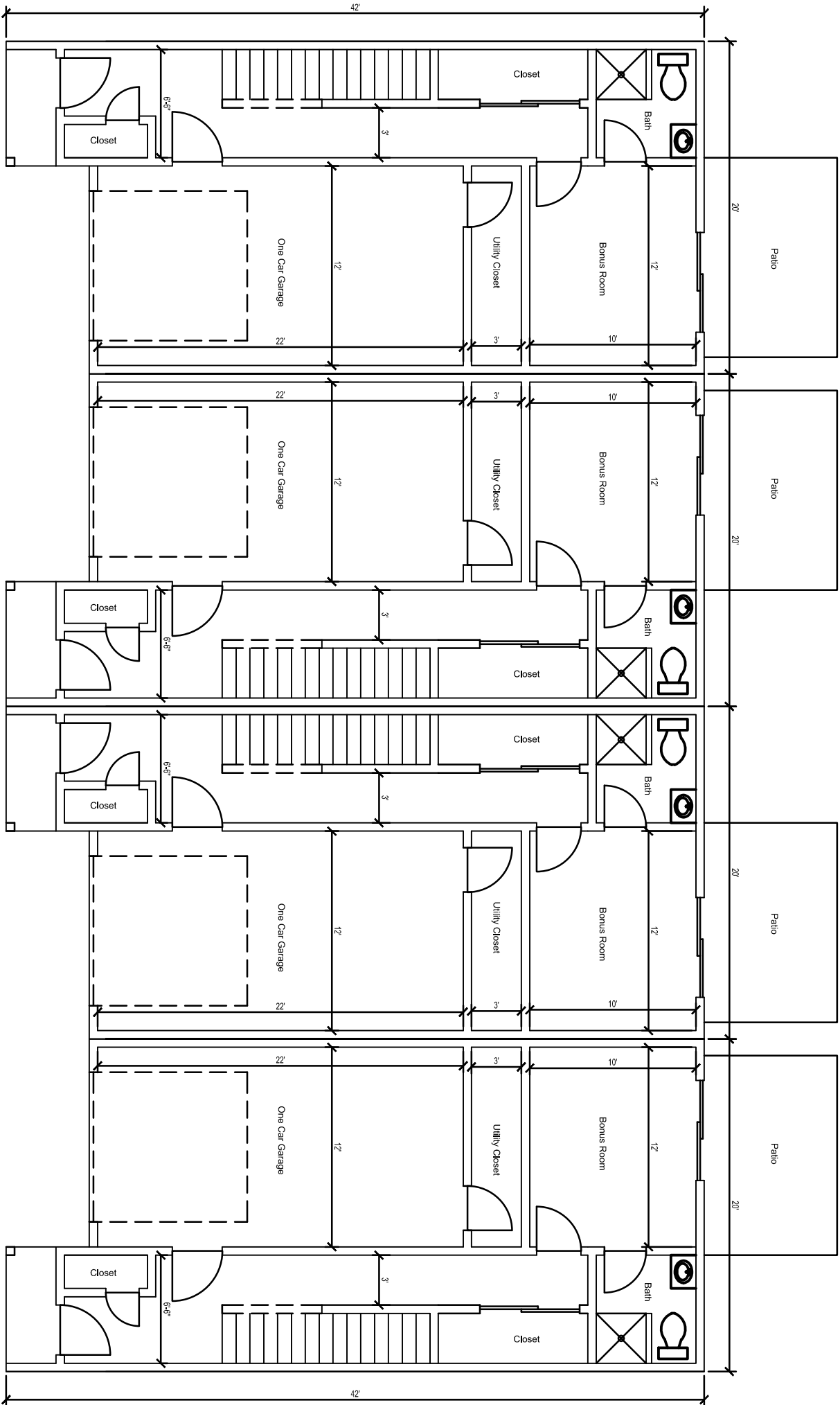
REVISION

DATE _____

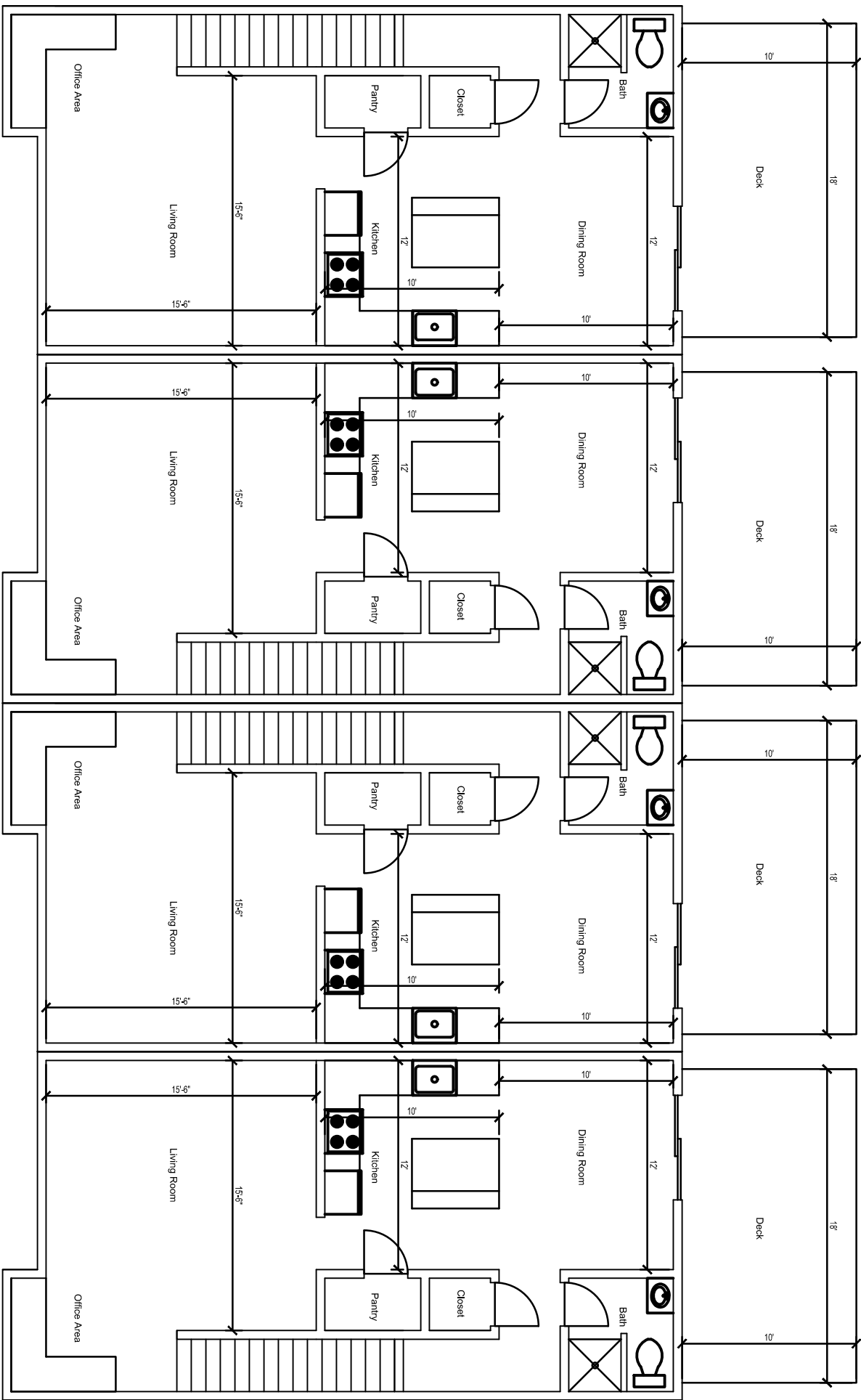
Second Floor Plan

SCALE: $1/8$ in. = 1 ft.





Ground Floor Plan
SCALE: 1/8 in. = 1 ft.



First Floor Plan
SCALE: 1/8 in. = 1 ft.

DATE	REVISION	BY	Design by KML
			Survey by KML/TAJ
			Draft by KML
			Check by JAV



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Land Associates, LLC
Civil Engineering - Land Planning
25 Dean Avenue - Dracut, MA 01826 - (978) 835-0102
kmconsultants@comcast.net

SCALE: As Shown
DATE: May 8, 2022

PREPARED FOR:
Riverbank Properties
908 Lawrence Street
Lowell, MA 01852

FLOOR PLANS
Comprehensive Permit Application

135 GREENMONT AVENUE
DRACUT, MASSACHUSETTS

JOB NO.: 2021-236
SHEET: 1 OF 2

DRAWING NO.

11358-A

**PART I: SUMMARY OF THE APPLICANT,
DEVELOPMENT PROPOSAL, LOCAL NEED AND PERMIT
REQUEST**

A. DESCRIPTION OF APPLICANT AND PROJECT (GENERALLY)

The Applicant, Riverbank Properties, LLC (the “Applicant”), is a Massachusetts limited liability company that is qualified to undertake the planning, design, construction, ownership and operation of this proposed residential community known as Greenmont Commons. The Applicant proposes to create a townhouse rental community on a 2.45 acre parcel of land located at 135 Greenmont Avenue to be known as Greenmont Commons (the “Project”) pursuant to the Massachusetts Comprehensive Permit Law (M.G.L., c. 40B, §§20-23, or Chapter 40B), Section 31.00 of the Rules and Regulations of the Housing Appeals Committee (760 CMR § 31.00), and the Rules and Regulations of the Board of Appeals of Dracut.

Greenmont Commons will consist of a total of twenty eight (28) 3-bedroom attached townhouse style condominium rental units, contained in six separate buildings, 4 buildings containing four units each and 2 buildings containing six units each. The units will average 1,850 s.f. in size, and will include 2 parking spaces per unit (one garage under and one driveway space) with 16 unrestricted guest parking spaces for a total of 72 parking spaces. Seven units, being 25% of the total number of units, will be set aside for those households earning no more than 80% of area median income, as determined by MassHousing through its Housing Starts Program or through the Federal Home Loan Bank of Boston’s New England Fund (NEF) Program where MassHousing acts as the Project Administrator, for the Lowell MA HMFA (HUD Metro FMR Area). The Applicant shall enter into a regulatory agreement in accordance with