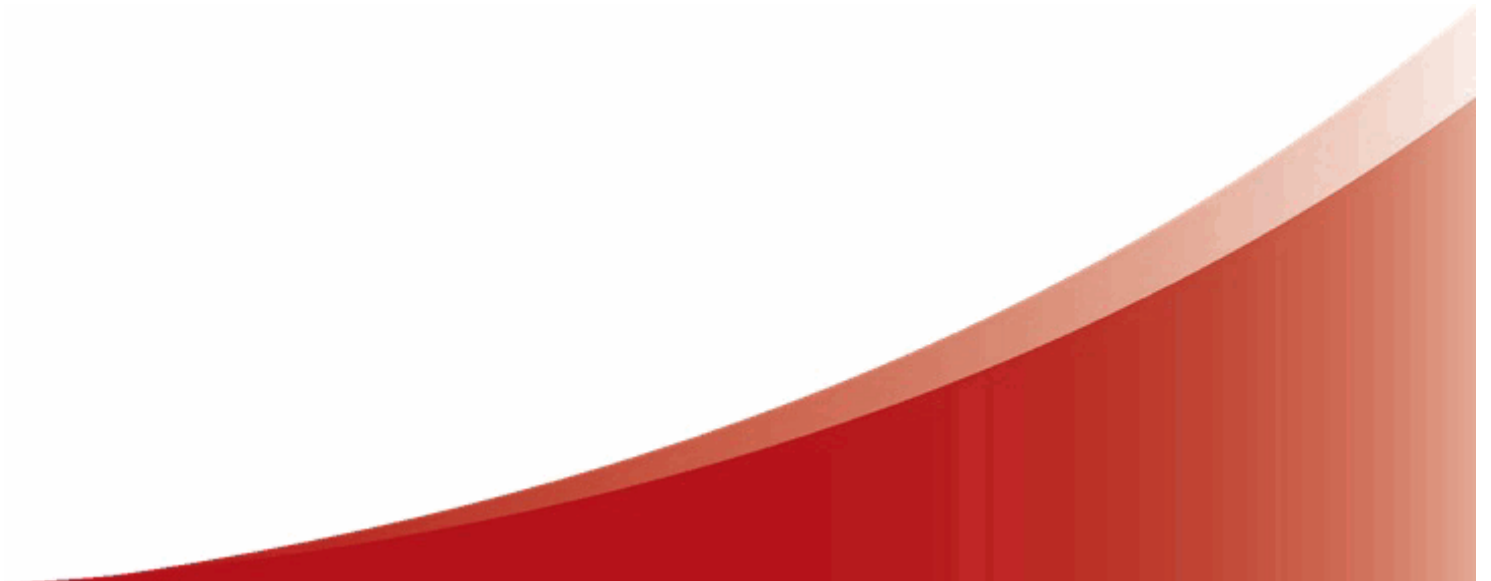




Comprehensive Permit Site Approval Application Rental

www.masshousing.com | www.masshousingrental.com



Comprehensive Permit Site Approval Application/Rental

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

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

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

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

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

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

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

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

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

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

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

Our Commitment to You

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

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

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

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

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



Application for Chapter 40B Project Eligibility / Site Approval

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

Section 1: GENERAL INFORMATION

Name of Proposed Project: Groton Farms

Municipality: Groton

County: Middlesex

Address of Site: 500 Main Street

Cross Street:

Zip Code: 01450

Tax Parcel I.D. Number(s): 216/94 216/95 216/96 216/97 216/102

Name of Proposed Development Entity 500 MG LLC

(typically a single purpose entity):

Entity Type: Limited Dividend Organization

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

Has this entity already been formed? Yes

State Formed: Massachusetts

Name of Applicant: 500 MG LLC

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

Applicant's Web Address: thegrotonfarms.com

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

If yes, please explain:

Primary Contact Information:

Contact Name: John Amaral

Relationship to Applicant:

Company Name: 500 MG LLC

Address: 6 Lyberty Way Ste 203

Municipality: Westford

State: Massachusetts

Zip: 01886-3642

Phone: 978.369.4884

Cell Phone: 978.835.0629

Email: jamaral@omniproperties.com

Secondary Contact Information:**Contact Name:** Leslie French**Relationship to Applicant:****Company Name:** 500 MG LLC

Project Manager

Address: 6 Lyberty Way Ste 203**Municipality:** Westford**State:** Massachusetts**Zip:** 01886-3642**Phone:** 978.369.4884**Cell Phone:** 978.808.9346**Email:** lfrench@omniproperties.com**Additional Contact Information:****Contact Name:****Relationship to Applicant:****Company Name:****Address:****Municipality:****State:****Zip:****Phone:****Cell Phone:****Email:****Anticipated Construction Financing:** NEF**Name of Lender (if not MassHousing financed):** Enterprise Bank**Anticipated Permanent Financing:** NEF**Other Lenders:** Enterprise Bank

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

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

Project is a proposed 200-unit rental apartment and townhome complex with 25% of the units available to households earning no more than 80% of the median income. This 26.45-acre site is located at 500 Main Street in Groton and is the former site of Deluxe Business Services. The project will consist of 3 4-story, 56-unit buildings and 32 townhomes. All of the 56-unit buildings will have elevators and be slab on grade. The townhomes will be 2- and 3-bedroom units. Covered, above ground parking garages will provide residents with garage option. Amenities will include Clubhouse, Pool, Dog park, Parcel Room, Community Garden, Playground and other typical amenities for this type of project.

Application for Chapter 40B Project Eligibility / Site Approval

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

Section 2: EXISTING CONDITIONS / SITE INFORMATION

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

Buildable Area Calculations (Acres)

| | |
|---|--------------|
| Total Site Area: | 26.45 |
| Wetland Area (per MA DEP): | 2.98 |
| Flood Hazard Area (per FEMA): | 0.00 |
| Endangered Species Habitat (per MESA): | 0.00 |
| Conservation / Article 97 Land: | 0.00 |
| Protected Agricultural Land (i.e. EO 193): | 0.00 |
| Other Non-Buildable: | 0.00 |
| Total Non-Buildable Area: | 2.98 |
| Total Buildable Area: | 23.47 |

Current use of the site and prior use if known:

The site was formerly used by Deluxe Business Systems for their call center. The main building (128,396 sf) and a separate building (2,673 sf) have been vacant for two years.

Is the site located entirely within one municipality? Yes

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

How much land is in each municipality? N/A

Additional Site Addresses:

Current zoning classification and principal permitted uses:

GB - General Business

Previous Development Efforts

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

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

Original Building completed in 1977. Additions completed mid 1980's

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

If Rejected, Please Explain:

| Existing Utilities and Infrastructure | Yes/No | Description |
|--|--------|--|
| Wastewater- private wastewater treatment | No | |
| Wastewater - public sewer | Yes | Property is supported by Pepperell Wastewater Treatment per municipal agreee |
| Storm Sewer | Yes | Property currently has a storm drain system and is connected to the town syste |
| Water-public water | Yes | Town Water is on site |
| Water-private well | No | |
| Natural Gas | Yes | Eversource provide gas which is on site |
| Electricity | Yes | Groton Electric provides Electric. Electric is on site |
| Roadway Access to Site | Yes | Project fronts on public roadway |
| Sidewalk Access to Site | Yes | Sidewalk located across street leading to center of town |
| Other | No | |

Describe Surrounding Land Uses:

Across from the site (southeast) is occupied by commercial and multifamily residential buildings. To the east of the project sit 9 single family homes most of which are on Taylor Street. West and north of the property the land consists of primarily undeveloped woodlands with the exception of a building that houses a fitness center just to the west of the property on Main Street.

| Surrounding Land Use/Amenities | Distance from Site | Available by Public Transportation? |
|--------------------------------|--------------------|-------------------------------------|
| Shopping Facilities | 0.01 | N/A |
| Schools | 0.01 | N/A |
| Government Offices | 1.60 | N/A |
| Multi-Family Housing | 0.01 | N/A |
| Public Safety Facilities | 1.50 | N/A |

| | | |
|--------------------------------|------|-----|
| Office/Industrial Uses | 0.10 | N/A |
| Conservation Land | 0.01 | N/A |
| Recreational Facilities | 0.01 | N/A |
| Houses of Worship | 1.00 | N/A |
| Other | 0.00 | N/A |

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

MBTA Commuter Rail Stations located in Ayer (5.1 Miles), Shirley (8.3 Miles), Littleton (11.1 Miles) and Lowell (20.0 Miles).
Council on Aging offers van transport for elderly to shopping etc.

