

Robert M. Sawyer
Flowerwood LLC
P. O. Box 1408
Vineyard Haven, MA, 02568
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robert@sawyerrealtygroup.com

July 26, 2019

Robert Whritenour
Town Administrator
Town of Oak Bluffs
56 School Street
Oak Bluffs, MA 02557

RE: Comprehensive Site Approval Application – HAND DELIVERED
Flowerwood
3 Uncas Avenue, Oak Bluffs, MA 02557

Dear Mr. Whritenour:

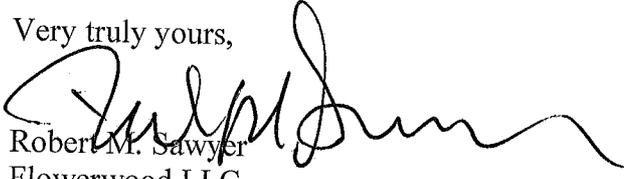
Flowerwood LLC is pleased to provide you a copy of our comprehensive application that was submitted to Masshousing for a Comprehensive Permit Site Approval.

As you can see from the attached project information, this development will be entirely consistent with both the affordable housing needs of the Town of Oak Bluffs and the Housing Production Plan fy 2018-2022 assembled by the MVC with input from all six towns.

The property is identified as Oak Bluffs Assessors Map 11, Block 156, and Lot 0 containing approximately .17 +/- acres. We are planning 8 workforce homeownership dwelling units of which 2 will be affordable for families at/or below 80% of AMI. Six dwelling units to be target marketed to Vineyard working folks. Most important is all dwelling units will be required as year-round use with no investors or short-term rentals. Additionally, the project includes approximately 350 sq. ft of commercial space.

We look forward to meeting with the Town of Oak Bluffs to discuss this project and working with the Zoning Board of Appeals in successful conclusion and the issuance of a Comprehensive Permit which we believe will be an asset to the Town and a vital contribution to our Vineyard housing crisis.

Very truly yours,


Robert M. Sawyer
Flowerwood LLC

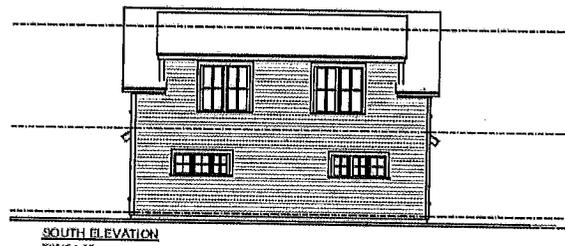
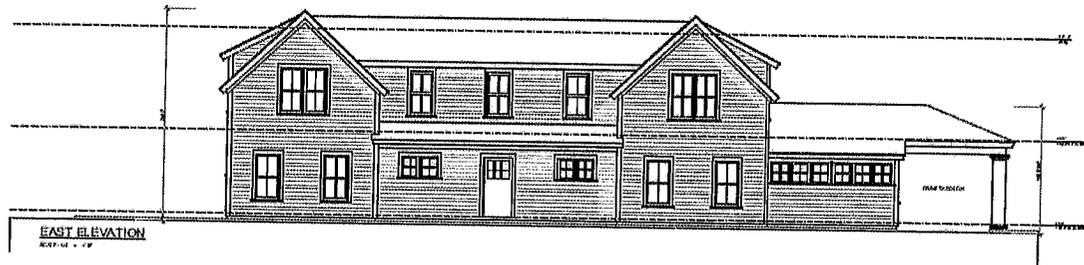
Development team: Robert M. Sawyer
Michael A. Sawyer
Larkin "Barry" Reeves

Comprehensive Permit Site Approval Application

3 Uncas Avenue

Oak Bluffs, MA

August 9, 2019



Submitted by:

Flowerwood LLC
Applicant
Mayflower Lane
Vineyard Haven, MA 02568
508.696.1900

Dean E. Harrison
Consultant
59 Lockwood Ave.
Attleboro, MA 02703
508.813.1388

**Comprehensive Permit Site Approval Application
3 Uncas Avenue
Oak Bluffs, MA 02568**

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**Comprehensive Permit Site Approval Application
3 Uncas Avenue
Oak Bluffs, MA 02568**

TAB 1

Dean E. Harrison
59 Lockwood Avenue
Attleboro, MA, 02703
(508) 813.1388

August 9, 2019

Michael Busby
40B Specialist
Masshousing
One Beacon Street, 5th Floor,
Boston, MA 02108

RE: Site Approval Application
3 Uncas Avenue,
Oak Bluffs, MA 02557

Dear Mr. Busby:

Flowerwood LLC is pleased to submit to Masshousing our application for a Comprehensive Permit Site Approval.

The property is identified as Oak Bluffs Assessors Map 11, Block 156, and Lot 0 containing approximately .17 +/- acres. We are planning 8 workforce homeownership dwelling units of which 2 will be affordable for families at/or below 80% of AMI. Six dwelling units to be target marketed to Vineyard working folks. Most important is all dwelling units will be required as year-round use with no investors or short-term rentals. Additionally, the project includes approximately 350 sq. ft of commercial space.

As you can see from the attached project information, this development will be entirely consistent with both the affordable housing needs of the Town of Oak Bluffs and the Housing Production Plan fy 2018-2022 assembled by the MVC with input from all six towns.

We are hopeful that the Masshousing will look favorable upon the application and approve our request for Site Approval. Feel free to contact us if you have any questions. Thank you for your attention to this matter. We look forward to hearing from you soon.

Sincerely,



Dean E. Harrison
Consultant

cc: Brian Packish, Chairperson, Board of Selectman, Town of Oak Bluffs
Janelle Chan, Undersecretary, DHCD.
Robert Sawyer, Flowerwood LLC
Michael Sawyer, Flowerwood LLC

**Comprehensive Permit Site Approval Application
3 Uncas Avenue
Oak Bluffs, MA 02568**

TAB 2



Comprehensive Permit Site Approval Application/Homeownership

www.masshousing.com | www.masshousingrental.com

Comprehensive Permit Site Approval Application/Homeownership

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

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

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

Please note that MassHousing requires that all applicants meet with a member of our 40B Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.

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

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

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

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

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

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

We look forward to working with you on your proposed development. Please contact Gregory Watson at 617-854-1880 or gwatson@masshousing.com to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one.

Our Commitment to You

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

Within two (2) business days of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

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

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

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

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 60 days of our receipt of your application package.



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

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

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

Name of Proposed Project: To Be Determined

Municipality: Oak Bluffs

Address of Site: 3 Uncas Avenue

Cross Street (if applicable): Circuit Avenue

Zip Code: 02557

Tax Parcel I.D. Number(s) (Map/Block/Lot): Map 11, Block 156, Lot 0

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

Applicant's Web Address, if any: NA

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: Contractor and Broker are principles in the Applicant entity.

Primary Contact Information (required)

Name of Individual: Dean E. Harrison

Relationship to Applicant: Housing Consultant

Name of Company (if any): _____

Street Address: 59 Lockwood Ave

City/Town/Zip: Attleboro, MA 02703

Telephone (office and cell) and Email: 508.813.1388 deanharrison13@outlook.com

Secondary Contact Information (required)

Name of Individual: Robert M. Sawyer

Relationship to Applicant: Principle

Name of Company (if any): Flowerwood LLC

Street Address: P.O. Box 1408

City/Town/Zip: Vineyard Haven, MA 02568

Telephone (office and cell) and Email: 508-696-1900, Info@dukesacademy.com

Additional Contact Information (optional)

Name of Individual: Michael A. Sawyer
Relationship to Applicant: Principle
Name of Company (if any): Same
Street Address: 97 Snake Hollow
City/Town/Zip: Vineyard Haven, MA 02568
Telephone (office and cell) and Email: 508.317.1214, mike@sawyerrealtygroup.com

Anticipated Financing: MassHousing NEF Bank
Name of NEF Bank: Cape Cod Five Cents Savings Bank

Total Number of Units 8.00 # Affordable Units 2.00 # Market Rate Units 6.00
Age Restricted? Yes No If Yes, 55+ or 62+

Brief Project Description (150 words or less):

This 8-unit affordable housing project is designed to provide reasonably priced, good quality, year-round workforce housing on Martha's Vineyard which is desperately needed by employers. It will be built under M.G.L. c. 40B, known as the Massachusetts Comprehensive Permit Act. The term "affordable housing" has many meanings. In the context of the 40B law it does not mean "low cost" housing as some might assume. On the contrary it means only that, at a minimum, 25% of the units must be affordable to home-seekers earning no more than 80% of the average of other families in the area ("AMI"). The remaining dwelling units are not restricted by income but will be very reasonable priced and directed to contribute to the huge shortage of workforce housing. Accordingly, all 8 dwelling units will be affordable.

In addition to the planned eight residences there will be one drive-up bank (drive-up only) as commercial space fronting Circuit Avenue, the town's main commercial street. The project will contain nine parking spaces with one space reserved for each dwelling unit and one space for the bank employee.

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: To be determined (TBD)

Buildable Area Calculations	Sq. Feet/Acres (enter "0" if applicable—do not leave blank)
Total Site Area	7,405.00
Wetland Area	0.00
Flood/Hazard Area	0.00
Endangered Species Habitat (animal and/or plant)	0.00
Conservation/Article 97 Land	0.00
Protected Agricultural Land	0.00
Other Non-Buildable (Describe)	0.00
Total Non-Buildable Area	0.00
Total Buildable Site Area	7,405.00

Current use of the site and prior use if known:

The site is presently occupied by a vacant (non-occupiable) single family house. The house has recently undergone Asbestos remediation. The non-insulated house is both very old and dilapidated

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:

R-1 but totally surrounded by B-2. Subject parcel was spot zoned from B-2 to R-1.

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).

There has been no other previous application pertaining to the construction on/or development of the site.

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	No	
Wastewater - public sewer	Yes	Not connected but at site
Storm Sewer	No	
Water-public water	Yes	At site
Water-private well	No	
Natural Gas	No	
Electricity	Yes	At site
Roadway Access to Site	Yes	
Sidewalk Access to Site	Yes	
Other		

Describe surrounding land use(s):

Area is zoned residential but is totally surrounded by commercial uses. It abuts a bowling center with restaurant and function room and is across the street from a gallery, appliance dealer, bank and small office building.

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	2 blocks	Yes
Schools	3/4 mile	Yes
Government Offices	1 mile	Yes
Multi-Family Housing	None	
Public Safety Facilities	1/2 mile	Yes
Office/Industrial Uses	Immediate area	
Conservation Land	None	
Recreational Facilities	Immediate area	
Houses of Worship	2 blocks	Yes
Other		Yes

List any public transportation near the Site, including type of transportation and distance from the site:
Vineyard Transit Bus near project site on Circuit Avenue.

Site Characteristics and Development Constraints

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

- Are there any easements, rights of way or other restrictions of record affecting the development of the site? No
- Is there any evidence of hazardous, flammable, or explosive material on the site? No
- Is the site, or any portion thereof, located within a designated flood hazard area? No
- Does the site include areas designated by Natural Heritage as endangered species habitat? No
- Are there documented state-designated wetlands on the site? No
- 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? Yes
- 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

Required Attachments Relating to Section 2

2.1 Existing Conditions Plan

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

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

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

2.2 Aerial Photographs

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

2.3 Site/Context Photographs

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

2.4 Documentation Regarding Site Characteristics/Constraints

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

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

2.5 By-Right Site Plan (if available)

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

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

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

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

Name of Proposed Project: TBD

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

Total Number of Dwelling Units: 8.00

Total Number of Affordable Units: 2.00

Number of 50% AMI Affordable Units:

Number of 80% AMI Affordable Units: 2.00

Unit Mix: Affordable Units

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units	2.00				
Number of Bathrooms	1				
Square Feet/Unit	425.00				

Unit Mix: Market Rate

Unit Type	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Number of Units	6.00				
Number of Bathrooms	1				
Square Feet/Unit	425.00				

Percentage of Units with 3 or More Bedrooms*:

** 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: 4.00 Market Rate: 2.00 Affordable: 2

Gross Density (units per acre): 47.00

Net Density (units per buildable acre): 40.00

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
multi-family	Construction	2.00	24	3400	1.00

Non-Residential Building Information

Building Type and Style	Construction or Rehabilitation	Number of Stories	Height	GFA	Number Bldgs. of this type
Drive up (only) Bank facility	Construction	1.00	16	350	1.00

Will all features and amenities available to market unit residents also be available to affordable unit residents?
If not, explain the differences.