the MassHousing Housing Starts Program Guidelines or the New England Fund (NEF) Program Guidelines, and affordability will be preserved for the maximum period permitted by law through a deed rider attached to each of the affordable units. The maximum number of Affordable Units allowed (70%) will be targeted for sale under local preference in accordance with an affirmative fair marketing plan in a form to be approved by MassHousing.

B. LOCAL NEED

According to the latest Massachusetts Department of Housing and Community Development Subsidized Housing Inventory, as of December 3, 2021, the Town of Dracut's Chapter 40B housing inventory is 985 units, which constitutes 7.2 percent of Dracut's total housing stock. This percentage is below the ten percent (10%) threshold established by the Massachusetts Comprehensive Permit Law (Chapter 40B).

C. DEVELOPMENT PROPOSAL

The proposed Greenmont Commons community consists of a 28-unit townhouse condominium rental community, along with landscape, sidewalks, parking areas and other improvements as shown on the site plans, architectural plans, and landscape plans attached hereto under **Parts V and VI** of this Application (the "Project"). The Project will be located on a 2.45-acre parcel of land located at 135 Greenmont Avenue (the "Property"). The Project units will average 1,850 s.f. in size and will be 3-bedroom units. Seven of the units, or 25% of the approved units, will be set aside for those households earning no more than 80% of area median income for the Lowell PMSA, adjusted for household size, as determined by MassHousing either through the Housing Starts or NEF Program Guidelines. A tabulation of proposed units is attached hereto under **Part VIII** of this Application. The Applicant will enter into a regulatory agreement in accordance with the MassHousing Housing Starts Program, or the Federal Home Loan Bank of Boston's New England Fund (NEF) Program, Guidelines which limit profit to no more than 20% of total development costs, and affordability will be preserved for the maximum period permitted by law through a deed rider attached to each of the affordable units. A copy of a proposed forms of MassHousing and NEF Program Regulatory Agreements and Deed Riders are attached hereto under **Part IV** of this Application. The maximum number of Affordable Units allowed (70%) will be targeted for sale under local preference in accordance with an affirmative fair marketing plan in a form to be approved by MassHousing.