Site Characteristics and Development Constraints

| | |
|--|-----|
| Are there any easements, rights of way or other restrictions of record affecting the development of the site ? | No |
| Is there any evidence of hazardous, flammable or explosive material on the site? | Yes |
| 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? | No |
| Has the site or any building(s) on the site been designated as a local, state or national landmark? | No |
| Are there existing buildings and structures on site? | Yes |
| Does the site include documented archeological resources? | No |
| Does the site include any known significant areas of ledge or steep slopes? | No |

Application for Chapter 40B Project Eligibility / Site Approval

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

Section 3: PROJECT INFORMATION

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

Construction Type: New Construction

| | | | |
|--------------------------------|-----|--|----|
| Total Dwelling Units: | 200 | Total Number of Affordable Units: | 50 |
| Number of Market Units: | 150 | Number of AMI 50% Affordable Units: | 0 |
| | | Number of AMI 80% Affordable Units: | 50 |

Unit Information:

| Unit Type | Bedrooms | Baths | # Of Units | Unit Sq. Ft. | Rent | Utilities |
|-----------------------------|-----------|-----------|------------|--------------|---------|-----------|
| Market | Studio | 1 Bath | 9 | 558 | \$2,373 | \$0 |
| Affordable Unit - Below 80% | Studio | 1 Bath | 3 | 558 | \$1,398 | \$178 |
| Market | 1 Bedroom | 1 Bath | 72 | 837 | \$2,409 | \$0 |
| Affordable Unit - Below 80% | 1 Bedroom | 1 Bath | 24 | 837 | \$1,498 | \$228 |
| Market | 2 Bedroom | 2 Baths | 54 | 1,286 | \$3,153 | \$0 |
| Affordable Unit - Below 80% | 2 Bedroom | 2 Baths | 18 | 1,286 | \$1,798 | \$339 |
| Market | 3 Bedroom | 2.5 Baths | 15 | 1,587 | \$4,423 | \$0 |
| Affordable Unit - Below 80% | 3 Bedroom | 2.5 Baths | 5 | 1,587 | \$2,077 | \$436 |

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

All tenants will be responsible for typical utilities: Electric, Water, Cable. Affordable units will have utility allowances based on unit bedroom count.

Percentage of Units with 3 or More Bedrooms: 10.00

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

| | | | | | |
|--|--------|---|--------|--------------------|----|
| Handicapped Accessible Units - Total: | 168 | Market Rate: | 126 | Affordable: | 42 |
| Gross Density (units per acre): | 7.5614 | Net Density (units per buildableacre): | 8.5215 | | |

Building Information:

| Building Type | Building Style | Construction Type | Stories | Height | GFA | Number Bldg |
|---------------|----------------|-------------------|---------|--------|--------|-------------|
| Residential | Multi-family | Construction | 4 | 58 | 66,760 | 3 |
| Residential | Townhouse | Construction | 3 | 41 | 6,020 | 8 |

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

Yes

If not, explain the differences:

Parking

Total Parking Spaces Provided: 405

Ratio of Parking Spaces to Housing Units: 2.03

Lot Coverage

Buildings: 8%

Parking and Paved Areas: 20%

Usable Open Space: 61%

Unusable Open Space: 11%

Lot Coverage: 28%

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))?

No

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

Section 4: SITE CONTROL

Grantor/Seller: Deluxe Business

Grantee/Buyer: 500 MG LLC

Grantee/Buyer Type: Applicant

If Other, Explain:

Are the Parties Related? No

For Deeds or Ground Leases:

Date(s) of Deed(s) or Ground Leases(s): 09/09/2021

Purchase Price: \$2,850,000

For Purchase and Sales Agreements or Option Agreements:

Date of Agreement:

Expiration Date:

Date of Extension *(if extension granted):*

New Expiration Date *(if extension granted):*

Purchase Price: \$0

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

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

Date(s) of Easements(s):

For Easements:

Date of Agreement:

Purchase Price: \$0

For Easement Purchase and Sales Agreements or Easement Option Agreements:

Expiration Date:

Date of Extension *(if extension granted):*

New Expiration Date *(if extension granted)*

Purchase Price: \$0

Application for Chapter 40B Project Eligibility / Site Approval

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

Section 5: FINANCIAL INFORMATION

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

Initial Capital Budget

Sources

| Description | Source | Budgeted |
|----------------------|---|--------------|
| Private Equity | Owner's Cash Equity | \$25,000,000 |
| Private Equity | Tax Credit Equity | \$0 |
| Private Equity | Developer Fee Contributed or Loaned | \$0 |
| Private Equity | Developer Overhead Contributed or Loaned | \$0 |
| Other Private Equity | | \$0 |
| Public/Soft Debt | | \$0 |
| Subordinate Debt | | \$0 |
| Permanent Debt | | \$41,834,522 |
| Permanent Debt | | \$0 |
| Construction Debt | <i>for informational purposes only, not included in Sources T</i> | \$0 |
| Additional Source | | \$0 |
| Additional Source | | \$0 |
| Total Sources | | \$66,834,522 |

Pre-Permit Land Value

| Item | Budgeted |
|------------------------------|-------------|
| As-Is Market Value*: | \$2,950,000 |
| Reasonable Carrying Costs: | \$0 |
| Total Pre-Permit Land Value: | \$2,950,000 |

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

Uses (Costs)

| Item | Budgeted |
|--|---------------------|
| Acquisition Cost (Actual): | |
| Actual Acquisition Cost: Land | \$2,850,000 |
| Actual Acquisition Cost: Buildings | \$0 |
| Reasonable Carrying Costs | \$288,000 |
| Subtotal - Acquisition Costs | \$3,138,000 |
| Construction Costs-Building Structural Costs (Hard Costs): | |
| Building Structure Costs | \$37,792,000 |
| Hard Cost Contingency | \$1,889,600 |
| Subtotal - Building Structural Costs (Hard Costs) | \$39,681,600 |
| Construction Costs-Site Work (Hard Costs): | |
| Earth Work | \$0 |
| Utilities: On-Site | \$0 |
| Utilities: Off-Site | \$0 |
| Roads and Walks | \$3,335,836 |
| Site Improvement | \$1,696,029 |
| Lawns and Plantings | \$500,000 |
| Geotechnical Condition | \$0 |
| Environmental Remediation | \$0 |
| Demolition | \$1,232,330 |
| Unusual Site Conditions/Other Site Work | \$0 |
| Subtotal - Site Work (Hard Costs) | \$6,764,195 |
| Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs): | |
| General Conditions | \$2,786,748 |
| Builder's Overhead | \$793,632 |
| Builder's Profit | \$2,380,896 |
| Subtotal - General Conditions, Builder's Overhead & Profit | \$5,961,276 |
| General Development Costs (Soft Costs): | |
| Appraisal and Marketing Study <i>(not 40B "As Is" Appraisal)</i> | \$0 |
| Marketing and Initial Rent Up <i>(include model units if any)</i> | \$185,000 |
| Real Estate Taxes <i>(during construction)</i> | \$48,000 |
| Utility Usage <i>(during construction)</i> | \$0 |
| Insurance <i>(during construction)</i> | \$85,000 |
| Security <i>(during construction)</i> | \$0 |
| Inspecting Engineer <i>(during construction)</i> | \$240,000 |
| Construction Loan Interest | \$1,500,000 |
| Fees to Construction Lender: Enterprise | \$300,000 |
| Fees to Permanent Lender: TBD | \$550,000 |
| Fees to Other Lenders: | \$0 |