Yes

Parking

Total Parking Spaces Provided: 9.00

Ratio of Parking Spaces to Housing Units: 1.0

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

Buildings: 30%

Parking and Paved Areas: 60%

Usable Open Space: 10%

Unusable Open Space: 0%

Lot Coverage: 35%

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

Required Attachments Relating to Section 3

3.1 Preliminary Site Layout Plan(s)

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

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

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

3.2 Graphic Representations of Project/Preliminary Architectural Plans

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

3.3 Narrative Description of Design Approach

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

3.4 Tabular Zoning Analysis

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

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

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

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

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

Name of Proposed Project: TBD

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: _____

Grantee/Buyer: Flowerwood 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? _____

For Deeds or Ground Leases

Date(s) of Deed(s) or Ground Lease(s): December 27, 2018

Purchase Price: \$600,000

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: TBD

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

Sales / Revenue

Market	1,650,000.00
Affordable	350,000.00
Related Party	0
Other Income	
Total Sales/Revenue	2,000,000.00

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.	600000

Costs

Item **Budgeted**

Acquisition Cost

Site Acquisition: pre-permit land value (to be determined by MassHousing Commissioned Appraisal) plus reasonable carrying costs	600,000.00
Subtotal Acquisition Costs	600,000.00

**Construction Costs-Residential
Construction (Hard Costs)**

Building Structure Costs	425,000.00
Hard Cost Contingency	69,260.00
Subtotal - Residential Construction (Hard Costs)	494,260.00

Costs

Item Budgeted

Construction Costs-Site Work (Hard Costs)

Earth Work	20,000.00
Utilities: On Site	15,000.00
Utilities: Off-Site	35,000.00
Roads and Walks	35,000.00
Site Improvement	
Lawns and Planting	20,000.00
Geotechnical Condition	
Environmental Remediation	
Demolition	45,000.00
Unusual Site Conditions/Other Site Work	10,000.00
Subtotal -Site Work (Hard Costs)	180,000.00

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

General Conditions	36,300.00
Builder's Overhead	12,826.00
Builder's Profit	38,478.00
Subtotal - General Conditions Builder's Overhead and Profit (Hard Costs)	87,604.00

General Development Costs (Soft Costs)

Appraisal and Marketing Study <i>(not 40B "as is" appraisal)</i>	10,000.00
Lottery	10,000.00
Commissions/Advertising-Affordable	10,500.00
Commissions/Advertising-Market	82,500.00
Model Unit	0
Closing Costs <i>(unit sales)</i>	15,000.00
Real Estate Taxes <i>(during construction)</i>	2,500.00
Utility Usage <i>(during construction)</i>	7,500.00
Insurance <i>(during construction)</i>	15,000.00
Security <i>(during construction)</i>	
Inspecting Engineer	5,000.00
Fees to Others	
Construction Loan Interest	50,000.00
Fees to Construction Lender	3,500.00
Architectural	40,000.00
Engineering	10,000.00
Survey, Permits, Etc.	5,000.00
Clerk of the Works	
Construction Manager	

Item	Budgeted
General Development Costs (Soft Costs) - Continued	
Bond Premiums (Payment/Performance/Lien Bond)	
Legal	25,000.00
Title (including title insurance) and Recording	4,000.00
Accounting and Cost Certification (incl. 40B)	10,000.00
Relocation	
40B Site Approval Processing Fee	2,500.00
40B Technical Assistance/Mediation Fund Fee	2,900.00
40B Land Appraisal Cost (as-is value)	2,500.00
40B Final Approval Processing Fee	2,500.00
40B Subsidizing Agency Cost Certification Examination Fee	10,000.00
40B Monitoring Agent Fees	
40B Surety Fees	
Other Financing Fees	
Development Consultant	20,000.00
Other Consultants (describe)	
Other Consultants (describe)	
Soft Cost Contingency	
Other General Development (Soft) Costs	35,000.00
Subtotal - General Development Costs (Soft Costs)	380,900.00
Developer Overhead	
Developer Overhead	32,000.00
Subtotal - Developer Overhead	32,000.00
Summary of Subtotals	
Sales/Revenue	2,000,000.00
Site Acquisition	600,000.00
Residential Construction	494,260.00
Site Work	180,000.00
Builder's Overhead, Profit and General Conditions	87,604.00
General Development Costs	380,900.00
Developer Overhead	32,000.00
Summary	
Total Sales/Revenue	2,000,000.00
Total Development Costs (TDC)	1,774,764.00
Profit (Loss) from Sales/Revenue	225,236.00
Percentage of Profit (Loss) Over the Total Development Costs	12.69%

Initial Unit/Sales Price

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Affordable Units	Yes				
Number of Units	2.00				
Number of Sq. Ft	425.00				
Sales Price	175,000.00				
Condo / HOA Fee	150.00				

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Affordable Units					
Number of Units	6				
Number of Sq. Ft	425				
Sales Price	275000				
Condo / HOA Fee	200				

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

Required Attachments Relating to Section 5

5.1 New England Fund Lender Letter of Interest

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

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

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

5.2 Market Sale Comparables (required)

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

5.3 Market Study (if requested)

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

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

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

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

Name of Proposed Project: TBD

Development Team

Developer/Applicant: Flowerwood LLC

Development Consultant (if any): Dean E. Harrison

Attorney: _____

Architect: Mo O'Conner

Contractor: Sawyer Realty Group

Lottery Agent: TBD

Management Agent: Sawyer Realty Group

Other (specify): Broker - Sawyer Realty Group

Other (specify): _____

Role of Applicant in Current Proposal

Development Task	Developer/Applicant	Development Consultant (identify)
Architecture and Engineering	X	X
Local Permitting	X	X
Financing Package	X	X
Construction Management	X	
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: Flowerwood LLC

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

State in which registered/formed: Massachusetts

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

Robert M. Sawyer, Barry Reeves and Michael A. Sawyer

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

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

Proposed Development Entity

Name of Proposed Development Entity: TBD

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

State in which registered/formed: Massachusetts

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

Robert M. Sawyer, Barry Reeves and Michael A. Sawyer

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

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

Certification and Acknowledgment

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

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

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

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

Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes, reporting of employees and contractors, or withholding of child support? Yes ___ No

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

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

Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions? Yes ___ No

Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements? Yes ___ No

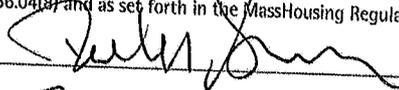
Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts, and any agency, authority or instrument thereof? Yes ___ No

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

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

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

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

Signature: 
Name: ROBERT M. SAWYER
Title: MANAGING MEMBER
Date: 7/24/19

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

Signature: _____

Name: **Robert M. Sawyer**

Title: **Managing Member**

Date: _____

Required Attachments Relating to Section 6

6.1 Development Team Qualifications

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

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

6.2 Applicant Entity 40B Experience

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

6.3 Applicant's Certification

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

**Application for Chapter 40B Project Eligibility/Site Approval
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Section 7: NOTIFICATIONS AND FEES

Name of Proposed Project: To Be Determined

Notice

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

Date copy of complete application sent to chief elected office of municipality:

at the time

Date notice of application sent to DHCD:

at time of submission

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

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

2,500

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

a. Base Fee:

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

2,500

b. Unit Fee:

(Limited Dividend Sponsor \$50 per unit, Non-Profit or Public Agency Sponsor \$30 per unit)

400

Land Appraisal Cost

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

Required Attachments Relating to Section 7

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

Application Checklist

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

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

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

SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

Project Name: TBD
Project Number: _____
Program Name: NEF
Date: _____

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Prior to completing this form, please refer to the Commonwealth's Sustainable Development Principles (adopted May 2007) available at: [Sustainable Development Principles](#)

DEVELOPER SELF-ASSESSMENT (for consistency with the Sustainable Development Principles)

Redevelop First

Check "X" below if applicable

If Rehabilitation:

- Rehabilitation/Redevelopment/Improvements to Structure
- Rehabilitation/Redevelopment/Improvements to Infrastructure

If New Construction:

- Contributes to revitalization of town center or neighborhood
- Walkable to:
 - (a) transit
 - (b) downtown or village center
 - (c) school
 - (d) library
 - (e) retail, services or employment center
- Located in municipally-approved growth center

Explanation (Required)

Optional - Demonstration of Municipal Support:

- Letter of Support from the Chief Elected Official of the municipality*
- Housing development involves municipal funding
- Housing development involves land owned or donated by the municipality

Check "X" below if applicable

-
-
-

*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)

The site is ideally situated for residential because the site is a infill site which is surrounded by mixed-use existing development and lies within walking distance of community resources

Method 2: 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** (evidence of such support must be submitted as an attachment), 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 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.

Check "X" below if applicable

- Higher density than surrounding area
- Mixes uses or adds new uses to an existing neighborhood
- Includes multi-family housing
- Utilizes existing water/sewer infrastructure
- Compact and/or clustered so as to preserve undeveloped land
- Reuse existing sites, structures, or infrastructure
- Pedestrian friendly
- Other (discuss below)

Explanation (Required)

The site is ideally situated for this workforce housing because it is located in the downtown area which has a mixed of commercial/residential uses and lies within walking distance of community resources. The site is serviced by existing infrastructure (municipal roads, water & sewer) and located near the center of town, thereby promoting compact development and proximity to the town center. Further, a substantial number of all types of businesses are within walking distance and these business need such workforce housing.

(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.

Check "X" below if applicable

- Concerted public participation effort (beyond the minimally required public hearings)
- Streamlined permitting process, such as 40B or 40R
- Universal Design and/or visitability
- Creates affordable housing in middle to upper income area and/or meets regional need
- Creates affordable housing in high poverty area
- Promotes diversity and social equity and improves the neighborhood
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community
- Other (discuss below)

Explanation (Required)

The affordable housing units would satisfy a regional need for low- or moderate-income housing that is particularly acute in this area of Massachusetts, where most of the towns are significantly below the 10% goal for affordable housing units set by Chapter 40B. In addition, the housing will comply with all of the requirements of the Age Discrimination Act, Title II of the Americans with Disabilities Act and Title VIII of the Fair Housing Act, Executive Order 11063, Massachusetts General Laws c.151B, the Civil Rights Act of 1964 and Title VI.

(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.

Check "X" below if applicable

- Creation or preservation of open space or passive recreational facilities
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands
- Environmental remediation or clean up
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.)
- Eliminates or reduces neighborhood blight
- Addresses public health and safety risk
- Cultural or Historic landscape/existing neighborhood enhancement
- Other (discuss below)

Explanation (Required)

The development of this property will enhance a parcel which currently does not add any character to the surrounding area and will help to reduce the blight the site contributes to the downtown business area.

(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.

Check "X" below *if applicable*

- Uses alternative technologies for water and/or wastewater treatment
- Uses low impact development (LID) or other innovative techniques
- Other (discuss below)

Explanation (Required)

The compact site plan is maximized to reduce waste and is a very efficient use of land. The property will use alternative hardscape material to reduce the use of bituminous paving in the impervious areas along with energy efficient design and construction.

(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.

Check "X" below *if applicable*

- Includes rental units, including for low/mod households
- Includes homeownership units, including for low/mod households
- Includes housing options for special needs and disabled population
- Expands the term of affordability
- Homes are near jobs, transit and other services
- Other (discuss below)

Explanation (Required)

The proposed mixed income project will include low and moderate income occupancy and as such will increase the number of workforce and affordable units for Commonwealth residents for various income levels.

(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.

Check "X" below if applicable

- Walkable to public transportation
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses)
- Increased bike and ped access
- 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
- Other (discuss below)

Explanation (Required)

Located downtown Oak Bluffs, the project provides walking access to myriad business and potential employers.

(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.

Check "X" below if applicable

- Permanent jobs
- Permanent jobs for low- or moderate-income persons
- Jobs near housing, service or transit
- Housing near an employment center
- Expand access to education, training or entrepreneurial opportunities
- Support local businesses
- Support natural resource-based businesses (i.e., farming, forestry or aquaculture)
- Re-uses or recycles materials from a local or regional industry's waste stream
- Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials
- Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products
- Other (discuss below)

Explanation (Required)

The proposed project will create construction jobs during the construction phase. The project is in close proximity to many commercial properties providing affordable housing for their current and future employees. In addition, these homes will support local businesses in the area.

(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.

Check "X" below if applicable

- Energy Star or equivalent*
- 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 waste reduction and conservation of resources
- Other (discuss below)

*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)

The homes will be equipped with energy-star appliances and other energy saving devices. In addition, the project will be developed in a way to address concerns with energy efficiency in other ways. For instance, the commercial uses close to the project will include businesses that are useful to residents in order to prevent unnecessary vehicle trips. Also, solar panels are planned for alternative energy.

(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.

Check "X" below if applicable

- Consistent with a municipally supported regional plan
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing
- Measurable public benefit beyond the applicant community
- Other (discuss below)

Explanation (Required)

The proposed mixed income project will include low and moderate income occupancy. As such it will increase the number of homeownership units for Commonwealth residents for various income levels. The project will further help to alleviate a critical shortage of affordable workforce housing for the residents of Martha's Vineyard.

For further information regarding 40B applications, please contact Greg Watson, Manager, Comprehensive Permit Programs, at (617) 854.1880 or gwatson@masshousing.com

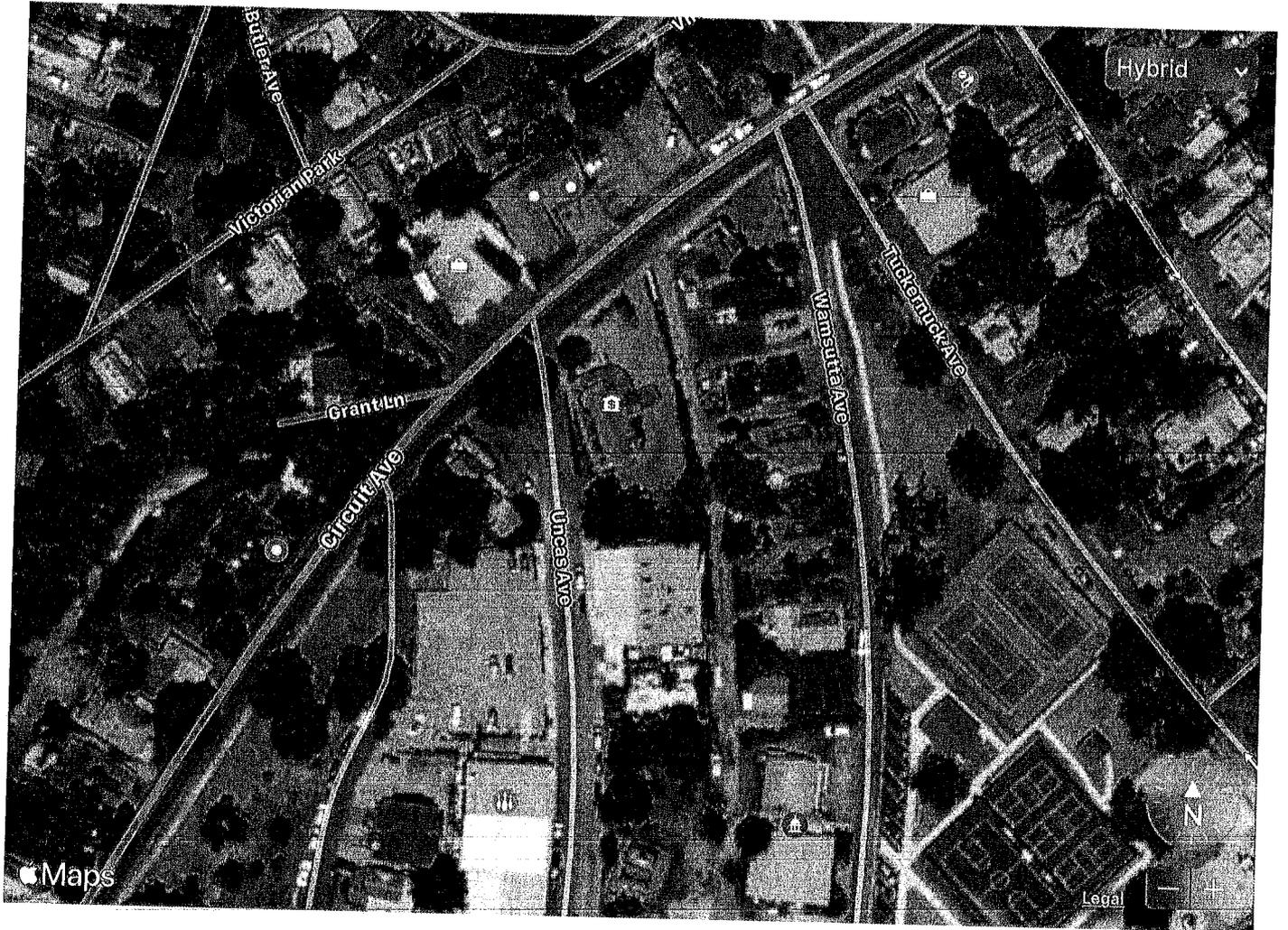
**Comprehensive Permit Site Approval Application
3 Uncas Avenue
Oak Bluffs, MA 02568**