The Greenmont Commons community will be designed and constructed to offer residents the feeling of living in a New England-style village, which shall include amenities such as walking paths as passive recreation opportunities in the designated open space areas. In keeping with the feel of a village district, the project will, through the use of exterior building design elements, interconnected walkways, landscaping features and site lighting, create a new neighborhood village in place of the existing night club, and the residential community will blend in with the existing residential uses in the neighborhood.

The proposed site consists of portions of two lots collectively consisting of a 2.45-acre parcel of land located at 135 Greenmont Avenue and is currently shown as one lot on the Town of Dracut Assessors Maps as Map 47, Lot 126. The Property is currently zoned Residential (R-1). The surrounding land uses in the neighborhood are primarily residential. A proposed 60 Unit Senior Housing Facility by the Town of Dracut is approved and to be constructed across the street. See Locus Plan attached as **Part IV** of this Application.

The proposed site development plan has been designed to accomplish a number of overall goals and objectives. Among them are:

1. To provide an essential use for, and to fulfill an important need to, provide affordable housing for the residents of the Town of Dracut and surrounding areas;
2. To revitalize the site, a portion of which consists of improvements related to a night club operation, and offer an architectural design that will complement the parcel's natural setting, and provide a link to the adjacent residential area;
3. To preserve, to the extent practicable, usable open space for use as passive recreation and buffer areas to adjacent uses, and to employ the use of cluster development techniques to minimize developed areas;
4. To minimize impacts to wetland resource areas by avoiding work within wetlands, implementing stormwater management controls where no controls currently exist today, complying with D.E.P. Stormwater Management Standards, reducing impervious areas, and ensuring that the developed site will improve stormwater quality throughout the site; and,
5. To further the Town's housing goals by providing an affordable housing alternative which will complement the surrounding neighborhood.

D. PROPOSED FINDINGS OF FACT

The Applicant respectfully requests the Zoning Board of Appeals to make the following proposed findings of fact in connection with the action of the Board on this Application:

1. Riverbank Properties, LLC a limited dividend organization within the meaning of Massachusetts General Laws, Chapter 40B, is eligible to receive a subsidy under a state or federal affordable housing program after a Comprehensive Permit has been granted.
2. The Applicant has shown evidence of its site control, or interest in the proposed site, sufficient to qualify it as a recipient of a Comprehensive Permit for this site.
3. The Massachusetts Housing Finance Agency (MassHousing), through its Housing Starts Program, or in the alternative, the Federal Home Loan Bank of Boston, through the New England Fund Program where MassHousing acts as the Project Administrator, will be the subsidizing agency within the meaning of the procedural regulations of the Housing Appeals Committee (760 CMR §30.01(1)(b)).
4. The project is fundable since the subsidizing agency, the MassHousing, issued a written determination of Project Eligibility (Site Approval), dated June __, 2022, and the Applicant served timely notice upon the Director of the Department of Housing and

Community Development within ten (10) days of the Applicant's filing of its application with the subsidizing agency for preliminary approval of the Project, and within ten (10) days of receipt of the subsidizing agency's written determination of Site Approval, in accordance with the regulations of the Housing Appeals Committee (760 CMR 31.01(1)(b)).

5. The number of affordable housing units in the Town of Dracut constitutes less than ten percent (10%) as reported in the latest Subsidized Housing Inventory of the Town as reported by the Department of Housing & Community Development as of December 3, 2007.
6. The development as proposed in the Application and other supporting documentation is "consistent with local needs" within the meaning of Massachusetts General Laws, Chapter 40B, Section 20.

E. REQUEST FOR COMPREHENSIVE PERMIT

The Applicant and the project are more particularly described in the plans, drawings and other exhibits included with this Application, and also submitted under separate cover with this Application, and which may be supplemented by the Applicant during the hearing process, all of which are incorporated herein by reference and constitute the documents required to be submitted by the Comprehensive Permit Law (MGL c. 40B), and Section 31.00 of the Rules and Regulations of the Housing Appeals Committee (760 CMR § 31.00).

For the reasons presented in this Application, and the additional reasons that the Applicant will present at the scheduled public hearing on the application, the Applicant respectfully requests that the Zoning Board of Appeals, after complying with the procedures as required by law, including G.L. c.40B, §§20-23, 760 CMR 31.00, vote to make the Findings of Fact set forth in Section 1.5 above, and issue a Comprehensive Permit to the Applicant for the proposed project.