General Development Costs (Soft Costs) - continued

| Item | Budgeted |
|---|--------------------|
| Architecture / Engineering | \$825,700 |
| Survey, Permits, etc. | \$325,200 |
| Clerk of the Works | \$120,000 |
| Construction Manager | \$0 |
| Bond Premiums | \$0 |
| Environmental Engineer | \$15,000 |
| Legal | \$150,000 |
| Title (including title insurance) and Recording | \$49,000 |
| Accounting and Cost Certification (incl. 40B) | \$25,000 |
| Relocation | \$0 |
| 40B Site Approval Processing Fee | \$7,500 |
| 40B Technical Assistance / Mediation Fee | \$12,500 |
| 40B Land Appraisal Cost (as-is value) | \$5,000 |
| 40B Final Approval Processing Fee | \$45,000 |
| 40B Subsidizing Agency Cost Certification Examination Fee | \$5,000 |
| 40B Monitoring Agent Fee | \$13,000 |
| MIP | \$0 |
| Credit Enhancement | \$0 |
| Letter of Credit Fees | \$0 |
| Tax Credit Allocation Fee | \$0 |
| Other Financing Fees | \$0 |
| Development Consultant | \$25,000 |
| Other Consultant: | \$0 |
| Other Consultant: | \$0 |
| Syndication Costs | \$0 |
| Soft Cost Contingency | \$520,478 |
| Other Development Costs: Utility and Buliding Permit fees | \$673,881 |
| Subtotal - General Development Costs (Soft Costs) | \$5,725,259 |
| Developer Fee and Overhead: | |
| Develper Fee | \$3,314,192 |
| Developer Overhead | \$0 |
| Subtotal Developer Fee and Overhead | \$3,314,192 |
| Capitalized Reserves: | |
| Development Reserves | \$0 |
| Initial Rent Up Reserves | \$1,500,000 |
| Operating Reserves | \$750,000 |
| Net Worth Account | \$0 |
| Other Capitalized Reserves | \$0 |

| | |
|--|--------------------|
| Subtotal - Capitalized Reserves | \$2,250,000 |
|--|--------------------|

Summary of Subtotals

| Item | Budgeted |
|--|--------------|
| Acquisition Costs (Actual): | \$3,138,000 |
| Building Structural Costs (Hard Costs) | \$39,681,600 |
| Site Work (Hard Costs) | \$6,764,195 |
| General Conditions, Builder's Overhead & Profit (Hard Costs) | \$5,961,276 |
| Developer Fee and Overhead | \$3,314,192 |
| General Development Costs (Soft Costs) | \$5,725,259 |
| Capitalized Reserves | \$2,250,000 |
| Total Development Costs (TDC) | \$66,834,522 |

Summary

| | |
|------------------|--------------|
| Total Sources | \$66,834,522 |
| Total Uses (TDC) | \$66,834,522 |

Projected Developer Fee and Overhead*: \$3,314,192

Maximum Allowable Developer Fee and Overhead::** \$4,314,192

Projected Developer Fee and Overhead Equals 77.00% of Maximum Allowable Fee and Overhead

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

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

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

| Item | Notes | Amount |
|--|------------------|--------------|
| Permanent Debt Assumptions | | |
| Loan Amount | Lende | \$41,834,522 |
| Annual Rate | | 5.00% |
| Term | | 360 Months |
| Amortization | | 480 Months |
| Lender Required Debt Service Coverage Ratio | | 1.25 |
| Gross Rental Income | | \$6,160,284 |
| Other Income (utilities, parking) | Parking and Pets | \$131,400 |
| Less Vacancy (Market Units): 5% (vacancy rate) | | \$196,560 |
| Less Vacancy (Affordable Units): 5% (vacancy rate) | | \$33,615 |
| Gross Effective Income | | \$5,930,109 |
| Less Operating Expenses | | \$1,725,000 |
| Net Operating Income | | \$4,205,109 |
| Less Permanent Loan Debt Service | | \$2,420,696 |
| Cash Flow | | \$1,784,413 |
| Debt Service Coverage | | 1.74 |

Describe Other Income:

Rental Operating Expense Assumption

| Item | Notes | Amount |
|---|---|-------------|
| Assumed Maximum Operating Expenses | Calculated based on Net Operating Income, Debt Service and required Debt Service Coverage listed above. | \$4,145,696 |
| Assumed Maximum Operating Expense/Unit* | Number of Units: 200 | \$20,728 |

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

Application for Chapter 40B Project Eligibility / Site Approval

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

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

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

Development Team:

| Company Name | Contact Name | Contact Role | Applicant | Dev Entity | Primary For Role |
|-------------------|----------------|-------------------------------------|-----------|------------|------------------|
| 500 MG LLC | John Amaral | Developer | Yes | Yes | Yes |
| 500 MG LLC | Leslie French | Developer | No | No | No |
| Dillis & Roy | Greg Roy | Consultant - Architect and Engineer | No | No | Yes |
| Maugel Architects | Brent Maugel | Consultant - Architect and Engineer | No | No | Yes |
| Maugel Architects | Jeremy Baldwin | Consultant - Architect and Engineer | No | No | No |
| Oxbow Associates | Brian Butler | Consultant - Architect and Engineer | No | No | Yes |

Entities Responsible for Development Tasks:

| Development Task | Developer / Applicant | Contact Name / Company |
|------------------------------|-----------------------|---------------------------------|
| Architecture and Engineering | No | Dillis & Roy , Greg Roy |
| Architecture and Engineering | No | Maugel Architects, Brent Maugel |
| Architecture and Engineering | No | Oxbow Associates , Brian Butler |

Affiliated Entities:

| Company Name | Individual Name | Affiliation | Relation |
|--------------|-----------------|-------------|----------|
|--------------|-----------------|-------------|----------|

Previous Applications:

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

Certification and Acknowledgement

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

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

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

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

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

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

Signature: _____

Name:

Title:

Date:

Application for Chapter 40B Project Eligibility / Site Approval

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

Section 7: NOTIFICATION AND FEES

Notices

| Event | Date |
|--|------------|
| Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing: | 04/25/2022 |
| Date of Pre-Application Meeting with MassHousing: | 04/14/2022 |
| Date copy of complete application sent to chief elected office of municipality: | 06/29/2022 |
| Date notice of application sent to DHCD: | 06/29/2022 |

Fees

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

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

| Fee | Amount | Description |
|---|-----------------|--|
| MassHousing Application Processing Fee: | \$7,650 | <i>payable to MassHousing</i> |
| Chapter 40B Technical Assistance/Mediation Fee: | \$2,500 | <i>(Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000)</i> |
| Unit Fee: | \$10,000 | <i>(\$50 per Unit)</i> |
| Total TA/Mediation and Unit Fee: | \$12,500 | <i>(Payable to Massachusetts Housing Partnership)</i> |

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

SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

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

Method 1 - Redevelop First

If Rehabilitation:

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

If New Construction:

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

Explanation (Required):

Rail Trail System in town provides easy walking access to center of town and many amenities

Method 2 - Consistency with Sustainable Development Principals

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

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

Optional - Demonstration of Municipal Support

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

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

Explanation (Required)

See attached support letter from town manager

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

(1) Concentrate Development and Mix Uses

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

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

Explanation (Required)

The proposed development will be more dense than the surrounding areas. Groton typically has been a single family home community. Multifamily housing of this size will be a new use for the town. The project is proposed on a former office/industrial site within walking distance of schools and town center. The existing water and sewer currently onsite will service the project with

(2) Advance Equity & Make Efficient Decisions

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

Promote development in accordance with smart growth and environmental stewardship.

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

Explanation (Required)

The application is for a 40B Site Eligibility Approval. During the approval process, the developer will meet with abutters, town residents and town officials to gather input. The project will further Groton's ability to meet local and regional SHI as the town currently has less than 10% affordable units. The proposed community will provide affordable housing and comply with the Age Discrimination Act, Title VIII of Fair Housing Executive Order 11063 and the Title VI Civil Rights Act of 1964

(3) Protect Land and Ecosystems

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

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

Explanation (Required)

The site formerly housed the Deluxe Corp offices / Call Center. The building has been examined and determined to contain asbestos. Remediation/Removal is scheduled during the demolition of the building. Additionally, approximately 50,000 sf of impervious material exists at the site. The 40B project will reduce impervious by approximately 50% and replace with greenspace in the form of landscaped and natural areas. Current wetland areas abutting the property to be preserved using best practices.