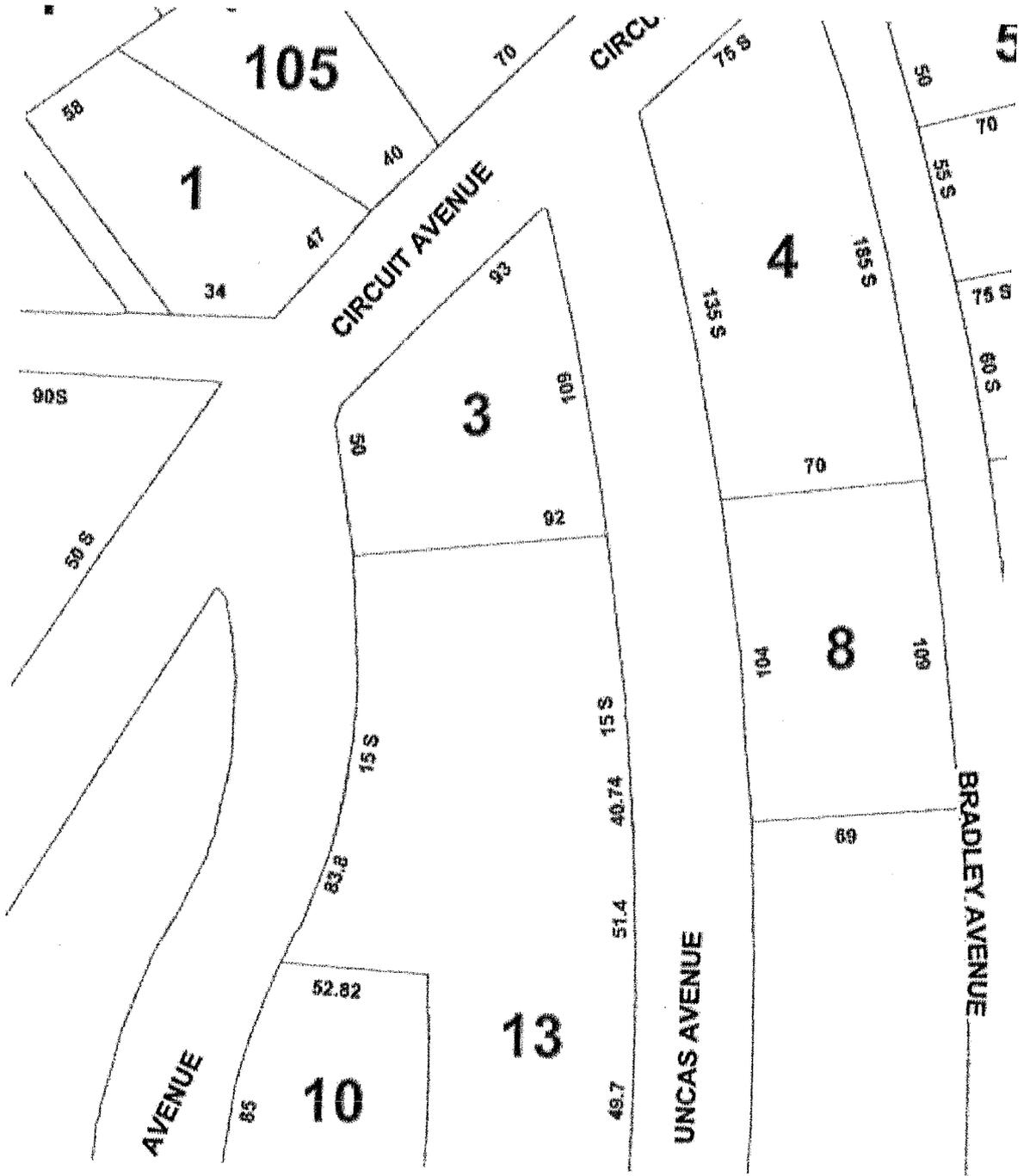
TAB 3

**Comprehensive Permit Site Approval Application
3 Uncas Avenue, Oak Bluffs**

Section 1 – General Information

Flowerwood - Section 1 Attachments







MassHousing to 3 Uncas Avenue, Oak Bluffs, MA Drive 88.5 miles, 2 h 28 min

MassHousing

1 Beacon St, Boston, MA 02108

Get on I-93 S from Congress St

- 6 min (1.1 mi)
- ↑ 1. Head east on Beacon St toward Freedom Trail
157 ft
- ↑ 2. Continue straight onto School St
0.1 mi
- ↶ 3. Turn left onto Washington St
108 ft
- ↷ 4. Turn right onto Water St
463 ft
- ↷ 5. Turn right onto Congress St
0.3 mi
- ↷ 6. Use the 2nd from the right lane to turn right onto Purchase St
43 ft
- ↗ 7. Use the left lane to take the I-93 S ramp to I-90 W/Quincy/Worcester
0.5 mi
- ↘ 8. Keep left at the fork, follow signs for Interstate 93 S and merge onto I-93 S
0.1 mi

Continue on I-93 S. Take MA-24 S, I-495 S and MA-25 E to MA-28 S in Bourne

- 56 min (60.5 mi)
- ↗ 9. Merge onto I-93 S
9.0 mi
- ↷ 10. Keep right to stay on I-93 S
3.4 mi
- ↘ 11. Use the left 2 lanes to take exit 4 for MA-24 S toward Brockton
0.6 mi
- ↑ 12. Continue onto MA-24 S

- 17.9 mi
 13. Take exit 14A to merge onto I-495 S toward Cape Cod
- 19.7 mi
 14. Keep left to continue on MA-25 E
- 10.0 mi

Follow MA-28 S and Woods Hole Rd to Woods Hole - Oak Bluffs Ferry in Falmouth

- 24 min (18.3 mi)
 15. Continue onto MA-28 S
- 0.8 mi
 16. At Bourne Rotary S, take the 3rd exit onto MA-28 S/General MacArthur Blvd/MacArthur Blvd
- 4.0 mi
 17. At the traffic circle, take the 2nd exit onto MA-28 S
- 9.6 mi
 18. MA-28 S turns right and becomes Locust St
- 0.3 mi
 19. Continue onto Woods Hole Rd
- 3.3 mi
 20. Turn left onto Crane St
- 299 ft
 21. Turn right onto Cowdry Rd
- 374 ft
-  22. Take the Woods Hole - Oak Bluffs Ferry to Oak Bluffs
- 52 min (8.1 mi)

Take Circuit Ave to Uncas Ave

- 5 min (0.5 mi)
 23. Continue straight onto Oak Bluffs Ave
- 0.2 mi
 24. Slight left onto Circuit Ave
- 0.4 mi
 25. Turn left onto Uncas Ave
-  Destination will be on the right
- 112 ft

Key: 1746

Town of OAK BLUFFS - Fiscal Year 2019

CURRENT OWNER		LOCATION		10/30/2018		8:15 pm		SEQ # 1,800	
REEVES LARKIN B. TR		3 UNCAS AV		11-156-0		BN ID		BN	
LARKIN B. REEVES FAMILY TRUST		TRANSFER HISTORY		DOS		T		SALE PRICE	
73 LIGHTHOUSE ROAD		REEVES LARKIN B. TR		10/02/2015		OS		475,200	
AQUINNAH, MA 02635		STEWART JOSEPH T JR		99		VC		1387-886	
								259-196	
CD	T	AC/SE/UN	Ngh	Intf1	Intf2	Loi	VC	CREDIT AMT	ADJ VALUE
100	S	7,404 95A	1.00/100	1.00/1	1.00	1.00	NA	253,500	290,370
TOTAL		7,405 SF		ZONING		FRNT		0	

ASSESSED		CURRENT		PREVIOUS	
LAND		290,400		262,300	
BUILDING		135,600		135,600	
DETACHED		0		0	
OTHER		71,700		71,700	
TOTAL		497,700		469,600	

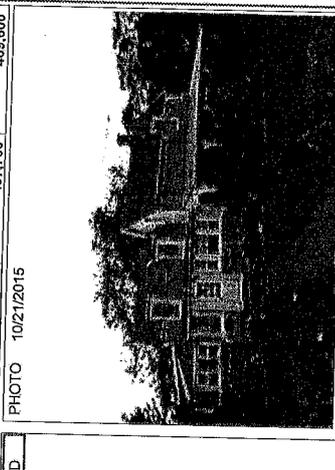


PHOTO 10/21/2015

BUILDING	CD	ADJ	DESC
MODEL	1	1.55	RESIDENTIAL
STYLE	7	1.26	OLD STYLE [100%]
QUALITY	G-	1.00	MINUS GOOD [100%]
FRAME	89	1.00	N/A [100%]

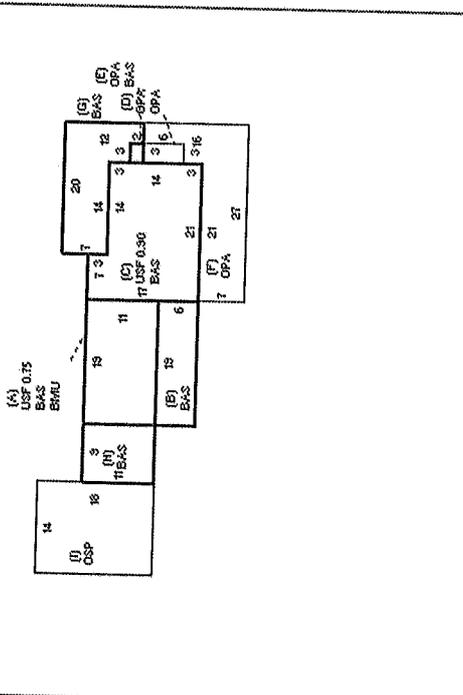
MEASURE LIST	REVIEW
FOUNDATION	5 ASBESTOS
EXT. COVER	1 GABLE
ROOF SHAPE	1 ASPH/CMP SHIN
ROOF COVER	2 SOFTWOOD
FLOOR COVER	1 PLASTER
INT. FINISH	2 HOT WATER
HEATING/COOL	1 OIL
FUEL SOURCE	

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	1,347	DETAIL ADJ	1.520
\$/LA(RCN)	\$234	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
FULL BATHS	2	\$5,670
FIXTURES	0	1.00
UNITS	1	1.00

CLASS	CLASS%	DESCRIPTION
1090	100	MULTIPLE HSES
PMT NO	PMT DT	TY
XP08-105	10/01/2008	15 SALE INSPECT
		60 Field Review
		3 Renovations
		51 Measur+1Visi
		60 Field Review

BN ID	BN	CARD
1	1	1 of 2
INSP	BY	%
10/21/2015	WP	0
05/24/2011	DM	0
10/07/2009	DM	0
12/26/2007	SL	100
06/26/2007	DM	0



TOTAL RCN	RCN	ADJ PRICE	UNITS	YB	YB	DESCRIPTION
315,391	13,261	63.45	209	1900	N	BSMT UNFINISHED
CD	88,406	200.92	440	1900	L	UP-STRY FIN
	182,236	200.92	907		L	BAS AREA
	11,294	42.30	267		N	OPEN PORCH
	13,324	52.87	252		N	OPEN SCR PORCH
	1,200	1,200.00	1		O	MASONRY STACK

EFF. YR/AGE	1960 / 57
COND	57 57 %
FUNC	0
ECON	0
DEPR	57 % GD
RCNLD	\$135,600

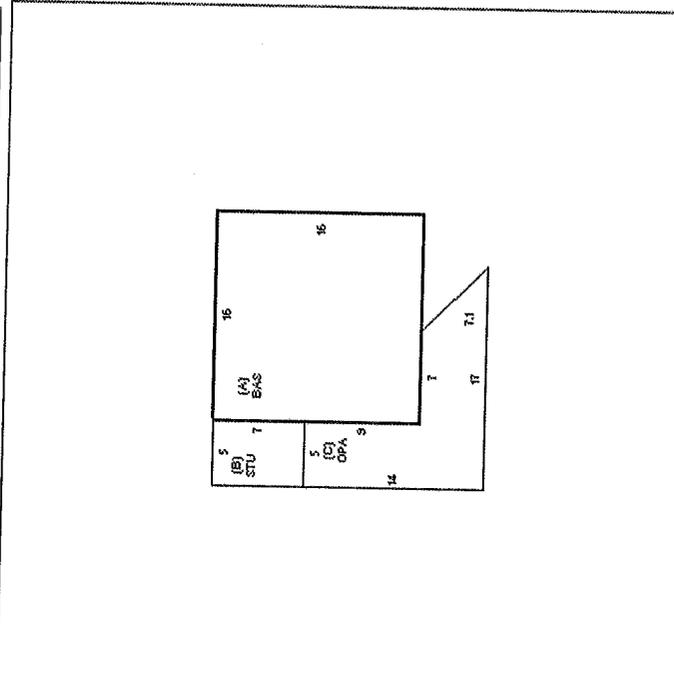
Key: 1746

Town of OAK BLUFFS - Fiscal Year 2019

10/30/2018 8:15 pm SEQ.#. 1,801

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1090	100	MULTIPLE HSES	2	2	2 of 2			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	TY	AC/SF/UN	Ngh	Infr1	Infr2	ADJ BASE	SAF	Infr3	Lpi	VC	CREDIT AMT	ADJ VALUE



ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	71,700	
DETACHED		
OTHER		
TOTAL		



CD	DESCRIPTION	ADJ
98	N/A	1.00
26	AVG+ASBESTOS	0.99
1	GABLE	1.00
1	ASPH/CMF SHIN	1.00
2	SOFTWOOD	1.00
4	WALL BOARD	0.93
13	NONE	0.94
5	WOOD	0.98

CD	DESCRIPTION	ADJ
98	N/A	1.00
26	AVG+ASBESTOS	0.99
1	GABLE	1.00
1	ASPH/CMF SHIN	1.00
2	SOFTWOOD	1.00
4	WALL BOARD	0.93
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1	GABLE	1.00
1	ASPH/CMF SHIN	1.00
2	SOFTWOOD	1.00
4	WALL BOARD	0.93
13	NONE	0.94
5	WOOD	0.98