Respectfully submitted,

Riverbank Properties, LLC

By: _____
Branco Perego, its Manager

LIST OF EXCEPTIONS

TOWN OF DRACUT BY-LAWS (GENERAL BYLAWS) (AS AMENDED THROUGH JUNE 4, 2017 ANNUAL TOWN MEETING)				
BY-LAW/REG.	TITLE	DESCRIPTION	REQUIRED	PROPOSED
Chapter 8A, Sections 1 through 17	Streets and Sidewalks	Street opening permit issued, and related fee required, by Sewer Commissioners and/or Highway Surveyor and/or Town Engineer.	Requires street opening permit for the disturbance of the surface of any public way, and for the installation of sewer, water and other utilities under the surface of any public way.	Waived. To be Governed By Comprehensive Permit.
Chapter 9, Section 6	Building Construction	Permits	Requires Building Inspector to ensure compliance of construction with Chapter 9.	Waived. To Be Governed By Comprehensive Permit. (See Below)
Chapter 9, Sections 10, 11	Building Construction	Construction on Undeveloped Streets	Requires that No Building Permit Shall Issue on Undeveloped Streets Without Planning Board Approval.	Waived. To Be Governed By Comprehensive Permit.
Chapter 13, Section 2	Earth Removal	Earth Removal Permit.	Earth Removal Permit.	Waived. To Be Governed By Comprehensive Permit.
Chapter 13, Section 15.2	Fire Lanes	Requirements for Fire Lanes.	Requires fire lanes for condominium complexes to be a minimum of 25 feet in width.	Waived, but depicted as shown on the Site Plans.
Chapter 14	Sewer Use Regulations			Waived. To Be Governed By Comprehensive Permit.
Chapter 18	Wetlands Protection Bylaw, as Wetlands Regulations (if any).	Filing and Jurisdictional Requirements.	Procedures, jurisdictional requirements, applications, costs, regulations, and enforcement.	Waived in their entirety. No building or structure shall be located within 50 feet of edge of any wetland except as shown on the Site Plans. To Be Governed By Massachusetts Wetlands Protection Act, G.L. c. 131, sec. 40 and Regulations at 310 CMR 10.00.

TOWN OF DRACUT ZONING BYLAWS (AS AMENDED THROUGH JUNE 4, 2007 ANNUAL TOWN MEETING)				
BY-LAW/REG.	TITLE	DESCRIPTION	REQUIRED	PROPOSED
1.11.00	Administration	Enforcement of Zoning Bylaws.	Provides the Building Inspector with enforcement authority with respect to Zoning Bylaw violations.	Building Inspector to maintain authority to enforce the Comprehensive Permit Decision, as well as portions of the Zoning Bylaw not waived by this Comprehensive Permit Decision. Waived to the extent that Zoning Bylaw is superseded by the Comprehensive Permit Decision and G.L. c. 40B.
1.16.20 - 1.16.23	Site Plan Special Permit	Site Plan Special Permit	Site Plan Special Permit required for certain uses and construction.	Waived. To be governed by Comprehensive Permit.
1.17.10-1.17.20	Other Laws. Minima.	Other Laws. Minima.	Zoning By-Law controls if other regulations impose less restrictions than Zoning Bylaw.	Waived to the extent that Comprehensive Permit Decision grants waivers/exceptions from the applicability of specific provisions of the Zoning Bylaw.
1.17.30-1.17.50	Compliance with Zoning Bylaws.	Compliance with Zoning Bylaws	Uses and buildings and structures are to be governed by applicable use and dimensional requirements within zoning district described in the Zoning Bylaw.	Waived to the extent that use and dimensional requirements are superseded by this Comprehensive Permit Decision.

TOWN OF DRACUT ZONING BYLAWS (AS AMENDED THROUGH JUNE 4, 2007 ANNUAL TOWN MEETING)				
BY-LAW/REG.	TITLE	DESCRIPTION	REQUIRED	PROPOSED
2.11.00 - 2.11.50; 4.12.00 – 4.12.30	Use Regulations and Definitions.	Use Regulation Requirements and Schedule for uses within the Business 4 (B-4) Zoning District; Multifamily Development Special Permits.	Prohibits single, two family and multi-family dwellings in B-4 Zoning District and other uses not specifically permitted in the Table of permitted Uses (Section 2.11.30) or Section 2.11.40. Permits no more than one building for dwelling purposes on a lot (Section 2.11.42).	Waived. Permit the use of the Property for 34 residential dwelling units, and related accessory uses, parking (including garage and surface parking), utilities, accessory utility/storage/maintenance facility serving the project, and other appurtenant uses customary to such residential uses, as well as designated open space uses. Also allow the use of one temporary construction and/or marketing trailer as Applicant's project office until all units are sold.

TOWN OF DRACUT ZONING BYLAWS (AS AMENDED THROUGH JUNE 4, 2007 ANNUAL TOWN MEETING) (cont.)				
BY-LAW/REG.	TITLE	DESCRIPTION	REQUIRED	PROPOSED
2.12.00-2.12.10	Intensity of Use (Dimensional Requirements)	Dimensional Requirements.	No land can be used or structure constructed except in accordance with 2.12.00 and Table of Dimensional Requirements.	Waived. To be governed by Site Plans as described in the Comprehensive Permit Decision.
2.12.00 -- 2.12.50 (Table of Dimensional Standards)	Dimensional Requirements	General Dimensional Requirements.	Min. Lot Area (40,000 s.f.); Frontage (200 ft.); Lot Width (50 ft); Front Yard (100 ft); Side Yard (15 ft); Rear Yard (40 ft); Max. Height (45 ft. and 2.5 stories).	Waived except as shown on Site Plans, including the waiver of the following: Rear Yard (reduce to 16 ft).
2.12.60	Dimensional Relief for Affordable Housing.	Dimensional Relief for Affordable Housing.	Dimensional Relief for Affordable Housing.	Waived. To be governed by Comprehensive Permit.
2.12.80	Principal Structures	Permits More Than One Principal Structure on Lot.	Permits More Than One Principal Structure on Lot, subject to conditions.	Waived. To be governed by Comprehensive Permit, including Site Plans referenced therein.
2.13.00-2.13.70	Floodplain and Floodway Districts			Waived. To Be Governed By Massachusetts Wetlands Protection Act, G.L. c. 131, sec. 40 and Regulations at 310 CMR 10.00.
2.14.00-2.14.32	Wetland and Water Conservancy District	Wetland and Water Conservancy District	Wetland and Water Conservancy District	Waived. Work to be governed by Comprehensive Permit and wetlands order of conditions.