(4) Use Natural Resources Wisely

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

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

Explanation (Required)

The stormwater management design will include low impact development stormwater measures and technologies in the design of a stormwater treatment system. Where the water tables and soils allow, runoff will be directed through vegetated swales to detention ponds to both provide the required treatment, infiltration and detention necessary to meet MA Stormwater Management Standards. In areas where this is difficult or impossible, stormwater structures and innovative technologies will be utilized.

(5) Expand Housing Opportunities

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

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

Explanation (Required)

As currently designed, the proposed project will be all rental with 5% of the units handicap accessible and the requisite number of units for the hearing impaired. The MF building has elevators and provides a mix of unit sizes and types that offers housing opportunities to a wide age and family size range. The project is 5.1 miles from the Ayer Commuter Rail station giving access to North Station in Boston. Groton is located just 7.5 miles from 495 which offers access to many job opportunities.

(6) Provide Transportation Choice

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

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

Explanation (Required)

Main Street in Groton is MA State Route 119 which provides East / West transportation from Middlesex County and beyond to Route 495 (North/South Access) and Route 2 (Boston Access).

(7) Increase Job and Business Opportunities

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

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

Explanation (Required)

(8) Promote Clean Energy

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

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

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

Explanation (Required)

The project will employ an energy consultant that will guide the development through the Energy Star certification process. Multifamily Buildings will be designed to support Solar roof panels. Vehicle charging stations will be made available throughout the project with infrastructure to further expand as demand warrants.

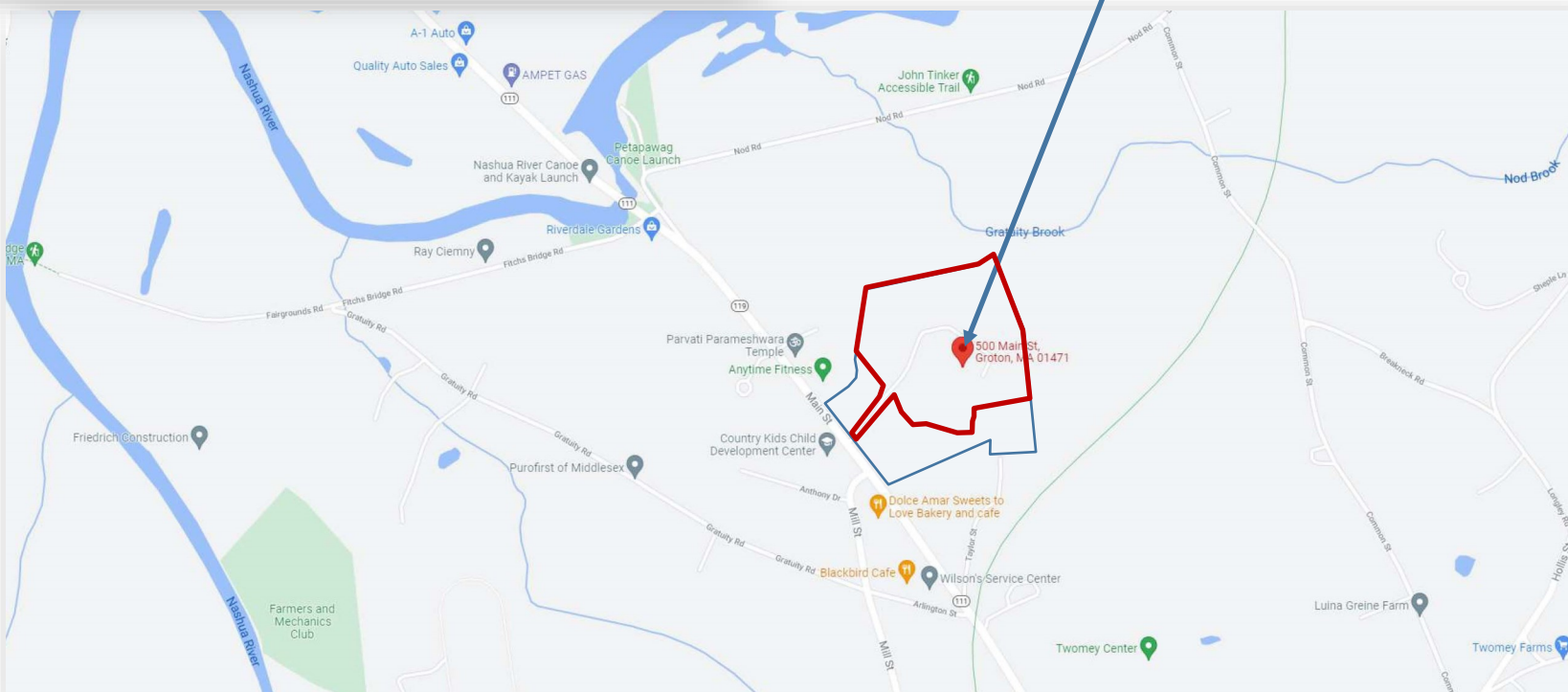
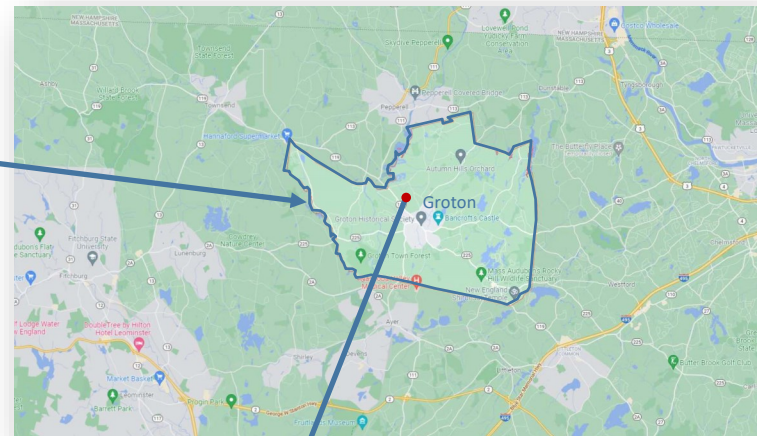
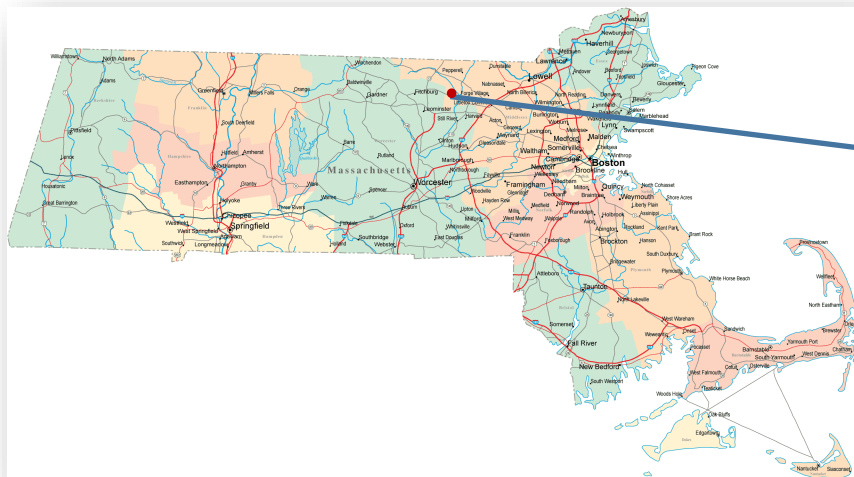
(9) Plan Regionally