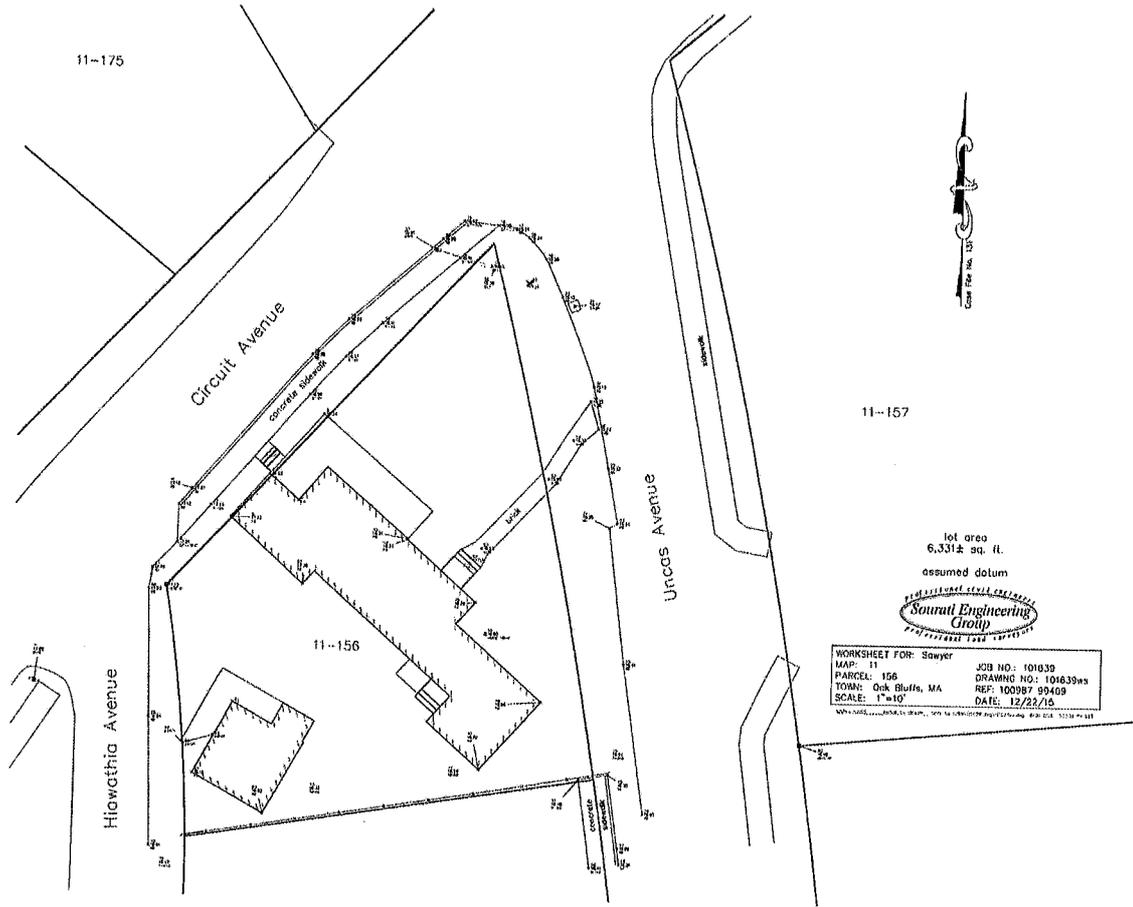
CD	DESCRIPTION	ADJ
98	N/A	1.00
26	AVG+ASBESTOS	0.99
1	GABLE	1.00
1	ASPH/CMF SHIN	1.00
2	SOFTWOOD	1.00
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1	ASPH/CMF SHIN	1.00
2	SOFTWOOD	1.00
4	WALL BOARD	0.93
13	NONE	0.94
5	WOOD	0.98

**Comprehensive Permit Site Approval Application
3 Uncas Avenue, Oak Bluffs**

Section 2 – Existing Condition/Site Information

Flowerwood - Section 2 - Attachments



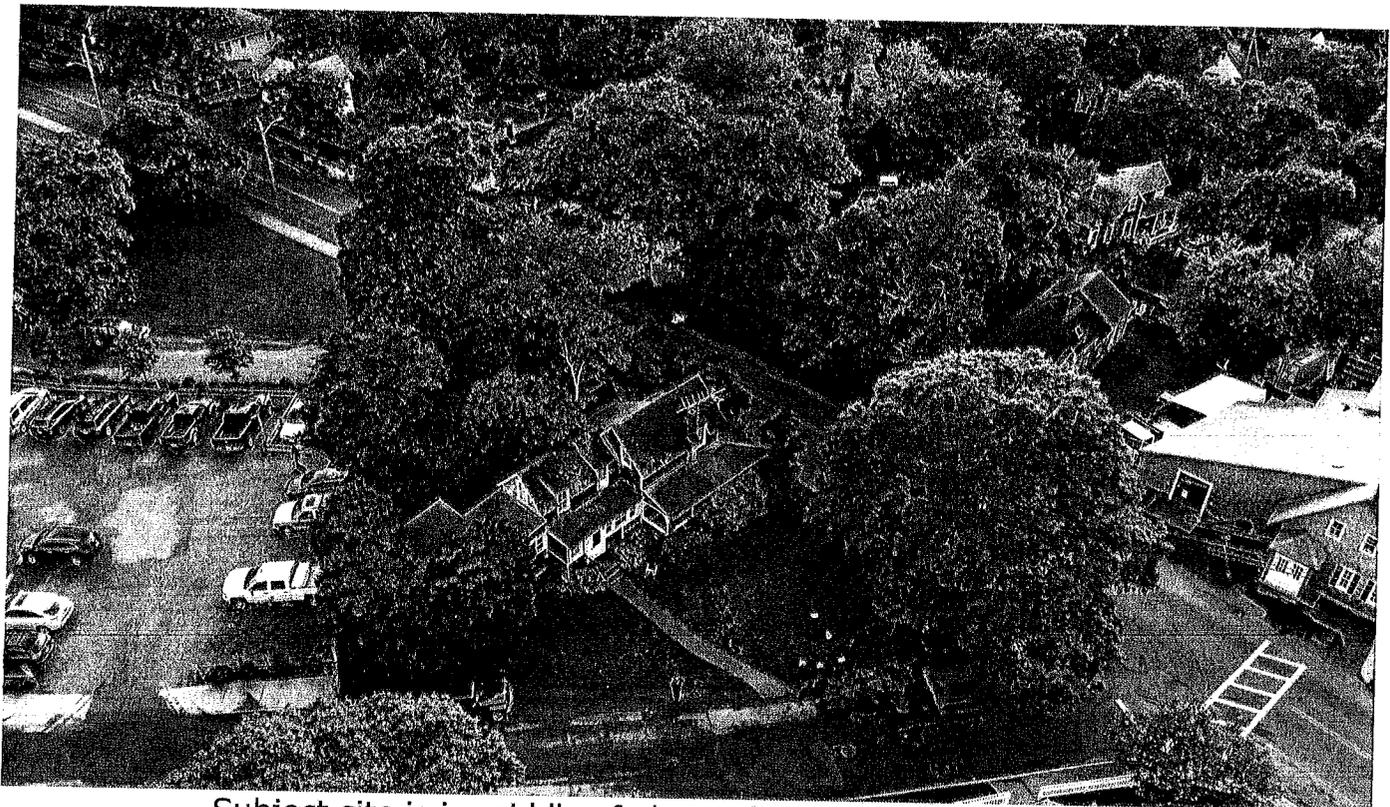
2.2 Aerial Photographs of site – 3 Uncas Avenue, Oak Bluffs



Subject site is in middle of photo abutting on Barn parking lot.

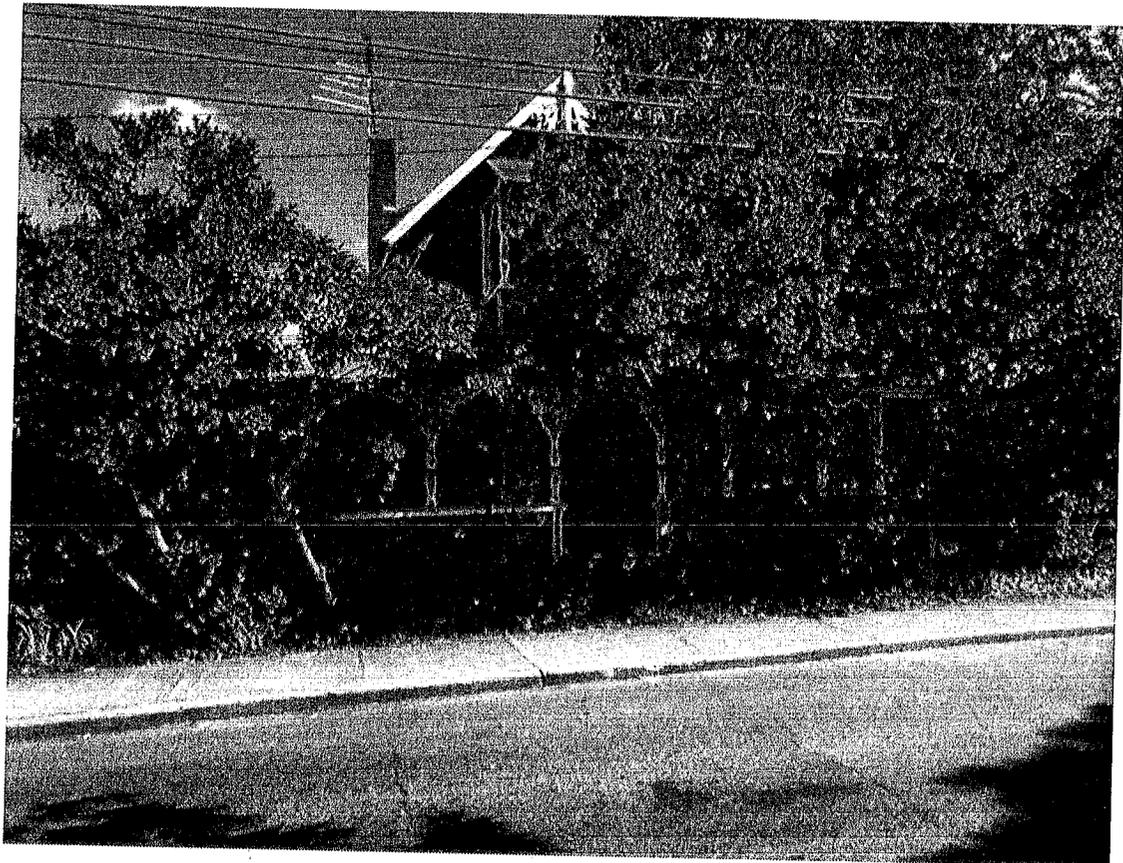


Subject site is in middle of photo abutting on Barn parking lot



Subject site is in middle of photo abutting on Barn parking lot

2.3. Site/Context Photos – 3 Uncas avenue Oak Bluffs



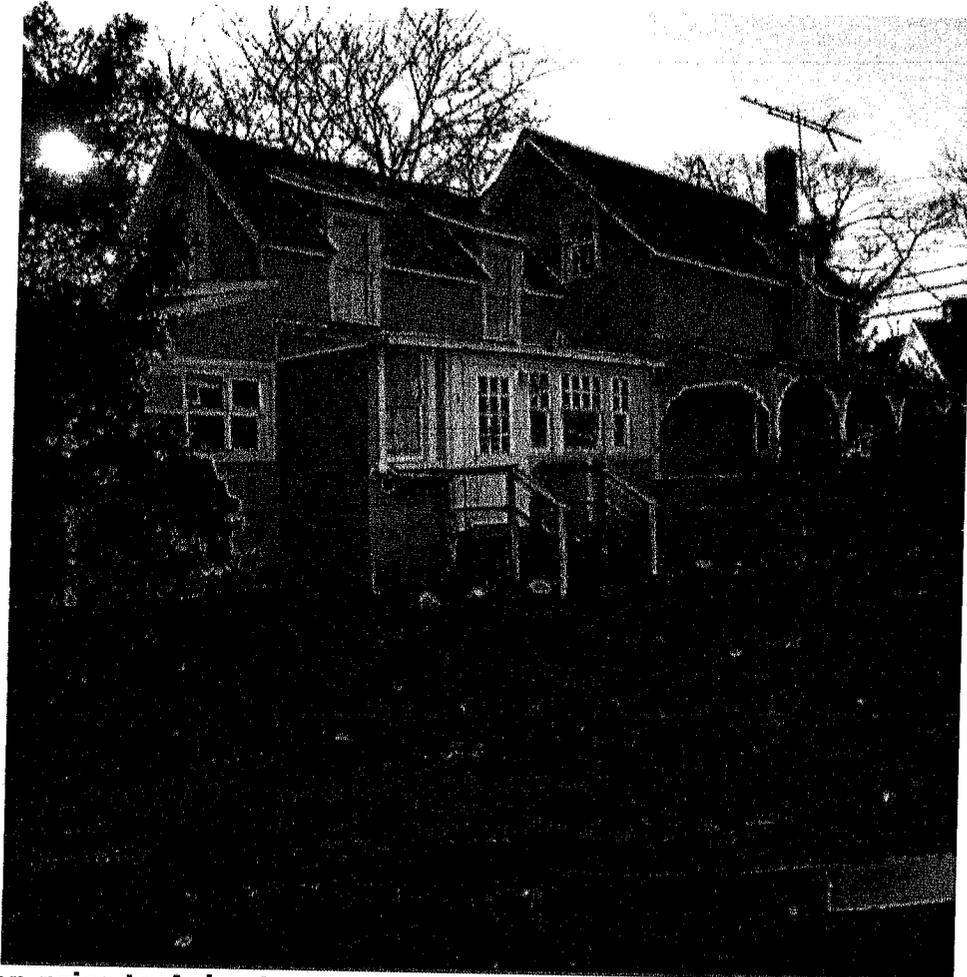
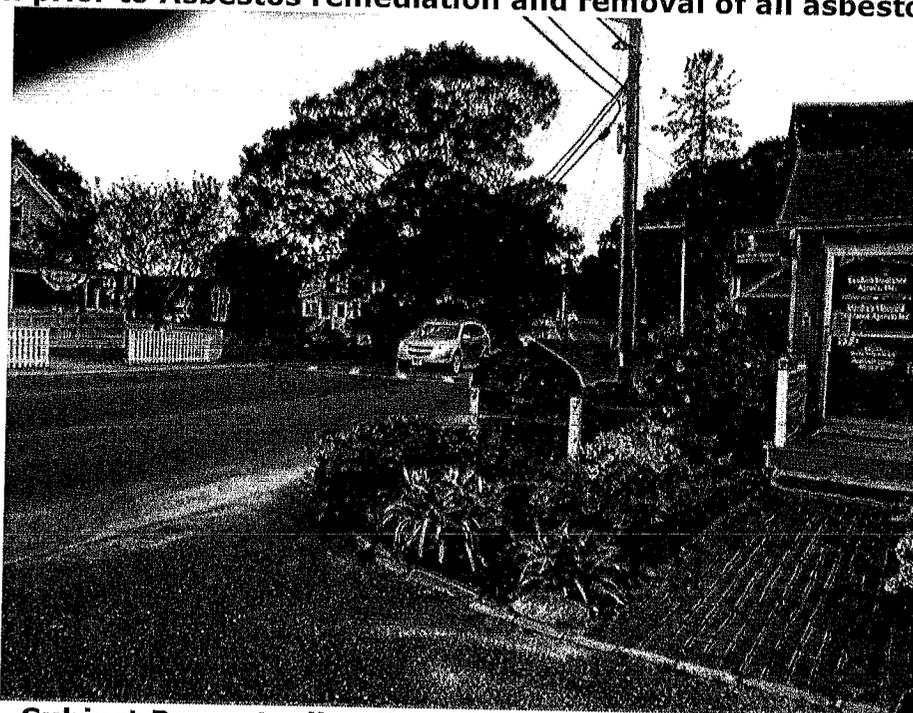