TOWN OF DRACUT ZONING BYLAWS (AS AMENDED THROUGH JUNE 4, 2007 ANNUAL TOWN MEETING) (cont.)				
BY-LAW/REG.	TITLE	DESCRIPTION	REQUIRED	PROPOSED
2.17.00 - 2.17.70	Wellhead Protection District Bylaw	Wellhead Protection District Bylaw	Wellhead Protection District Bylaw	Waived, if applicable.
3.10.00 -3.10.24, 3.10.40-3.10.49	Parking and Loading Requirements	Parking Requirements	Parking and loading requirements for B-4 Zoning District, including minimum spaces by use, setback, location and landscaping requirements.	Waived to the extent the parking shown on Site Plans is inconsistent with parking requirements. Parking to be provided shall include a total of 80 parking spaces, or an average of 2.5 spaces per unit, all as shown and located on the Site Plans, and shall comply with the rules and regulations of the Massachusetts Architectural Access Board.

TOWN OF DRACUT ZONING BYLAWS (AS AMENDED THROUGH JUNE 4, 2007 ANNUAL TOWN MEETING) (cont.)				
BY-LAW/REG.	TITLE	DESCRIPTION	REQUIRED	PROPOSED
3.11.32, 3.11.41, and 3.11.42	Sign Regulations	Sign Regulations.	Sign Permit required, along with other dimensional requirements, including the allowance in residential districts of: (a) one sign displaying the street number and/or the name of the occupant of the premises; (b) one additional sign (2 s.f.) permitted for specified accessory uses; (c) one unlighted contractor's sign not exceeding 12 s.f. during construction; and, (d) one subdivision identification sign at each entrance not in excess of 12 s.f.; (d) one identification sign not in excess of 12 s.f. at each public entrance to a multifamily development.	Allow the construction of two (2) permanent externally-illuminated ground signs of no more than fifteen (48) square feet in size and not exceeding eight (8) feet in height to be located as shown on the Site Plans, and temporary non-illuminated construction signs of no more than sixty-four (64) square size from the commencement until completion of construction all as may be shown on the Site Plans, along with other signs permitted in Residence Districts as provided in section 3.11.41.
3.12.00 – 3.12.80	Permit for Soil, Vegetation, Rock and Gravel Removal.	Permit for Soil, Vegetation, Rock and Gravel Removal.	Prohibits Soil, Vegetation, Rock and Gravel Removal unless incidental to construction of ways approved by Planning Board, or in connection with site specific building.	Waived in its entirety. Allow earth removal as provided in the Comprehensive Permit Decision.
3.14.00 – 3.14.73	Buffering, Screening and Grading Requirements.	Standards for Buffering, Screening and Grading Requirements.	Standards for Buffering, Screening and Grading Requirements.	Waived. Buffering, Screening and Grading are to be as shown on the Site Plans.
4.12.00-4.12.30	Special Permits-Multifamily Development.	Requires special permit for multifamily development based upon specified criteria.	Requires special permit for multifamily development based upon specified criteria.	Waived.

TOWN OF DRACUT CONSTRUCTION STANDARDS BY THE ENGINEERING DEPARTMENT, JULY, 1988, AS AMENDED THROUGH OCTOBER 15, 1996)				
REGULATION	TITLE	DESCRIPTION	REQUIRED	PROPOSED
Construction and Engineering Standards	Construction and Engineering Standards.	Construction and Engineering Standards for Multifamily Developments.	Construction and Engineering Standards	Waived in their Entirety. To Be Governed By Comprehensive Permit.
TOWN OF DRACUT FEE, BOND OR OTHER SECURITY REQUIREMENTS				
REGULATION	TITLE	DESCRIPTION	REQUIRED	PROPOSED
	Town Bond and Security and Related Requirements			Waive all surety requirements except as provided in the Comprehensive Permit.

Application for Chapter 40B Project Eligibility / Site Approval

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

Section 4: SITE CONTROL

Grantor/Seller: Peirce

Grantee/Buyer: Perego

Grantee/Buyer Type: Applicant

If Other, Explain:

Are the Parties Related? Yes Property Owner is President of Riverbank Properties

For Deeds or Ground Leases:

Date(s) of Deed(s) or Ground Leases(s): 04/14/2017

Purchase Price: \$425,000

For Purchase and Sales Agreements or Option Agreements:

Date of Agreement:

Expiration Date:

Date of Extension *(if extension granted):*

New Expiration Date *(if extension granted):*

Purchase Price: \$0

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

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

Date(s) of Easements(s):

For Easements:

Date of Agreement:

Purchase Price: \$0

For Easement Purchase and Sales Agreements or Easement Option Agreements:

Expiration Date:

Date of Extension *(if extension granted):*

New Expiration Date *(if extension granted)*

Purchase Price: \$0



2017 00015061

Bk: 31043 Pg: 105 Page: 1 of 2
Recorded: 04/14/2017 01:15 PM

MASSACHUSETTS EXCISE TAX
Middlesex North ROD #14 001
Date: 04/14/2017 01:15 PM
Ctrl# 071625 03485 Doc# 00015061
Fee: \$1,938.00 cons: \$425,000.00

QUITCLAIM DEED

James M. Peirce and Kim M. Peirce, a married couple, of Dracut, Middlesex County, Massachusetts, for consideration paid and in full consideration of **Four Hundred Twenty-Five Thousand and 00/100 Dollars (\$425,000.00)** grant to **Jose Luiz Perego**, Individually, now of 135 Greenmont Avenue, Dracut, MA 01826, with *quitclaim covenants*

The land in Dracut, Middlesex County, Massachusetts, situated on the Southerly side of Greenmont Avenue, being shown as **Lot 4** on a plan of land entitled "Plan of Land in Dracut, Mass. For Alice G. Parker Estate," surveyed June 23, 1966, by Dana F. Perkins & Sons, Inc., Civil Engineers & Surveyors, which plan is recorded with the Middlesex North District Registry of Deeds, **Plan Book 104, Plan 25**, and bounded and described as follows:

NORTHERLY: By said Greenmont Avenue, 240.64 feet;
EASTERLY: By land of F.P.R. Realty Trust, as shown on said plan, be three courses, a distance of 429.40 feet;
SOUTHERLY: By land of Waterworth, Stone Street, land of Gallagher and land of Pilotte, as shown on said plan, by three courses, a distance of 256.70 feet; and
WESTERLY: By land of Richard J. Thiboult, as shown on said plan, by three courses, a distance of 433.64 feet.