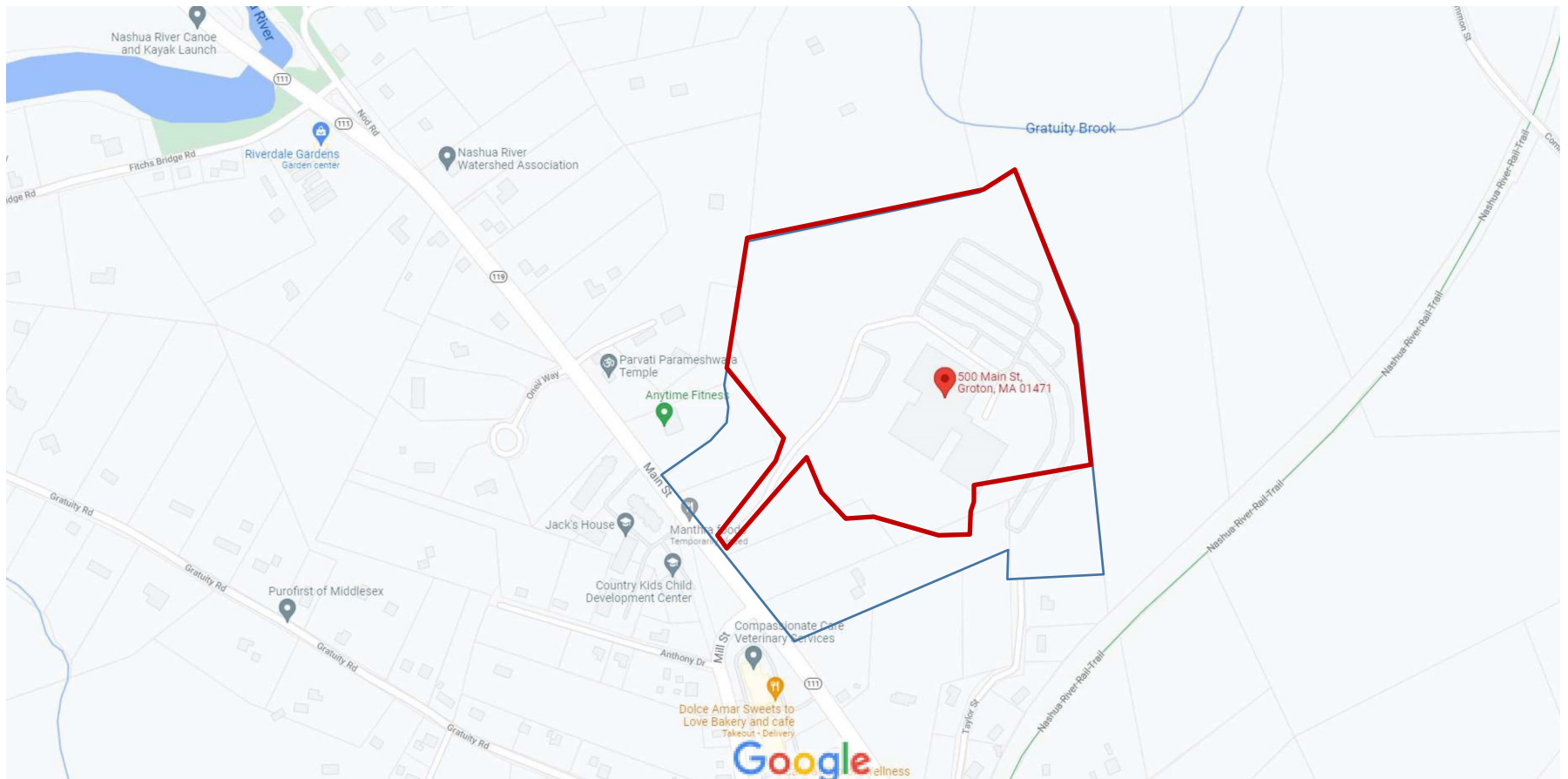
Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider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

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

Explanation (Required)

Groton's Housing Production Plan, approved 8/2020 specifically calls out a number of areas that this project addresses; Strive to meet targets for affordable housing, Encourage a diversity of Housing types for a range of income levels, ages and abilities, Maintain small-town rural character, Encourage variety of architectural and housing types.