Photo taken prior to Asbestos remediation and removal of all asbestos laden side



**Subject Property directly across street to right of bank.
Photo taken from entrance to office building directly across the street from 3 Uncas**

2.4. Site Characteristics and Constraints

3 Uncas Avenue, Oak Bluffs, MA

General. This small 7.405 square foot site fronts on the corner of Uncas Avenue and Circuit Avenue in Oak Bluffs, Massachusetts, just a few blocks from the primary Circuit Avenue downtown area. The site contains two buildings – a large old unheated, uninsulated house occupied for many decades only as a summer residence. – a shed for storage of equipment/materials. Since taking possession of the property the applicant has arranged for Asbestos inspection by a duly licensed firm and Asbestos remediation by the same firm. Asbestos remediation resulted in removal of all exterior siding and much interior flooring plus misc areas.

Site Features. The site is generally flat, and featureless except for a number of trees. Pursuant to the construction of 3 Uncas development, both of the existing buildings will be demolished, and the site cleared of all improvements and most vegetation.

Zoning. The property is currently in the R-1 Residential District but totally surrounded by B-1 Commercial zoning. It was previously spot zoned from B-1 to R-1. See the accompanying Tabular Zoning Analysis for details on this.

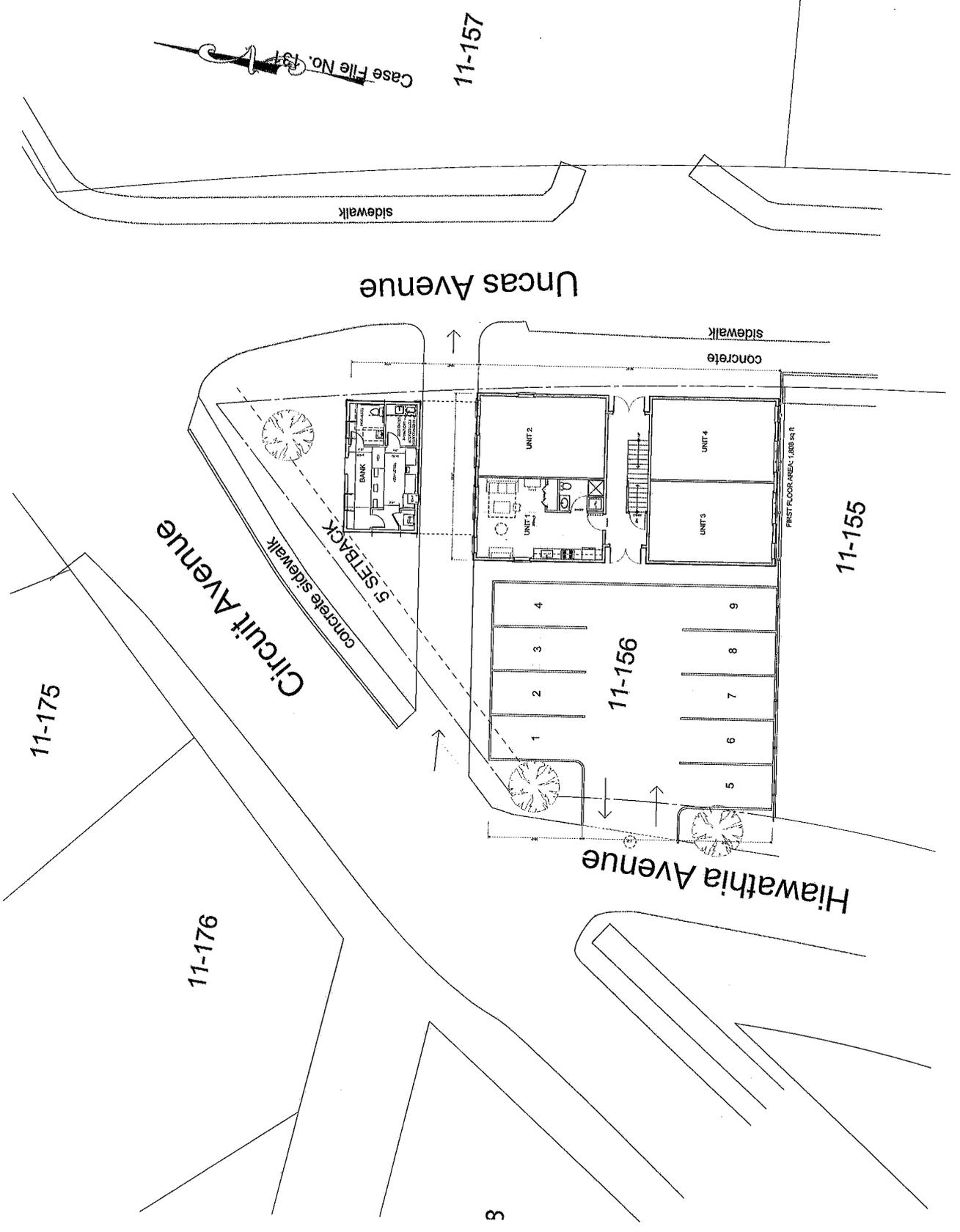
Wetlands. There are no wetlands on the property.

FEMA Flood Zones. The property is not within any flood zone.

**Comprehensive Permit Site Approval Application
3 Uncas Avenue, Oak Bluffs**

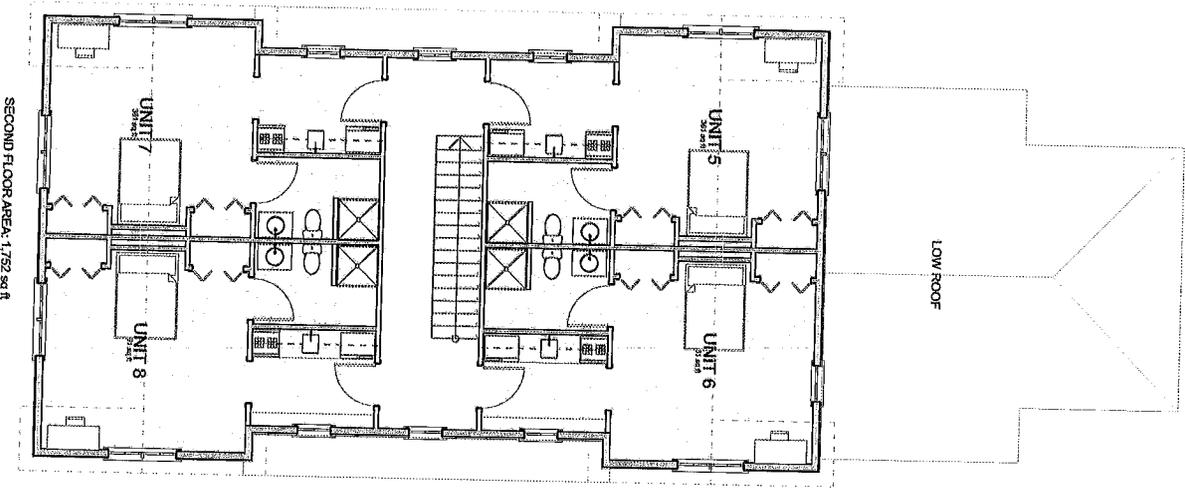
Section 3 - Project Information

NAURICE O'CONNOR ARCHITECT <small>STATE OF MISSISSIPPI PROFESSIONAL ARCHITECT LICENSE NO. 1374</small>	UNCAS BANK & APARTMENTS 3 UNCAS AVENUE, OAK BLUFFS			DATE: 10-30-18
	FIRST FLOOR PLAN			DRAWING NO.: 11-156
ARCHITECT			SCALE: 1/8"=1'-0"	
			SHEET NO.: A-01	



SECOND FLOOR PLAN

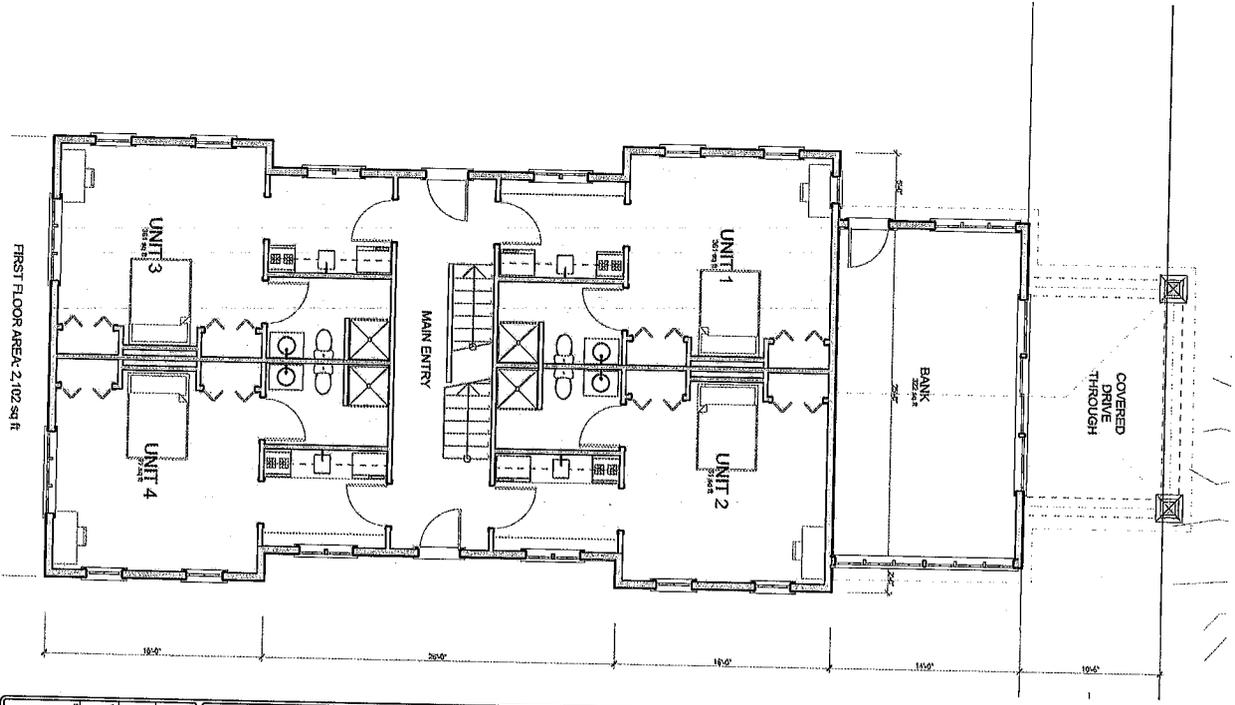
SCALE: 1/8" = 1'-0"



SECOND FLOOR AREA: 1,752 sq. ft.

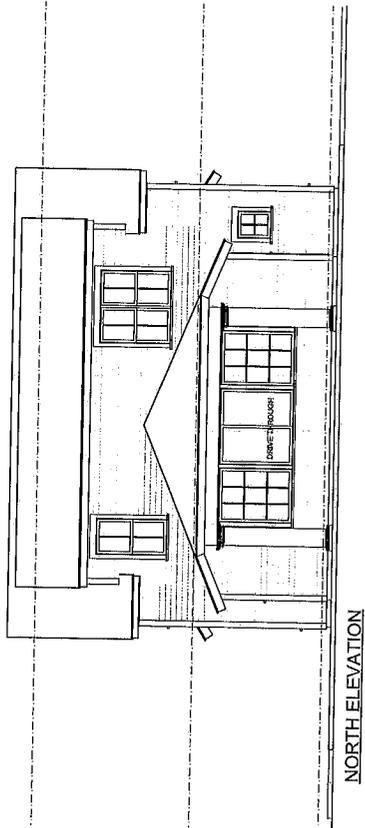
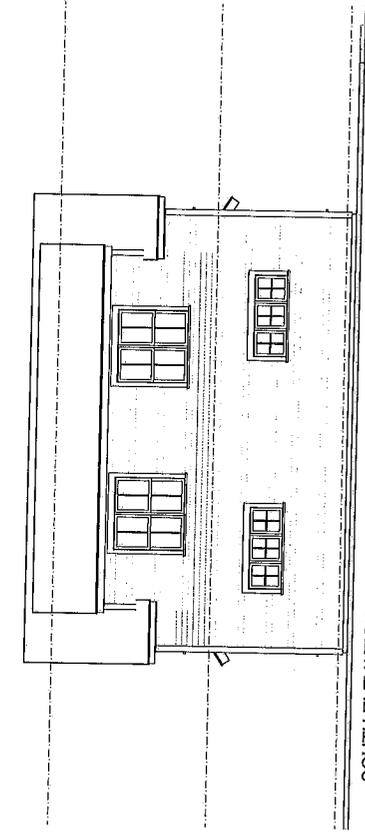
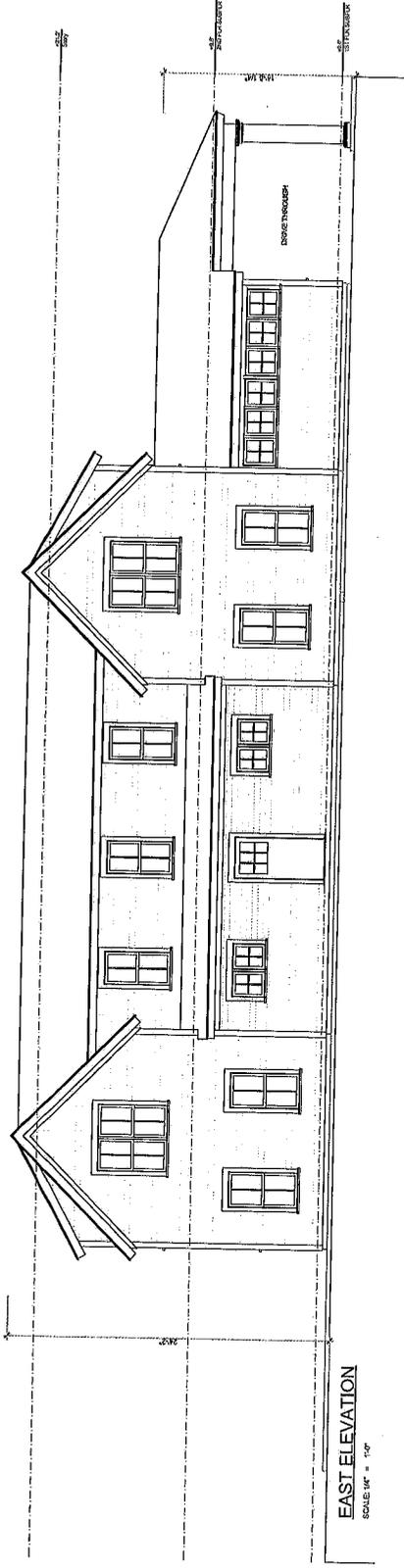
FIRST FLOOR PLAN