Containing 2.45 acres of land, more or less.

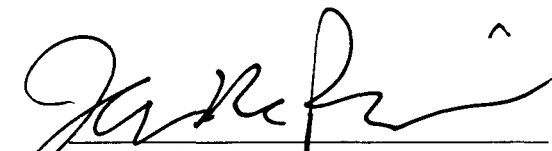
Meaning and intending to describe and convey, and hereby conveying, all of the same premises conveyed to the within Grantors by deed dated March 31, 2008 and recorded with the Middlesex North District Registry of Deeds at Book 22076, Page 148; see also deed of Carol A. Coughlin dated September 12, 2002 and recorded with the Middlesex North District Registry of Deeds at Book 13608, Page 164.

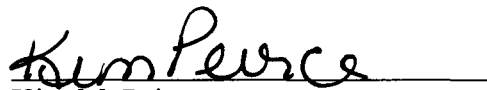
The Grantors hereby release all rights of homestead in the within-granted premises and herein warrants there are no other persons with any claim to homestead in the property.

Quitclaim Deed - Peirce to Perego
135 Greenmont Ave, Dracut, MA
Page 1 of 2

Property: 135 Greenmont Avenue, Dracut

Witness our hands and seals this 14th day of April, 2017.


James M. Peirce


Kim M. Peirce

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 14th day of April, 2017, before me, the undersigned notary public, personally appeared **James M. Peirce**, proved to me through satisfactory evidence of identification, which was/were [☒] driver's license or other state or federal governmental document bearing a photographic image, [☐] oath or affirmation of a credible witness known to me who knows the above signatory, or [☐] my own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.




Notary Public

My Commission Expires:

10-19-23

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 14th day of April, 2017, before me, the undersigned notary public, personally appeared **Kim M. Peirce**, proved to me through satisfactory evidence of identification, which was/were [☒] driver's license or other state or federal governmental document bearing a photographic image, [☒] oath or affirmation of a credible witness known to me who knows the above signatory, or [☐] my own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.




Notary Public

My Commission Expires:

10-19-23

Quitclaim Deed - Peirce to Perego
135 Greenmont Ave, Dracut, MA
Page 2 of 2

Application for Chapter 40B Project Eligibility / Site Approval

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

Section 5: FINANCIAL INFORMATION

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

Initial Capital Budget

Sources

Description	Source	Budgeted
Private Equity	Owner's Cash Equity	\$0
Private Equity	Tax Credit Equity	\$0
Private Equity	Developer Fee Contributed or Loaned	\$0
Private Equity	Developer Overhead Contributed or Loaned	\$0
Other Private Equity		\$0
Public/Soft Debt		\$0
Subordinate Debt		\$0
Permanent Debt		\$0
Permanent Debt		\$0
Construction Debt	for informational purposes only, not included in Sources T	\$0
Additional Source		\$0
Additional Source		\$0
Total Sources		\$0

Pre-Permit Land Value

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

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

Uses (Costs)

Item	Budgeted
Acquisition Cost (Actual):	
Actual Acquisition Cost: Land	\$425,000
Actual Acquisition Cost: Buildings	\$0
Reasonable Carrying Costs	\$0
Subtotal - Acquisition Costs	\$425,000
Construction Costs-Building Structural Costs (Hard Costs):	
Building Structure Costs	\$9,065,000
Hard Cost Contingency	\$509,169
Subtotal - Building Structural Costs (Hard Costs)	\$9,574,169
Construction Costs-Site Work (Hard Costs):	
Earth Work	\$256,385
Utilities: On-Site	\$135,295
Utilities: Off-Site	\$0
Roads and Walks	\$0
Site Improvement	\$0
Lawns and Plantings	\$52,000
Geotechnical Condition	\$0
Environmental Remediation	\$0
Demolition	\$12,000
Unusual Site Conditions/Other Site Work	\$58,543
Subtotal - Site Work (Hard Costs)	\$514,223
Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs):	
General Conditions	\$28,543
Builder's Overhead	\$54,086
Builder's Profit	\$1,114,802
Subtotal - General Conditions, Builder's Overhead & Profit	\$1,197,431
General Development Costs (Soft Costs):	
Appraisal and Marketing Study <i>(not 40B "As Is" Appraisal)</i>	\$1,000
Marketing and Initial Rent Up <i>(include model units if any)</i>	\$0
Real Estate Taxes <i>(during construction)</i>	\$25,000
Utility Usage <i>(during construction)</i>	\$13,000
Insurance <i>(during construction)</i>	\$48,000
Security <i>(during construction)</i>	\$10,000
Inspecting Engineer <i>(during construction)</i>	\$28,535
Construction Loan Interest	\$376,836
Fees to Construction Lender:	\$0
Fees to Permanent Lender:	\$0
Fees to Other Lenders:	\$0

General Development Costs (Soft Costs) - continued

Item	Budgeted
Architecture / Engineering	\$75,784
Survey, Permits, etc.	\$51,352
Clerk of the Works	\$15,000
Construction Manager	\$15,000
Bond Premiums	\$0
Environmental Engineer	\$0
Legal	\$73,892
Title <i>(including title insurance)</i> and Recording	\$0
Accounting and Cost Certification <i>(incl. 40B)</i>	\$35,266
Relocation	\$0
40B Site Approval Processing Fee	\$11,400
40B Technical Assistance / Mediation Fee	\$0
40B Land Appraisal Cost <i>(as-is value)</i>	\$1,000
40B Final Approval Processing Fee	\$20,720
40B Subsidizing Agency Cost Certification Examination Fee	\$0
40B Monitoring Agent Fee	\$0
MIP	\$0
Credit Enhancement	\$0
Letter of Credit Fees	\$0
Tax Credit Allocation Fee	\$0
Other Financing Fees	\$0
Development Consultant	\$12,500
Other Consultant:	\$0
Other Consultant:	\$0
Syndication Costs	\$0
Soft Cost Contingency	\$28,543
Other Development Costs:	\$0
Subtotal - General Development Costs (Soft Costs)	\$842,828
Developer Fee and Overhead:	
Developer Fee	\$0
Developer Overhead	\$0
Subtotal Developer Fee and Overhead	\$0
Capitalized Reserves:	
Development Reserves	\$0
Initial Rent Up Reserves	\$0
Operating Reserves	\$0
Net Worth Account	\$0
Other Capitalized Reserves	\$0