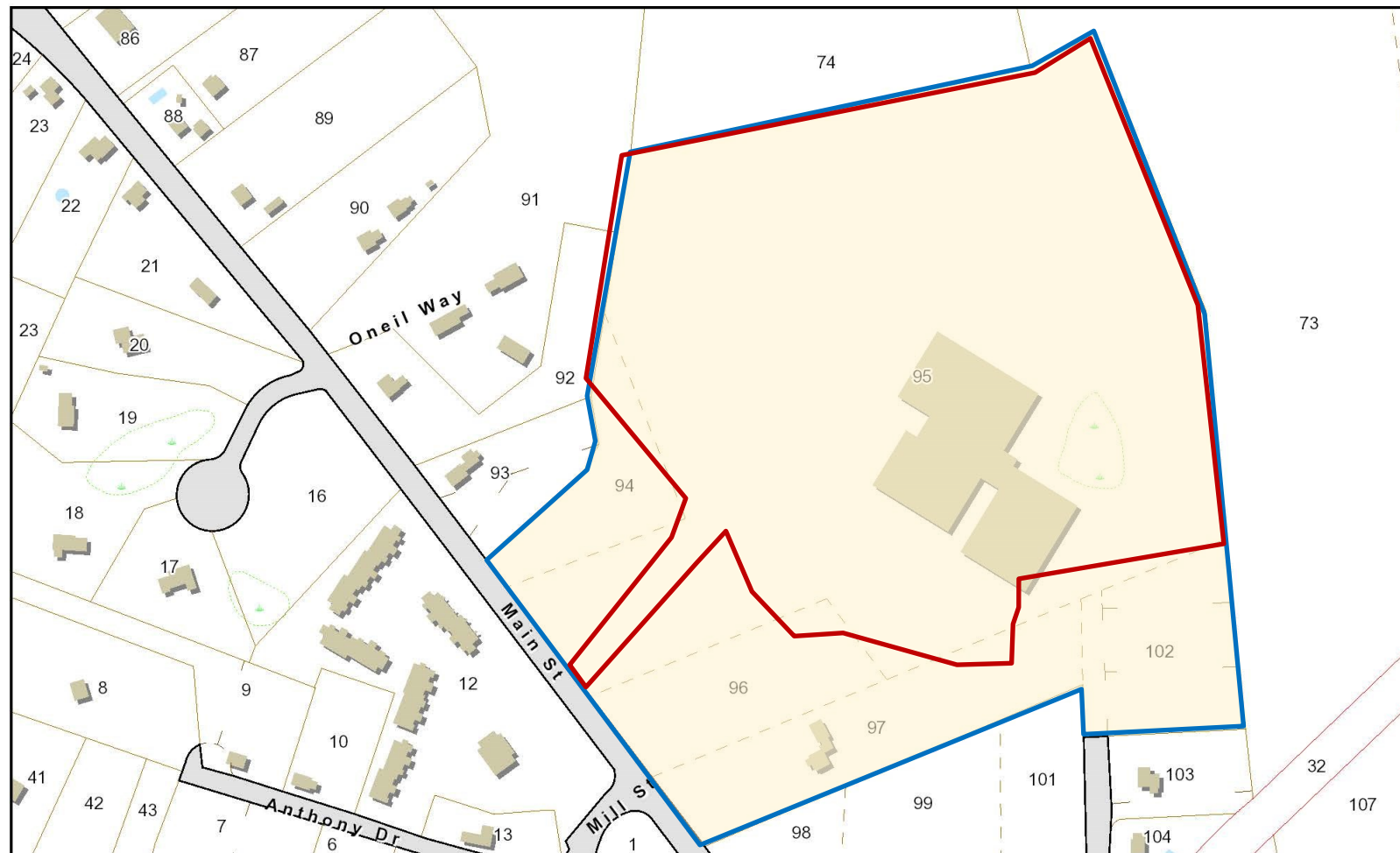
November 5, 2021

Groton, MA

1 inch = 277 Feet



www.cai-tech.com

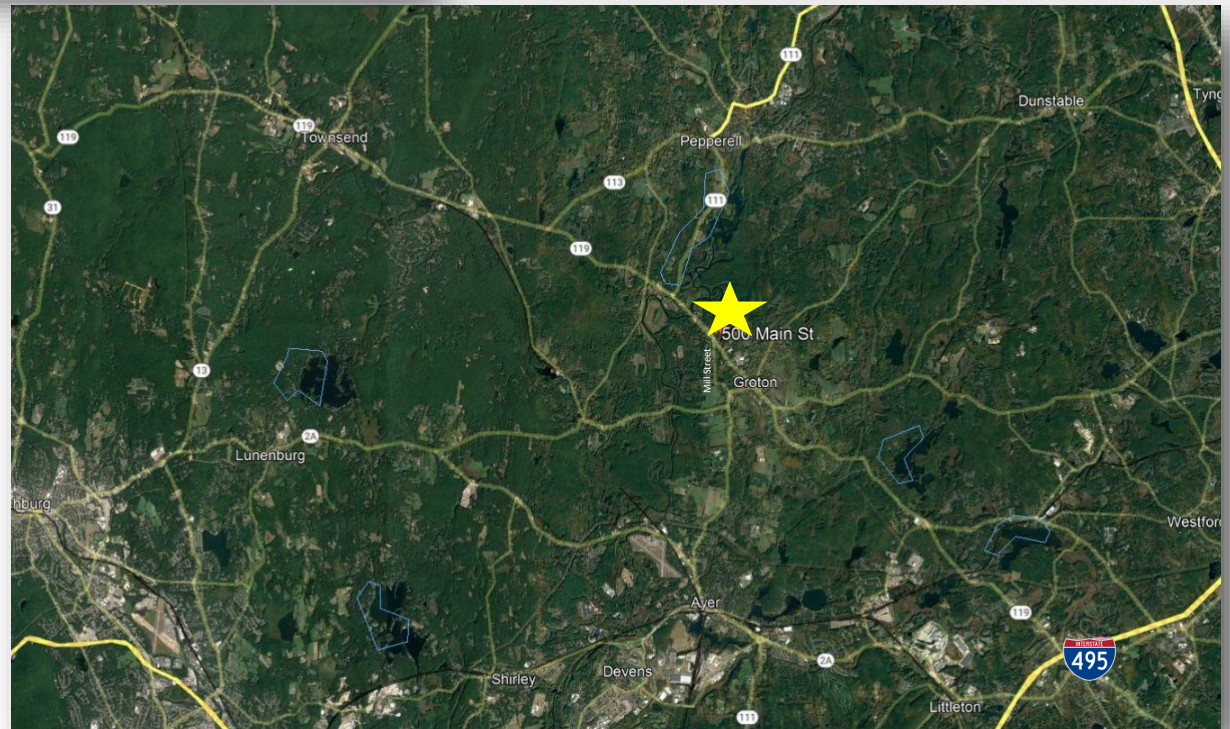




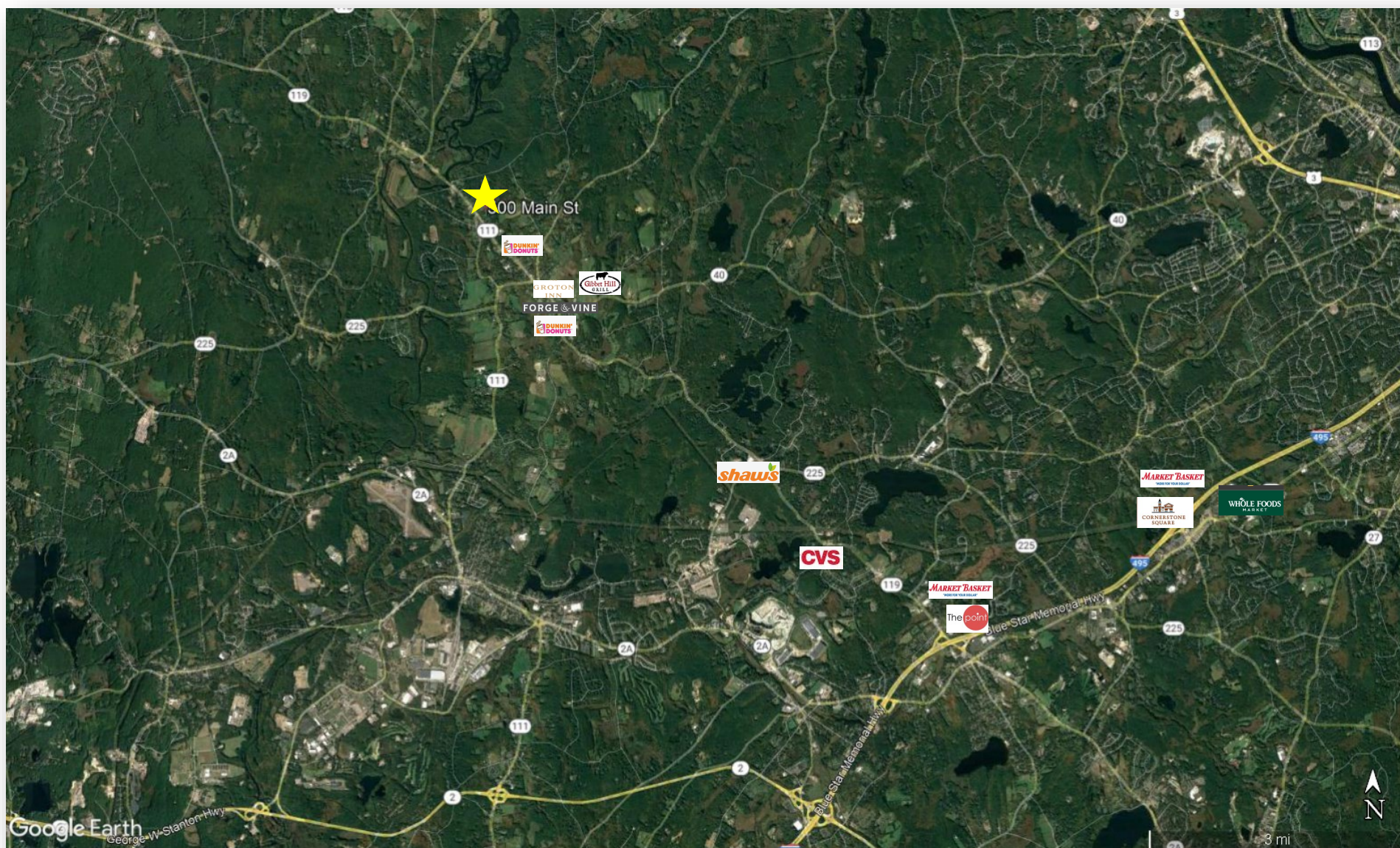
Directions

From 495:

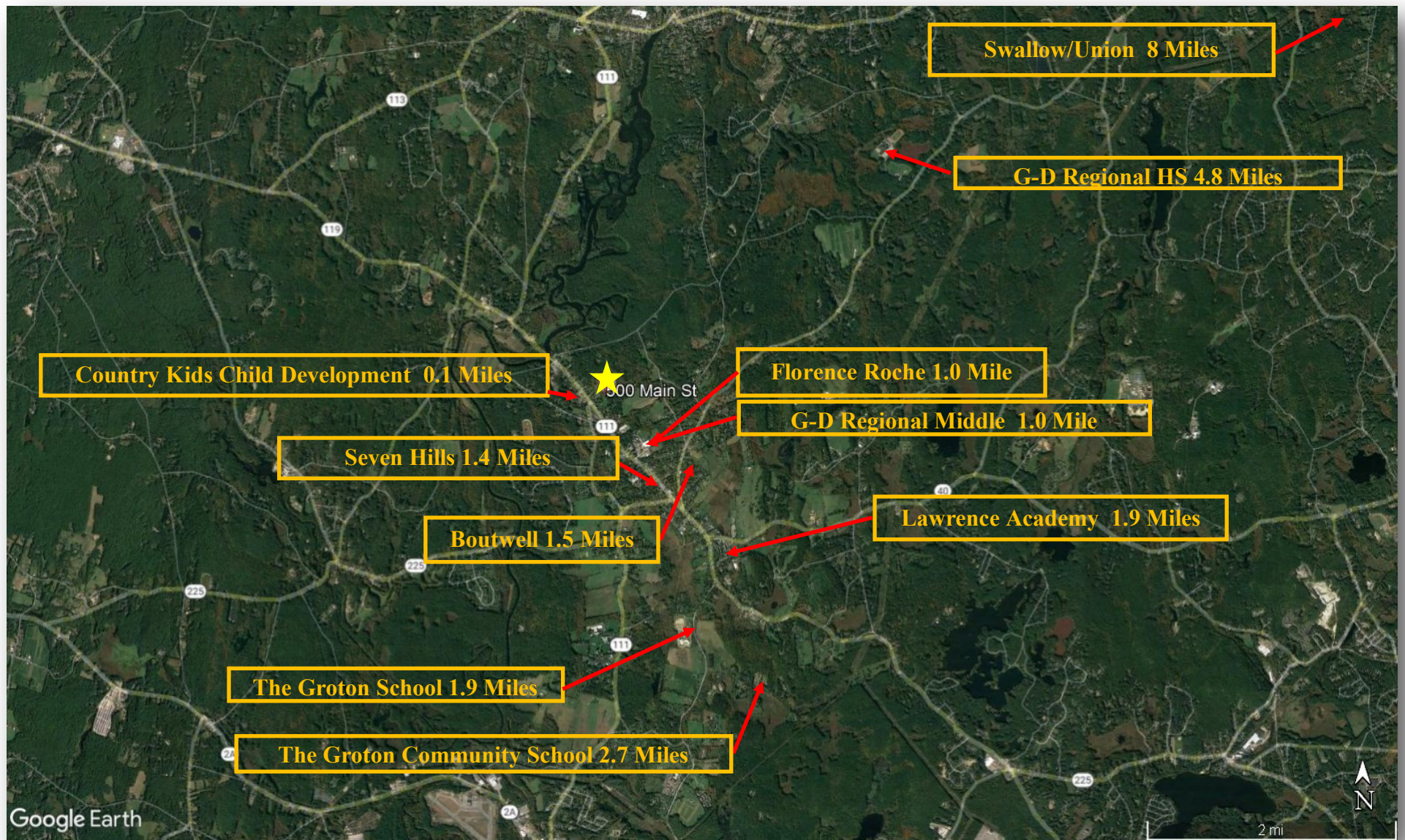
Take exit 80 (119 west towards Groton) North. Follow 119 for 8.5 miles. The entrance to the site is on the right hand side just after Mill Street .