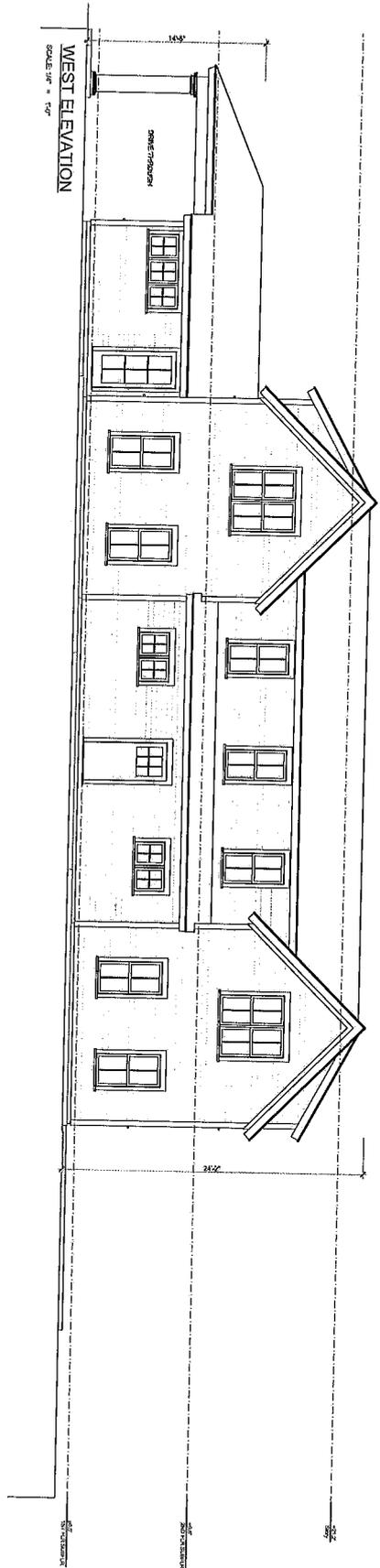
SCALE: 1/8" = 1'-0"



FIRST FLOOR AREA: 2,102 sq. ft.

A-02	DATE: 01-05-19	UNCAS BANK & APPARTMENTS 3 UNCAS AVENUE, OAK BLUFFS FLOOR PLANS	MARJORIE O'CONNOR ARCHITECT <small>REGISTERED ARCHITECT STATE OF MISSOURI NO. 18801</small>	ARCHITECT
	PROJECT: 11-156			
	DATE: 11-156			
	DATE: 18J01			





WEST ELEVATION
SCALE: 1/8" = 1'-0"

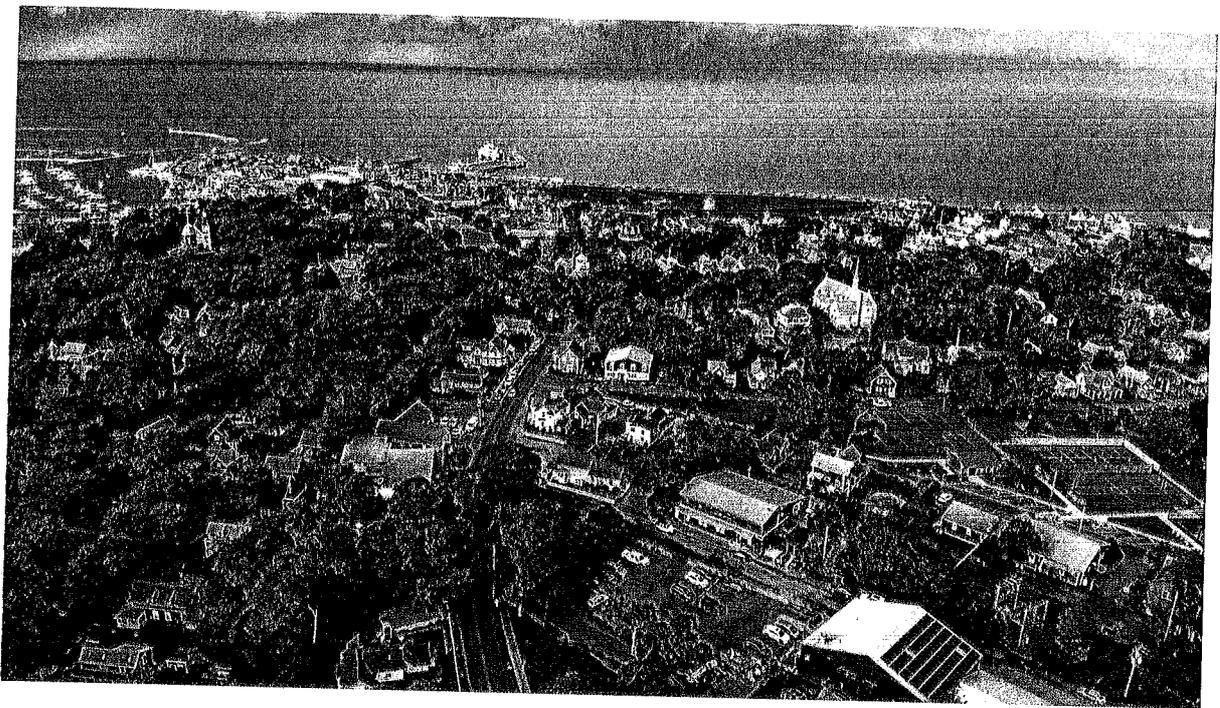
A-04	DATE: 01-05-19	UNCAS BANK & APPARTMENTS 3 UNCAS AVENUE, OAK BLUFFS EXTERIOR ELEVATION	VALERIE O'CONNOR ARCHITECT <small>REGISTERED ARCHITECT</small> <small>NO. 18733</small> <small>STATE OF CONNECTICUT</small>	ARCHITECT
	PROJECT: 11-156			
	JOB: 18J01			

Section 3.3 Narrative Description of Design Approach

Multi-use Housing Development 3 Uncas Avenue, Oak Bluffs, MA

Narrative Design Approach

Location and Context. The property is located in a commercial area just a few blocks and short walking distance from downtown Oak Bluffs with all customary shopping including a super market and drug store. The existing buildings on Circuit Avenue and Uncas Avenue within sight of the subject parcel are a *smorgasbord* of commercial structures, including the adjacent restaurant and the Vineyard's only bowling center, a smattering of smaller retail buildings in various states of repair, a small office complex, a drug store and a full-service bank. The Oak Bluffs ferry terminal is within easy walking distance. It is safe to say that the area in general does not have any consistent architectural style. As a result, there is little coherent architectural context to draw from.



The Subject Property is in the Foreground

Abutters. The immediate abutter to the south (bottom right in the picture above) is the Barn, Bowl & Bistro developed by the applicant. The subject 3 Uncas Avenue parcel actually abuts on the Barn parking lot. The Barn complex is the major year-round restaurant for the Vineyard and houses the Island's only Bowling alleys. This is an outlier for the area. It is also a function facility hosting many events such as birthdays, weddings and corporate type meetings.

The abutters across Circuit Avenue to the north are an appliance store and a small office building.

The abutters to the east are an art gallery and full-service bank.

Design Approach. The last thing wanted was for the project to look like a typical apartment building, and monotony was to be avoided at all costs. Given the lack of any immediate architectural context, the approach was to draw on the wider Oak Bluffs architectural style called Carpenter Gothic, a picturesque format that employs fanciful scrollwork applied to the façade of the wood structures.

Interior Streetscape

The residential buildings contain two floors, with the top floor partially contained within gables and dormers. The height is generally 25 feet with tops of gables and intersecting roof elements extending as much as 4 additional feet. All ground floor units facing the street have private entrances, as would be seen in single family dwellings.

Claddings are a mix of familiar materials – shingles, clapboards and board-and-batten siding, separated by trim bands. Traditional double hung windows. Muted colors will be used in places. Overall, there will be a great deal of variety in the facades, with few repeating elements.

Siting: The site is flat and featureless.

Flood Plain and Parking. The site is not in a flood zone. A huge bonus to this configuration is the opportunity to provide automobile parking with one dedicated space for each dwelling unit.

Section 3.4 Tabular Zoning Analysis

Tabular Zoning Analysis

Affordable Housing Project
3 Uncas Avenue, Oak Bluffs, MA

Current Zoning. The area is currently in the R-1 Residential District. The subject property is totally surrounded by parcels in the B-1 Commercial District. Many years ago, for unknown reasons, the Town gave the then property owner the option to convert from B-1 Commercial District to a R-1 Residential District. This is a clear example of Spot Zoning. While Spot Zoning is not illegal in Massachusetts it is universally frowned upon. The "classic" definition of spot zoning is "the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners." ¹

Tabular Zoning Analysis. Below is a comparison of the dimensional aspects of the project and current zoning.

Zoning Element	Oak Bluffs R-1 District	Oak Bluffs B-1 District	Subject Project
Front Setback	20 ft.	5 ft.	5 ft.
Side Setback	20 ft.	5 ft.	5 ft.
Building Height	35'	35'	25'

1. Anderson's American Law of Zoning, 4th Edition, § 5.12 (1995)

**Comprehensive Permit Site Approval Application
3 Uncas Avenue, Oak Bluffs**

Section 4 – Site Control

MARTHA'S VINEYARD LAND BANK FEE

PAID \$

EXEMPT \$

57679 01/07/2018 CMU

NO. DATE CERTIFICATION QUITCLAIM DEED



Bk: 1484 Pg: 1097 Doc: DEED
Page: 1 of 2 12/27/2018 01:28 PM

3 Uncas Ave., Oak Bluffs, MA 02557

We, LARKIN B. REEVES and GRACE A. REEVES, Trustees of Larkin B. Reeves Family Trust, w/d/t dated July 12, 1991 and recorded with Dukes County Registry of Deeds in Book 610, Page 595, a certificate of which is recorded herewith, of Aquinnah, MA

for consideration paid of less than one hundred dollars

grant to FLOWERWOOD LLC, a Massachusetts Limited Liability Company, of P.O. Box 1408, Vineyard Haven, MA 02568.

WITH QUITCLAIM COVENANTS

The land with the buildings thereon situated in the town of Oak Bluffs, County of Dukes County, Commonwealth of Massachusetts, more particularly bounded and described as follows:

Beginning at a stone bound at the junction of the Westerly side line of Uncas Avenue and the Southerly line of Circuit Avenue and in the Northeasterly corner of the within granted premises;

Thence running Southerly by Uncas Avenue 108 feet 11 inches, more or less, to an iron pipe;

Thence running Westerly by land now or formerly of Etta M. Webb, 92 feet, more or less, to an iron pipe standing in the Easterly line of Hiawatha Avenue;

Thence running Northerly by Hiawatha Avenue, 50 feet, more or less, to a stone bound standing at the junction of the Easterly side line of Hiawatha Avenue and the Southerly line of Circuit Avenue;

Thence Easterly by Circuit Avenue, 93 feet, more or less to the point or place of beginning.

Subject to and together with the benefit of any easements and/or restrictions of record insofar as the same are in force and applicable.

Grantor hereby certifies under the pains and penalties of perjury that the premises herein conveyed is not homestead property.

For title see deed dated October 28, 2015 and recorded with the Dukes County Registry of Deeds in Book 1387, Page 386.

No Title research was completed for purposes of the preparation of this deed.

EDMOND G. COOGAN
LAW OFFICE, P.C.
4A CAUSEWAY ROAD
P. O. BOX 1639
VINEYARD HAVEN
MASSACHUSETTS 02568
TEL: 508-693-3200
FAX: 508-693-7316

WITNESS our hands and seals this 1st day of Nov, 2018.

Larkin B. Reeves
LARKIN B. REEVES, Trustee

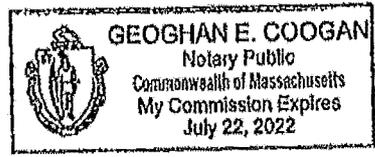
Grace A. Reeves
GRACE A. REEVES, Trustee

STATE OF MA

COUNTY: Duk

On this 1st day of Nov 2018, before me, the undersigned notary public, personally appeared LARKIN B. REEVES and GRACE A. REEVES, Trustees of the aforementioned Trust, who proved to me through satisfactory evidence of identification which was _____, (source of identification) to be the people whose names are signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful to the best of his/her/their knowledge and belief.