Subtotal - Capitalized Reserves

\$0

Summary of Subtotals

Item	Budgeted
Acquisition Costs (Actual):	\$425,000
Building Structural Costs (Hard Costs)	\$9,574,169
Site Work (Hard Costs)	\$514,223
General Conditions, Builder's Overhead & Profit (Hard Costs)	\$1,197,431
Developer Fee and Overhead	\$0
General Development Costs (Soft Costs)	\$842,828
Capitalized Reserves	\$0
Total Development Costs (TDC)	\$12,553,651

Summary

Total Sources	\$0
Total Uses (TDC)	\$12,553,651

Projected Developer Fee and Overhead*:	\$0
Maximum Allowable Developer Fee and Overhead**:	\$0
Projected Developer Fee and Overhead Equals	0.00% of Maximum Allowable Fee and Overhead

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

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

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

Item	Notes	Amount
Permanent Debt Assumptions		
Loan Amount	Lende	\$0
Annual Rate		0.00%
Term		0 Months
Amortization		0 Months
Lender Required Debt Service Coverage Ratio		0.00
Gross Rental Income		\$0
Other Income (utilities, parking)		\$0
Less Vacancy (Market Units): 5% (vacancy rate)		\$0
Less Vacancy (Affordable Units): 5% (vacancy rate)		\$0
Gross Effective Income		\$0
Less Operating Expenses		\$0
Net Operating Income		\$0
Less Permanent Loan Debt Service		\$0
Cash Flow		\$0
Debt Service Coverage		0.00
Describe Other Income:		

Rental Operating Expense Assumption

Item	Notes	Amount
Assumed Maximum Operating Expenses	Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above.	\$0
Assumed Maximum Operating Expense/Unit*	Number of Units: 0	\$0

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

Bill Collins <bill.collins@ebtc.com>

6/2/2022 3:06 PM

RE: Introduction.

To Branco Perego <branco@nationwidetile.com> • Kenneth Lania <kmconsultants@comcast.net>

Thank you for the introduction, Branco. Nice to meet you Ken. I look forward to working with you and Branco on this project.

Bill

Bill Collins

Commercial Lending, Vice President

Enterprise Bank

55 Main Street | Salem, NH 03079

Bill.Collins@ebtc.com | 978-656-5626 | [EnterpriseBanking.com](https://www.enterprisebanking.com)

From: Branco Perego <branco@nationwidetile.com>

Sent: Thursday, June 02, 2022 1:04 PM

To: Kenneth Lania <kmconsultants@comcast.net>; Bill Collins <Bill.Collins@ebtc.com>

Subject: Introduction.

This message originated from an external source. **Please Use Caution** before clicking on any links or opening any attachments in this email.

Hi Ken, I would like to introduce you to Bill Collins from Enterprise bank.
We will be working together on this.

I will let you guys take it from here.
Thanks

Best Regards,
Branco

Branco Perego | President/CEO

908 Lawrence St | Lowell, MA 01852

C: (978)771-3205 | P: (978) 221-5711 | F: (978) 221-5313

www.nationwidetile.com



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- image001.png (21 KB)

Application for Chapter 40B Project Eligibility / Site Approval

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

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

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

Development Team:

Company Name	Contact Name	Contact Role	Applicant	Dev Entity	Primary For Role
Riverbank Properties, LLC	Branco Perego	Developer	Yes	Yes	Yes
Cornerstone Land Associat	Kenneth Lania	Consultant - Architect and Engineer	No	No	Yes
Enterprise Bank	Bill Collins	Consultant - Financing Package	No	No	Yes

Entities Responsible for Development Tasks:

Development Task	Developer / Applicant	Contact Name / Company
Architecture and Engineering	No	Cornerstone Land Associates, LLC, Kenneth Lania
Construction Management	No	Cornerstone Land Associates, LLC, Kenneth Lania
Finance Package	No	Enterprise Bank, Bill Collins
Local Permitting	No	Cornerstone Land Associates, LLC, Kenneth Lania

Affiliated Entities:

Company Name	Individual Name	Affiliation	Relation
Riverbank Properties	Branco Perego	Managing Entity	Applicant

Previous Applications:

Project Name:	Filing Date:
Municipality:	
Subsidizing Agency:	Decision:
Type:	Other Reference:

Certification and Acknowledgement

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

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

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

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

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

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

Signature: _____

Name: Kenneth M. Lania

Title: Project Manager/Engineer

Date: 05/08/2022

GREENMONT COMMONS

Project Development Team

Branco Perego – Owner & Financing

No 40B Experience – Commercial Development Experience

Douglas Deschenes – Attorney

Multiple 40B projects from a few units to over 300 units

Kenneth M. Lania – Project Manager / Civil Engineering & Survey

Multiple 40B projects from a few units to over 300 units

Christopher Ortiz – Construction Manager / Project Supervisor

No 40B Experience – Housing Developer and Construction of Rental properties

Application for Chapter 40B Project Eligibility / Site Approval

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

Section 7: NOTIFICATION AND FEES

Notices

Event	Date
Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing :	04/11/2022
Date of Pre-Application Meeting with MassHousing:	06/16/2022
Date copy of complete application sent to chief elected office of municipality :	08/19/2022
Date notice of application sent to DHCD:	08/19/2022