[Signature]
Notary Public
My commission expires:



ATTEST: Paulo C. DeOliveira, Register
Dukes County Registry of Deeds

EDMOND G. COOGAN
LAW OFFICE, P.C.
4A CAUSEWAY ROAD
P. O. BOX 1639
VINEYARD HAVEN
MASSACHUSETTS 02668
TEL: 608-693-3200
FAX: 608-693-7316

**Comprehensive Permit Site Approval Application
3 Uncas Avenue, Oak Bluffs**

Section 5 – Financial Information



July 16, 2019

Robert Sawyer
Flowerwood LLC
P. O. Box 1408
Vineyard Haven, MA 02568

Re: Flowerwood LLC
3 Uncas Avenue, Oak Bluffs, MA
8-Unit Affordable Housing Project

This letter is to serve as a Letter of Interest (LOI) to provide construction financing for the planned 8-unit affordable housing project at 3 Uncas Avenue, Oak Bluffs, MA. As a Federal Home Loan Bank of Boston (FHLBB) member bank and New England Fund (NEF) member bank, the Cape Cod Five Cents Savings Bank is proud of the work that we have done with the proposed borrowers and are pleased to have this opportunity to work together again on this important project.

We understand that the borrower will create 8 units of housing (small workforce dwelling units plus a drive-up bank office). Most studies suggest the Vineyard needs at least one thousand new year-round dwelling units of housing. The project will make progress against this huge deficit. The Massachusetts 40B law mandates that 25% of the dwelling units will be affordable to those earning no more than 80% of AMI (Annual Median Income). In this case, all 8 dwelling units for this project will be affordable.

We are prepared, subject to further due diligence and Board approval, to provide construction financing. We look forward to your success and the opportunity to assist your organization with this project.

THE PROPOSED TERMS AND CONDITIONS ARE PROVIDED FOR DISCUSSION PURPOSES ONLY AND TO NOT CONSTITUTE A FORMAL OFFER, AGREEMENT, CONTRACT OR COMMITMENT BY THE CAPE COD FIVE CENTS SAVINGS BANK TO LEND. THE ACTUAL TERMS, CONDITIONS AND REQUIREMENTS UNDER WHICH THE BANK MIGHT EXTEND CREDIT TO THE BORROWER ARE SUBJECT TO SATISFACTORY COMPLETION OF DUE DILIGENCE INCLUDING, BUT NOT LIMITED TO, A FORMAL CREDIT APPROVAL AND SATISFACTORY REVIEW OF DOCUMENTATION AND OTHER SUCH TERMS AND CONDITIONS AS DETERMINED BY THE BANK.

Very truly yours,

Christopher Langlais
Vice President

Section 5.2 Comparable Sales

Town	Date Sold	Address	Type	Area	BR	BTH	Price	psf
OB	7/1/19	65 Foster Avenue	S/F	1092	2	1	\$437,500	\$400.64
OB	6/19/19	71 Norris Avenue	S/F	1765	4	2	\$505,000	\$286.12
OB	5/22/19	7 Rowland Avenue	S/F	1579	4	1	\$450,000	\$284.99
OB	4/24/19	21 Kennebec	Condo #4	879	2	1	\$550,000	\$625.71
OB	10/23/18	58 Fourteenth Str	S/F	672	2	1	\$330,000	\$491.07
VH	5/13/19	124 Skiff	condo -0 C 1:	754	2	1	\$400,000	\$530.50
EDG	12/15/18	3 Bernard Way	S/F	589	2	1	\$380,000	\$645.16

OB = Oak Bluffs

VH = Vineyard Haven

EDG = Edgartown

**Comprehensive Permit Site Approval Application
3 Uncas Avenue, Oak Bluffs**

Section 6 – Applicant Qualifications

Flowerwood - Section 6 - Attachments

Dean E, Harrison
59 Lockwood Avenue
Attleboro, MA 02703
508.813.1388 (cell)

SKILL SUMMARY

Senior manager with extensive experience in real estate development. Skilled in securing federal, state, and local regulatory land-use approvals. Experienced in obtaining financing for multi-family housing and mixed-use developments from financial institutions and investment partners. Excellent background in design, construction, scheduling, and budgeting.

EXPERIENCE

(2015 – Present)

Women's Development Corporation, Providence, RI
Director of Real Estate Development

- Directs daily operations of Wdc's Development Department which involves the oversight and management of housing and commercial acquisition, development management, financial feasibility, program management as well as federal and state reporting.
- Responsible for all phases of project development from site search and acquisition, to securing funding sources and permitting, through to construction and occupancy
- Reports to the Executive Director regarding the overall Real Estate division, staff management, operational budgets, strategic planning, and reporting to the Real Estate Committee of the Board of Directors
- Secures federal, state and local regulatory land-use approvals.

(2009 -2015)

The Neighborhood Corporation, Taunton, MA
Executive Director

- Responsible for the overall administration of the Corporation.
- Directing its daily operation, and executing the directives and policies of the Board.
- Serves as the chief program administrator and project manager, which includes overall management of CDC finance administration, staff management, operational budgets, strategic planning, fundraising and reporting to the Board of Directors.
- Duties include housing and commercial acquisition, development management, financial feasibility, program management as well as federal and state reporting.

(2004 –2015)

Dean E. Harrison, Consultant, Warwick, RI
Owner

- Acquire and permit real estate developments in the Commonwealth.
- Negotiate, analyze, and underwrite real estate transactions with various Local, State agencies and financial institutions.
- Provide consulting services to developers, and governmental bodies regarding zoning, financing and monitoring of affordable housing using various State Housing programs.

- Provide consulting to newly form 501 (c) (3) regarding the planning development and financing housing and commercial opportunities.

(1994-2004)

The Gatehouse Companies, Mansfield, MA
Vice President of Development

- Managed and monitored ongoing real estate division regarding the developing and financing of multi-family housing totaling over \$206 million.
- Negotiated, analyzed, and underwrote real estate transactions for various investment partners and financial institutions.
- Underwrote financing of multifamily housing developments utilizing multiple federal and state housing subsidies.
- Generated narrative and financial reports for distribution to State agencies, financial institutions and equity partners.

(1988-1994)

Rhode Island Housing and Mortgage Finance Corporation, Providence, RI
Assistant Development Officer

- Review, analyze, and underwrite tax credit proposals seeking resources through the state's competitive funding cycle under its Qualified Allocation Plan.
- Provide technical assistance to developers, property managers, and other quasi-public agencies and governmental bodies regarding program guidelines and industry practices.
- Compile and complete required IRS documentation to ensure accurate and timely compliance with Section 42 of the Internal Revenue Code.
- Perform administrative tasks associated with monitoring program activity to protect the state's annual tax credits allocation.

EDUCATION

UNIVERSITY OF RHODE ISLAND, Kingston, RI
Bachelor of Resource Development - May 1987
 Major: Landscape Architecture
G.P.A. 3.00

**COMPUTER
 SKILLS**

Microsoft Word, Excel, and PowerPoint

Dean E. Harrison

5/1/2019

Development List*

<u>Name/Location</u>	<u>Development Type</u>	<u># of Units</u>	<u>Financing</u>	<u>Development Cost</u>
Anawan School Apts. Rehoboth, MA (Comprehensive Permit)	Multi-family Senior	36	Massachusetts Housing Partnership Commonwealth of Massachusetts	\$11,500,000
Baron Lofts Apts. Taunton, MA	Mixed-use	6 residential/ Office space/Art Gallery	Neighborhood Stabilization Funds GATHC HOME Funds Bristol County Saving Bank	\$1,500,000
Barrington Cove Apts. Barrington, RI	Multi-family Senior	60	Rhode Island Housing and Mortgage Finance Corp.	\$6,422,028
Brook Ave Cooperatives Boston, MA	Multi-family Family	36	MHIC/MHP Commonwealth of Massachusetts City of Boston	\$7,150,000
Cedar Forest Apts. Tampa, FL	Multi-family Family	200	Neighborhood Landing Partners, Inc. Florida Housing Finance Corporation Hillsborough County	\$14,597,773
Cherry Hill II Plymouth, MA	Mixed-use	35 Elderly Residential/ 5,000 sqft Office	Massachusetts Housing Partnership Commonwealth of Massachusetts Rockland Trust Bank. Verizion Capital	\$12,162,045
Chestnut Farm Apartments Raynham, MA (Comprehensive Permit)	Multi-family Family	240	MassMutual Commonwealth of Massachusetts John Hancock	\$32,365,000
The Crossings at Indian Run Stuart, FL	Multi-family Family	344	Florida Housing Finance Agency First Union National Bank	\$23,551,018
Dean Street Studios Providence, RI	Enhanced SRO Under Construction	51	Rhode Island Housing Coastway Bank Federal Home Loan Bank	\$9,036,326
Franklin Commons Apartments Franklin, MA (Comprehensive Permit)	Multi-family Family	96	MHIC/MHP Commonwealth of Massachusetts John Hancock	\$14,315,000
The Groves Middleborough, MA (Comprehensive Permit)	Multi-family (Condominiums)	52	Rockland Trust Bank.	\$11,846,421
Nantucket Bay Apartments Temple Terrace, FL	Multi-family Senior	180	First Housing Development Corp. Florida Housing Finance Corp. Hillsborough County	\$12,488,918
Newport Landing Apartments Tampa, Florida	Multi-family Family	122	Neighborhood Lending Partners, Inc. Florida Housing Finance Corporation Hillsborough County	\$11,614,343
The Preserve Walpole, MA (Comprehensive Permit)	Multi-family Family	300	MassHousing Commonwealth of Massachusetts	\$44,859,138
The Residences at the Grove Middleborough, MA (Comprehensive Permit)	Multi-family Family	36	Massachusetts Housing Partnership Commonwealth of Massachusetts Rockland Trust Bank. J.P Morgan	\$7,485,000
The Rosemary Village Scattered Sites West Palm Beach, FL	Family (Single Family Homes)	53	First Housing Development Corp. City of West Palm Beach	\$6,247,838
Sajda Gardens West Boylston, MA (Comprehensive Permit)	Multi-family Family	80	Massachusetts Housing Partnership Middlesex Saving Bank	\$10,889,366
Shannock Falls Scattered Sites Richmond/Charlestown, RI	Multi-family Family (Under construction)	43	Rhode Island Housing Citizens Bank CREA Equity	\$15,607,223
Shoe Shop Place Middleborough, MA (Comprehensive Permit)	Multi-family Family (Under construction)	25	Massachusetts Housing Partnership Commonwealth of Massachusetts Bank of America	\$9,615,930
Somerset Woods Dighton, MA (Comprehensive Permit)	Multi-family Mixed Income (Permitted)	240	Massachusetts Housing Partnership	\$10,854,366
Springbrook Commons Apts. West Palm Beach, FL	Multi-family Family	144	Boston Capital Mortgage Corp. Florida Housing Finance Agency	\$10,569,860

Williams Landing Apartments Tampa, FL	Multi-family Family	144	Neighborhood Lending Partners, Inc. Florida Housing Finance Corporation Hillsborough County	\$11,323,337
Willis Apartments New Bedford, MA	Multi-family Veterans (Under construction)	30	Commonwealth of Massachusetts CEDAC	\$9,129,511
Willow Trace Apartments Plainville, MA (Comprehensive Permit)	Multi-family Family	88	First Union National Bank Commonwealth of Massachusetts	\$10,506,202
Totals		2,641		\$315,636,643

HISTORIC PROPERTIES

<u>Name/Location</u>	<u>Resident Profile</u>	<u># of Units</u>	<u>Financing</u>	<u>Development Cost</u>
Barrington Cove Apartments Barrington, RI	Multi-family Senior	60	Rhode Island Housing and Mortgage Finance Corp	\$ 6,422,028
Carlton Court Apts Providence, RI	Multi-family Senior	46	Rhode Island Housing and Mortgage Finance Corp	\$ 2,492,979
Clarke School Apartments Newport, RI	Multi-family Senior	56	Rhode Island Housing and Mortgage Finance Corp	\$ 5,499,605
Total		162		\$14,414,612

Note: *Involved in the various phase of development - acquisition, permitting, financing and construction of the development.

COMPLETED SITE APPROVALS - Consultant

<u>Name/Location</u>	<u>Resident Profile</u>	<u># of Units</u>	<u>Subsidizing Agency</u>
Brookview Estates Mendon, MA	Homeownership	18	MassHousing
Burns Ave Walpole, MA	Homeownership	36	MassHousing
Geoffrey Park Holliston, MA	Homeownership	24	MassHousing
Goodridge Brook Estates Lancaster, MA	Homeownership	56	MassHousing
Goodridge Brook Estates Lancaster, MA	Rental	96	MassHousing
Southmeadow Village Sterling, MA	Homeownership	18	MassHousing
		248	

SPECIALIZED HOUSING - NON-PROFIT

The Aro of Fall River Scattered Sites	Special needs	19	MassHousing, DMH, DMR	\$ 1,645,000
Cape Head injured Person's Housing Hyannis, MA	Head Injury	20	MassHousing, HIF, AHTF Bank North	\$ 1,956,000
		39		\$3,601,000

MASSACHUSETTS HOUSING PARTNERSHIP 40B Technical Assistancess

<u>Community</u>	<u>Retained by:</u>	<u>Community Type</u>
Northborough	MHP	Condominiums
Scituate	MHP	Condominiums
Hingham - 2 projects	MHP - 1, Town - 1	Condominiums
Grafton - 3 projects	MHP - 1, Town - 2	Condominiums
Duxbury	MHP	Condominiums
Douglas	MHP	Condominiums
Yarmouth	MHP	Condominiums
Berkley	MHP	Condominiums
North Dartmouth	MHP	Condominiums
Hamilton	Town	Condominiums
Lynnfield	Town	Condominiums

Real Estate Expert Qualifications

Robert M. Sawyer

**Instructor • Consultant • Writer • Broker • Developer • Expert
Witness**

A real estate professional, possessing substantial knowledge and experience in all aspects of conventional real estate finance, development, brokerage and management.

LICENSED REAL ESTATE INSTRUCTOR: Licensed by the Commonwealth of Massachusetts to teach all continuing education, both licensing courses, and instructor licensing course. Formerly taught real estate at two small colleges.

CONSULTANT: Maintains an active practice advising buyers, sellers, licensees and investors on all facets of real estate and finance.

WRITER: Author of Massachusetts Real Estate Principles, Practices, and Law originally published by Cengage-South-Western (formerly Thomson). This book is the most comprehensive reference on Massachusetts real estate law and practice published today. Written myriad articles, courses and assembled countless property packages for lenders and developers.

REVIEWER: Massachusetts Real Estate Practice & Law, Seventh Edition, published by Dearborn Real Estate Education.

LICENSED BROKER: Extensive experience in all types of conventional residential and commercial real estate transactions. Considerable experience in large and complex commercial brokerage including numerous § 1031 transactions and assemblages.

ADVISOR: Advisor to the Commonwealth of Massachusetts Board of Registration for Real Estate Brokers and Salespersons for 14 years. Has written and edited a majority of all of the state-approved continuing education courses.

TEST WRITER: Designated a National Subject Matter Expert by Pearson VUE, a nationally recognized leading provider of assessment services to regulatory agencies and national associations, Mr. Sawyer has been a member of their National Real Estate Committee. He has reviewed and critiqued the national licensing examination and is periodically contracted to write test questions for the national licensing exam.

Has also served, for many years, as member of the Massachusetts Item Writing Committee charged with reviewing and writing questions for the Massachusetts state-licensing exam.

DEVELOPER: Extensive experience in both commercial and residential development. Mr. Sawyer was one of the first in the Nation to develop small residential condominium conversions. He has developed a myriad of commercial projects and is today owner and developer of numerous commercial properties in Martha's Vineyard MA.

EXPERT WITNESS: Qualified Expert in many facets of brokerage relationships, license law and real estate finance. Appeared and qualified in Court as Expert Witness in a number of relevant litigation matters.

MORTGAGE & CREDIT: Experienced in all types of conventional residential and commercial real estate mortgage loans and credit issues. Mr. Sawyer has continuously packaged and arranged residential and commercial mortgage loans for clients for many years.

MEMBER: Real Estate Educators Association (REEA)
National Association of Realtors (NAR) (*former*)
Massachusetts Association of Realtors (MAR) (*former*)
Greater Boston Real Estate Board (GREB) (*former*)

Larkin B. Reeves
Real Estate Experience

Since 1965 "Barry" Reeves has continually acquired, developed and managed well over 100 residential rental units with a market value of approximately \$40,000,000

As Barry is fond of saying, "I'm a buyer, not a seller." His formula has been to buy, improve and hold. Consequently, as the years went by his holdings steadily grew in number. But this was nothing compared to the exponential increase in value of the properties over time.

Today, he is the developer and an owner of the largest restaurant, bowling center and function facility on Martha's Vineyard.

Additionally, he is part owner and developer in numerous commercial properties in Oak Bluffs, West Tisbury, Aquinnah and Vineyard Haven MA.

Section 6.1.e Team Qualifications

Michael A. Sawyer

Michael Sawyer is a real estate professional devoted to managing & developing real estate.

Experience:

Developer, CHARLESTOWN, MA

Acquired, gutted, fully remodeled & flipped 3 bedroom waterfront condominium unit

Developer, MEDFORD, MA

Acquired, remodeled and flipped very old single-family waterfront home

Property and Improvement Manager, MARTHA'S VINEYARD, MA

Assistant Property Manager for 20-unit commercial building supervising all improvements

Developer and Construction Manager MARTHA'S VINEYARD, MA

Acquired and remodeled three-unit mixed use property, including the transformation of a commercial garage into a yoga studio & wellness center

General Manager, THE BARN BOWL & BISTRO, MARTHA'S VINEYARD, MA

General Manager of The Barn, a 15,000 square foot bowling alley, bar, bistro and private event facility located in Oak Bluffs, MA. Overseeing all day to date operations, building maintenance & improvements, and managing a staff of 40 personnel.

Developer, MARTHA'S VINEYARD, MA

Acquired, designed and managed substantial improvement project including full kitchen remodel, new hardwood flooring, and creation of a large back yard with extensive retaining walls and irrigation

Broker, MARTHA'S VINEYARD, MA

Extensive experience as licensed real estate broker in a myriad of commercial and residential transactions.

Education: Union College, BA 2005

Licensing: Massachusetts Real Estate Broker's License

References: References available on request

**Comprehensive Permit Site Approval Application
3 Uncas Avenue, Oak Bluffs**

Section 7 – Notifications and Fees

See Application Form (Page 25) and Tab 5 and 6

Flowerwood ATTACHMENT 7

7.1 Narrative describing any prior correspondence and/or meetings with municipal officials.

The Sponsor has applied to the Town for a Demolition Permit. The first step was Asbestos inspection and remediation. This has been completed. The Building Inspector then referred Sponsor to seek approval from the three separate Historical Commissions. (Oak Bluffs Historical Commission, Cottage City Historic District and Copeland Plan Review Committee). Sponsor attended meetings with these three historical commissions and was advised they would not allow demolition of existing property. There is overlapping memberships on each of these three historical commissions. It was at this point that Sponsor recognized M.G.L. c. 40B as the only practical route to bring such desperately needed new housing.

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). **To be submitted under separate cover.**

7.3 Copy of notice of application sent to DHCD. **Attached.**

7.4 Check made out to MassHousing for Processing Fee (\$2500). **Attached**

7.5 Check made payable to Massachusetts Housing Partnership for Technical Assistance/Mediation Fee. **Attached.**

7.6 W-9 (Taxpayer Identification Number). **Flowerwood LLC - 81-5044575**

FLOWERWOOD LLC
3 UNCAS
PO BOX 1408
Vineyard Haven, MA 02568

DATE 7/25/19 001003

PAY TO THE ORDER OF Miss Keesing Posters \$ 2900.00
Two Thousand Nine Hundred & no/100 DOLLARS



3 UNCAS - Technical Assistance Kathleen Stacey
DAK BLIPS
⑆211371078⑆ 00832599433⑆ 001003

FLOWERWOOD LLC
3 UNCAS
PO BOX 1408
Vineyard Haven, MA 02568

DATE 7/25/19 001002

PAY TO THE ORDER OF Miss Keesing \$ 2500.00
Two Thousand Five Hundred & no/100 DOLLARS



3 UNCAS - Processing Fee Kathleen Stacey
DAK BLIPS
⑆211371078⑆ 00832599433⑆ 001002

**Comprehensive Permit Site Approval Application
3 Uncas Avenue
Oak Bluffs, MA 02568**

TAB 4

Robert M. Sawyer
Flowerwood LLC
P. O. Box 1408
Vineyard Haven, MA, 02568
TEL 508-696-1900 - FAX 508-693-7499
robert@sawyerrealtygroup.com

July 26, 2019

Robert Whritenour
Town Administrator
Town of Oak Bluffs
56 School Street
Oak Bluffs, MA 02557

RE: Comprehensive Site Approval Application – HAND DELIVERED
Flowerwood
3 Uncas Avenue, Oak Bluffs, MA 02557

Dear Mr. Whritenour:

Flowerwood LLC is pleased to provide you a copy of our comprehensive application that was submitted to Masshousing for a Comprehensive Permit Site Approval.

As you can see from the attached project information, this development will be entirely consistent with both the affordable housing needs of the Town of Oak Bluffs and the Housing Production Plan fy 2018-2022 assembled by the MVC with input from all six towns.

The property is identified as Oak Bluffs Assessors Map 11, Block 156, and Lot 0 containing approximately .17 +/- acres. We are planning 8 workforce homeownership dwelling units of which 2 will be affordable for families at/or below 80% of AMI. Six dwelling units to be target marketed to Vineyard working folks. Most important is all dwelling units will be required as year-round use with no investors or short-term rentals. Additionally, the project includes approximately 350 sq. ft of commercial space.

We look forward to meeting with the Town of Oak Bluffs to discuss this project and working with the Zoning Board of Appeals in successful conclusion and the issuance of a Comprehensive Permit which we believe will be an asset to the Town and a vital contribution to our Vineyard housing crisis.

Very truly yours,



Robert M. Sawyer
Flowerwood LLC

Development team: Robert M. Sawyer
Michael A. Sawyer
Larkin "Barry" Reeves

Robert M. Sawyer
Flowerwood LLC
P. O. Box 1408
Vineyard Haven, MA, 02568
TEL. 508-696-1900 -- FAX 508-693-7499
robert@sawyerrealtygroup.com

July 26, 2019

Board of Selectman
Brian Packish, Chairperson
Town of Oak Bluffs
56 School Street
Oak Bluffs, MA 02557

RE: Comprehensive Site Approval Application – HAND DELIVERED
Flowerwood
3 Uncas Avenue, Oak Bluffs, MA 02557

Dear Chairperson Packish:

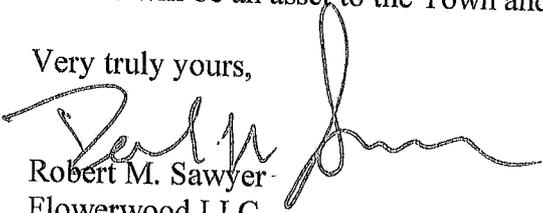
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Very truly yours,


Robert M. Sawyer
Flowerwood LLC

Development team: Robert M. Sawyer
Michael A. Sawyer
Larkin "Barry" Reeves

Robert M. Sawyer
Flowerwood LLC
P. O. Box 1408
Vineyard Haven, MA, 02568
TEL. 508-696-1900 -- FAX 508-693-7499
robert@sawyerrealtygroup.com

July 26, 2019

Planning Board
Ewell Hopkins, Chairperson
Town of Oak Bluffs
56 School Street
Oak Bluffs, MA 02557

RE: Comprehensive Site Approval Application -- HAND DELIVERED
Flowerwood
3 Uncas Avenue, Oak Bluffs, MA 02557

Dear Chairperson Hopkins:

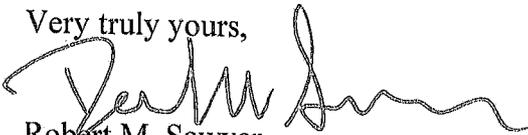
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Very truly yours,



Robert M. Sawyer
Flowerwood LLC

Development team: Robert M. Sawyer
Michael A. Sawyer
Larkin "Barry" Reeves

Robert M. Sawyer
Flowerwood LLC
P. O. Box 1408
Vineyard Haven, MA, 02568
TEL 508-696-1900 - FAX 508-693-7499
robert@sawyerrealtygroup.com

July 26, 2019

Zoning Board of Appeals
Andrea Rogers, Chairperson
Town of Oak Bluffs
56 School Street
Oak Bluffs, MA 02557

RE: Comprehensive Site Approval Application – HAND DELIVERED
Flowerwood
3 Uncas Avenue, Oak Bluffs, MA 02557

Dear Chairperson Rogers:

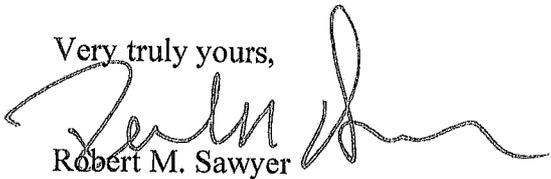
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Very truly yours,


Robert M. Sawyer
Flowerwood LLC

Development team: Robert M. Sawyer
Michael A. Sawyer
Larkin "Barry" Reeves

Robert M. Sawyer
Flowerwood LLC
P. O. Box 1408
Vineyard Haven, MA, 02568
TEL 508-696-1900 – FAX 508-693-7499
robert@sawyerrealtygroup.com

July 26, 2019

Martha's Vineyard Commission
Adam Turner, Executive Director
The Stone Building
33 New York Avenue
Oak Bluffs, Massachusetts 02557

RE: Comprehensive Site Approval Application – HAND DELIVERED
Flowerwood
3 Uncas Avenue, Oak Bluffs, MA 02557

Dear Mr. Turner:

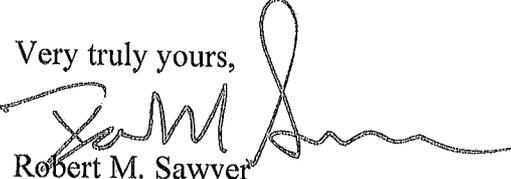
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We look forward to meeting with the Town of Oak Bluffs to discuss this project and working with the Zoning Board of Appeals in successful conclusion and the issuance of a Comprehensive Permit which we believe will be an asset to the Town and a vital contribution to our Vineyard housing crisis.

Very truly yours,


Robert M. Sawyer
Flowerwood LLC

Development team: Robert M. Sawyer
Michael A. Sawyer
Larkin "Barry" Reeves

**Comprehensive Permit Site Approval Application
3 Uncas Avenue
Oak Bluffs, MA 02568**

TAB 5

Dean E. Harrison
59 Lockwood Avenue
Attleboro, MA, 02703
(508) 813.1388

August 9, 2019

Janelle Chan,
Undersecretary,
Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114

RE: Comprehensive Site Approval Application
Flowerwood
3 Uncas Avenue, Oak Bluffs, MA 02557

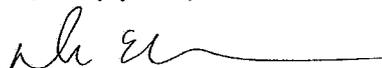
Dear Ms. Chan:

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The property is identified as Assessors Map 11, Block 156, Lot 0 containing approximately .17 +/- acres. We are proposing 8 homeownership of which 2 will be affordable for families at/or below 80% of AMI.

We look forward to working with Masshousing and the Town of Vineyard Haven in the issuance of a Comprehensive Permit for a development which we believe will be an asset to the Town.

Very truly yours,



Dean E. Harrison
Consultant for Flowerwood LLC

Cc: Michael Busby, Masshousing
Brian Packish, Chairperson, Board of Selectman, Town of Oak Bluffs
Robert Sawyer, Flowerwood LLC

**Comprehensive Permit Site Approval Application
3 Uncas Avenue
Oak Bluffs, MA 02568**

TAB 6

**Flowerwood - Oak Bluffs - 40B
PEL Application Fees**

Flowerwood - Homeownership **8 Units**

MassHousing Application Processing Fee - \$ 2,500
Payable to MassHousing:

Chapter 40B Technical Assistance - **Payable** \$ 2,900
to Massachusetts Housing Partnership

Base Fee: \$ 2,500

Unit Fee: \$50 per unit \$ 400

Total 40B TA \$ 2,900

Total PEL Fee - **\$ 5,400**

FLOWERWOOD LLC
3 UNCAS
PO BOX 1408
Vineyard Haven, MA 02568

DATE 7/25/19 001003

PAY TO THE ORDER OF Moss Hensing Partnerships \$ 2900.00
Two Thousand Nine Hundred & no/100 DOLLARS



3 UNCAS - Technical Assistance Kathleen Lacey
DAK BLIPS
⑆211371078⑆ 00832599433⑆ 001003

FLOWERWOOD LLC
3 UNCAS
PO BOX 1408
Vineyard Haven, MA 02568

DATE 7/25/19 001002

PAY TO THE ORDER OF Moss Hensing \$ 2500.00
Two Thousand Five Hundred & no/100 DOLLARS



3 UNCAS - Processing Fee Kathleen Lacey
DAK BLIPS
⑆211371078⑆ 00832599433⑆ 001002