Fees

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

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

Fee	Amount	Description
MassHousing Application Processing Fee:	\$7,803	payable to MassHousing
Chapter 40B Technical Assistance/Mediation Fee:	\$2,500	(Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000)
Unit Fee:	\$1,400	(\$50 per Unit)
Total TA/Mediation and Unit Fee:	\$3,900	(Payable to Massachusetts Housing Partnership)

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

SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

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

Method 1 - Redevelop First

If Rehabilitation:

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

If New Construction:

- Contributes to revitalization of town center or neighborhood	Yes
- Walkable to:	
(a) transit	Yes
(b) downtown or village center	Yes
(c) school	Yes
(d) library	Yes
(e) retail, services, or employment center	Yes
- Located in municipally-approved growth center	No

Explanation (Required):

Method 2 - Consistency with Sustainable Development Principals

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

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

Optional - Demonstration of Municipal Support

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

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

Explanation (Required)

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

(1) Concentrate Development and Mix Uses

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

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

Explanation (Required)

(2) Advance Equity & Make Efficient Decisions

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

Promote development in accordance with smart growth and environmental stewardship.

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

Explanation (Required)

(3) Protect Land and Ecosystems

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

- Creation or preservation of open space or passive recreational facilities	No
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands	No
- Environmental remediation or clean up	No
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.)	No
- Eliminates or reduces neighborhood blight	No
- Addresses public health and safety risk	No
- Cultural or Historic landscape/existing neighborhood enhancement	No
- Other (discuss below)	No

Explanation (Required)

(4) Use Natural Resources Wisely

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

- | | |
|---|-----|
| - Uses alternative technologies for water and/or wastewater treatment | No |
| - Uses low impact development (LID) for other innovative techniques | Yes |
| - Other (discuss below) | No |

Explanation (Required)

(5) Expand Housing Opportunities

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

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

Explanation (Required)

(6) Provide Transportation Choice

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

- | | |
|---|-----|
| - Walkable to public transportation | Yes |
| - Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses) | Yes |
| - Increased bike and ped access | Yes |
| - For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations | Yes |
| - Other (discuss below) | No |

Explanation (Required)

(7) Increase Job and Business Opportunities

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

- | | |
|--|----|
| - Permanent Jobs | No |
| - Permanent jobs for low- or moderate- income persons | No |
| - Jobs near housing, service or transit | No |
| - Housing near an employment center | No |
| - Expand access to education, training or entrepreneurial opportunities | No |
| - Support local business | No |
| - Support natural resource-based businesses (i.e., farming, forestry, or aquaculture) | No |
| - Re-uses or recycles materials from a local or regional industry's waste stream | No |
| - Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials | No |
| - Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products | No |
| - Other (discuss below) | No |

Explanation (Required)

(8) Promote Clean Energy

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

- | | |
|--|-----|
| - Energy Star or Equivalent* | Yes |
| - Uses renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in was reduction and conservation of resources | Yes |
| - Other (discuss below) | No |

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

Explanation (Required)

(9) Plan Regionally

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

- | | |
|---|----|
| - Consistent with a municipally supported regional plan | No |
| - Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing | No |
| - Measureable public benefit beyond the applicant community | No |
| - Other (discuss below) | No |

Explanation (Required)

GREENMONT COMMONS

Municipal Meeting Correspondence

Kenneth Lania, Cornerstone Land Associates, conducted a meeting with the Town of Dracut Town Manager Ann Vandal and the Town of Dracut Community Development Director Alison Manugian to discuss the project and determine if the Town of Dracut would be in support of this project on the subject parcel. Based on the discussions and opinions expressed during the meeting, it was determined that the Town of Dracut would not be in support of this project on the subject parcel.



August 19, 2022

MassHousing
One Beacon Street
Boston, MA 02108

Doc. Ref.: Greenmont Commons
Comprehensive Permit Application
135 Greenmont Avenue
Dracut, MA 01826

Mailing Statement

I, Kenneth M. Lania, Owner of Cornerstone Land Associates, LLC, representative for Riverbank Properties, Applicant of the project location referenced above, do hereby certify under the pain and penalty of perjury that I mailed a Notice of Application to the Department of Housing and Community Development (DHCD).

Kenneth M. Lania, E.I.T.
Owner/Senior Project Manager
Cornerstone Land Associates, LLC

August 19, 2022

Date

View Transaction



Date

07/01/2022

Description

Outgoing Money Transfer

Outgoing Wire to GENERAL LOCKBOX 226602

Amount

-\$7,500.00

40B Technical Assistance Fee Coversheet

In accordance with a 2004 Interagency Agreement among 40B Subsidizing Agencies (MassHousing, MHP, DHCD and MassDevelopment) applicants for a Determination of Eligibility are required to contribute to the 40B Technical Assistance and Mediation Fund (40B TA program), administered by MHP. The 40B TA Program supports Zoning Boards of Appeals in their review of Comprehensive Permit Applications with the goal of helping developers and communities reach acceptable compromises relative to the development of affordable housing.

Current standard 40B TA Fund Fee: Program Base Fee* plus \$50 per unit

**For questions about the fee structure for specific projects, please contact the Subsidizing Agency*

Please complete the information below and submit with a check made out to Massachusetts Housing Partnership at the address below:

MHP Fund
PO Box 845437
Boston, MA 02284
Attn: Emma McGurren

- Subsidizing Agency: MassHousing
- Project Applicant: RIVERBANK PROPERTIES
- Project Name: GREENMONT COMMONS
- Municipality: DORSET
- Number of Units: 28
- Number of acres of site: 2.44
- Rental or Homeownership: RENTAL
- 40B TA Amount (Base Fee + \$50/Unit) \$3900.00

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
	5 Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)
	6 City, state, and ZIP code	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number											
				-				-			
or											
Employer identification number											
					-						

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► 	Date ► _____
-----------	--	--------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.