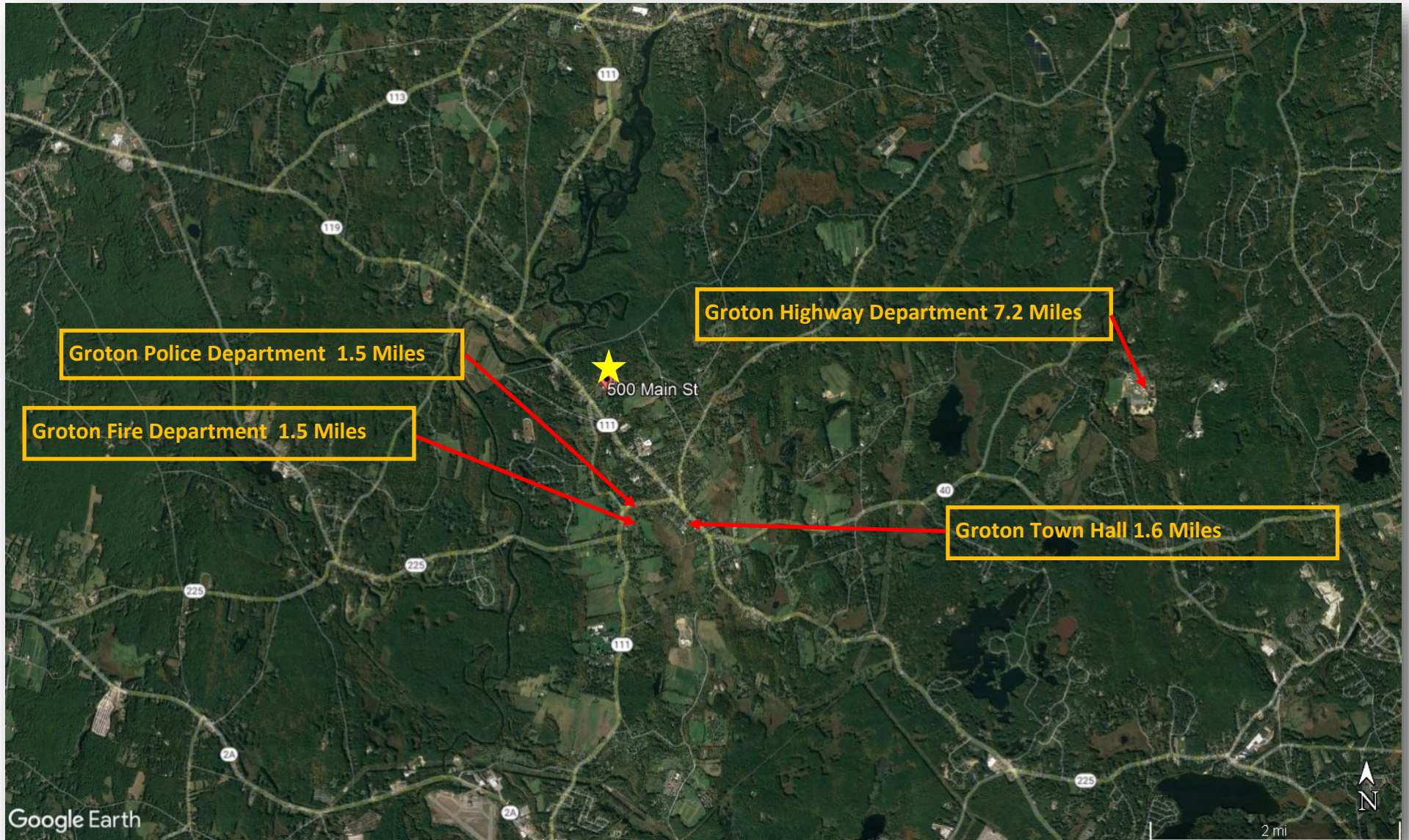


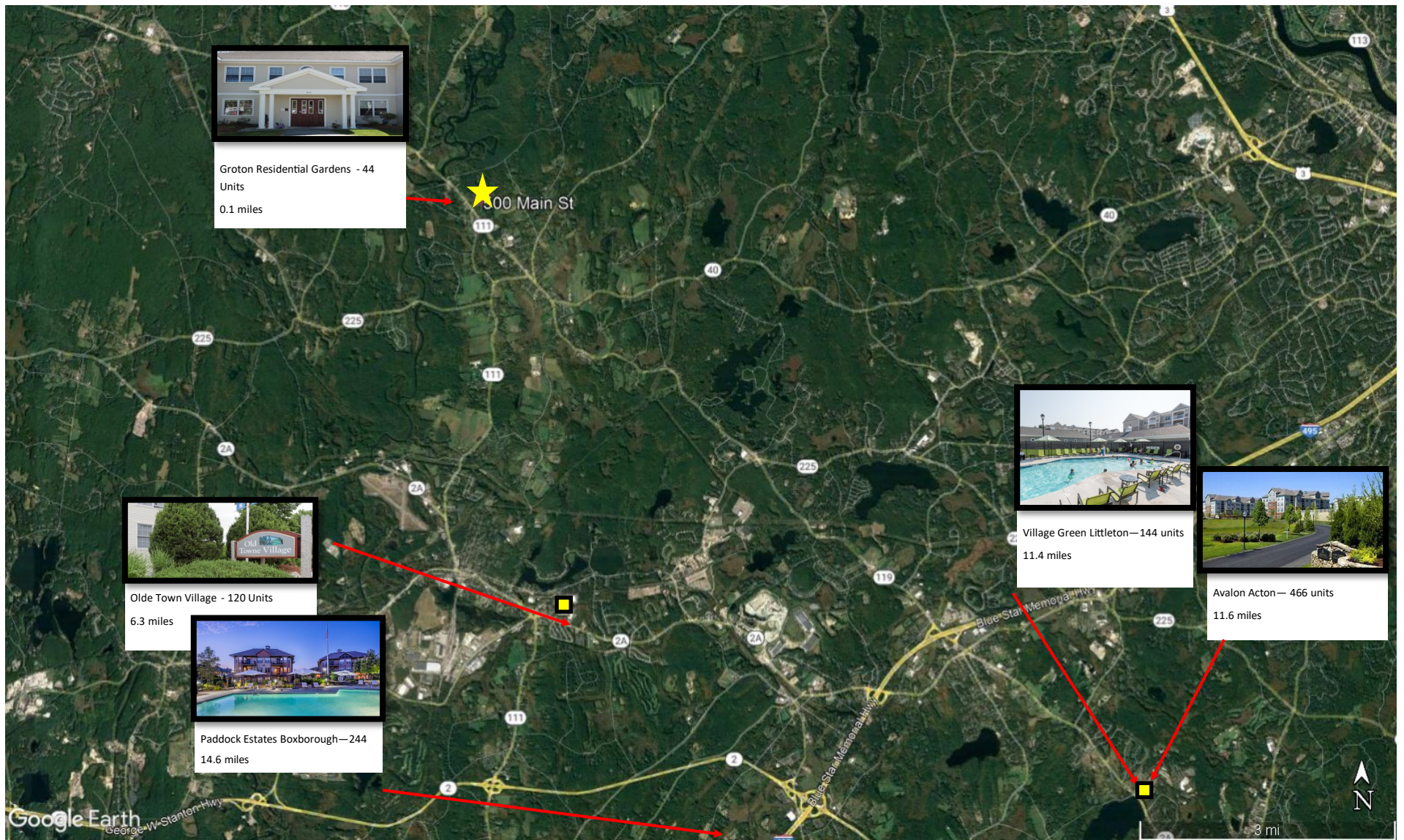
| Name | Distance | Public Transportation | Notes |
|--------------------|------------|--------------------------|--|
| Mill Run Plaza | 700 ft | Walking Distance | Main House, Blackbird Café, Café at Groton Wellness |
| Groton Center | 1.6 Miles | None Direct | Fihlo's Cucina, Groton Market, Bruno's Pizza, Groton Station House, Salt & Light Café & Bakery, The Natural Market, The Groton Inn, Forge&Vine, Gibbet Hill, Ace Hardware |
| The Point | 8.3 Miles | None Direct | Market Basket, Title V, Zwell Dental, Sovital, Awaken 180, Tavern in the Square, Emerson Hospital, Metro Rock, Salut!, O'Neil Cinema, Loyal Companion, spavia, Great Road Kitchen, Taka, The Paper Store, Moe's, Masala Bay, AT&T, T-Mobile, |
| Cornerstone Square | 11.6 Miles | None Direct | Burtons, Panera, Five Guys, Family Eye Care, Riverbend, Westford veterinary, Verizon wireless, Petco, Great Clips, Evviva Trattoria, Home Goods, Marchalls, Cell phone repair, Code Wiz, Well Being fitness, Exit Realty, Rangoli Grill, Westford Wine & Spritis, Xfinity, Lowell General Hospital, The UPS Store. |



| Enrollment by Grade 2021-2022* | | | | | | | | | | | | | | | | | | |
|---|---------|-------------------|--------------------|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|------------|
| School | | Address | Distance from Site | PK | K | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 SP | Total |
| Boutwell School | Public | 78 Hollis St | 1.5 Miles | 69 | | | | | | | | | | | | | | 69 |
| Florence Roche School | Public | 342 Main St | 1.0 Miles | | 90 | 99 | 105 | 115 | 110 | | | | | | | | | 519 |
| Swallow/Union School | Public | 522 Main St | 8 Miles | | 64 | 51 | 63 | 65 | 65 | | | | | | | | | 308 |
| Groton Dunstable Regional Middle School | Public | 346 Main St | 1.0 Miles | | | | | | | 186 | 156 | 202 | 171 | | | | | 715 |
| Groton Dunstable Regional High School | Public | 703 Chicopee Row | 4.8 Miles | | | | | | | | | | | 167 | 174 | 170 | 189 | 4 |
| | | | | | | | | | | | | | | | | | | <u>704</u> |
| | | | | | | | | | | | | | | | | | | 2315 |
| Seven Hills at Groton | Private | 22 Hillside Ave | 1.4 Miles | | | | | | | | | | | | | | | |
| Lawrence Academy | Private | 26 Powderhouse Rd | 1.9 Miles | | | | | | | | | | | | | | | |
| Groton School | Private | 282 Farmers Row | 3.4 Miles | | | | | | | | | | | | | | | |
| Groton Community School | Private | 110 Boston Rd | 2.7 Miles | | | | | | | | | | | | | | | |

*Source: <https://profiles.doe.mass.edu/profiles/student.aspx?orgtypecode=5&fycode=2022&orgcode=06730000&dropDownOrgCode=2>





Site Eligibility Application - 500 Main Street Groton
2.0e Office/Industrial Uses March 2022

| Business | Location |
|--|----------|
| Accel-RF Instruments | Devens |
| AMSC (American Superconductor Corporation) | Devens |
| AOA Xinetics | Devens |
| Bio-Techne | Devens |
| Bristol-Myers Squibb | Devens |
| Comrex | Devens |
| Dunkin' Donuts Central Production Location | Devens |
| Eglomise Designs | Devens |
| Laddawn Inc. | Devens |
| LEWA Process Technologies Inc. | Devens |
| Maxant Industries Inc. | Devens |
| Media News Printing | Devens |
| New England Sheets | Devens |
| Nypro Healthcare | Devens |
| Parker-Hannifin Corp. | Devens |
| Sabic Innovative Plastics | Devens |
| SMC Ltd. | Devens |
| Waiteco Machine Inc. | Devens |
| Wattjoule Corp. | Devens |
| WestRock | Devens |
| Professional and Technical Services | |
| Acorn Technology Systems | Devens |
| B13 Studio Web Design | Devens |
| Bioprotection Systems | Devens |
| Cynthia Thomas, C.P.A. | Devens |
| DCS Corp. | Devens |
| IMPACT Technology Development | Devens |
| Invivo Solutions Inc. | Devens |
| Johnson Matthey Pharma Services | Devens |
| MagneMotion Inc. | Devens |
| Massachusetts Bay Support Center | Devens |
| MediaPower Inc. | Devens |
| Megawave Corp. | Devens |
| Odic Inc. | Devens |
| PCI Synthesis | Devens |
| Response Microwave Inc. | Devens |
| TekNewell Engineering | Devens |
| Sonus Networks | Westford |
| NETSCOUT | Westford |
| Kadant | Westford |

Site Eligibility Application - 500 Main Street Groton
2.0e Office/Industrial Uses March 2022

| | |
|--|-----------|
| Mack Technologies | Westford |
| Verivue | Westford |
| Carnegie Communications | Westford |
| Biscom | Westford |
| Tera Technologies | Westford |
| BioBehavioral Diagnostics | Westford |
| Matrixone | Westford |
| Seceon | Westford |
| Green International Affiliates | Westford |
| CYGlass | Littleton |
| Dover Saddlery | Littleton |
| Transportation and Warehousing | |
| Guilford Motor Express/Pan Am Railways | Devens |
| NFI Industries | Devens |
| Quiet Logistics | Devens |
| Regency Warehouse & Distribution Inc. | Devens |
| Tighe Logistics Group | Devens |
| USG Corporation | Devens |
| The Middlesex Company | Littleton |
| Wholesale Trade | |
| Integra Companies | Devens |
| Mulantix Llc | Devens |
| Patterson Veterinary Supply Inc. | Devens |
| Rofin-Baasel Inc. | Devens |
| Ryerson | Devens |

| | |
|----------------------|------------------------------------|
| | Approximate Distance from the Site |
| Devens Businesses | 7.0 miles |
| Westford Businesses | 10 Miles |
| Littleton Businesses | 7.9 Miles |

| Town of Groton | |
|-------------------------------|---|
| Town Commons | Badger, Firemen's, Legion, Minuteman, New Town, Prescott, Orchard, Sawyer |
| Parks | Carole Wheeler Memorial Park, Cutler Memorial Park, the Smith Social Pavilion, and Christine Hanson Memorial Playground, Tarbell School Playground (under private ownership) |
| Athletic fields | Cow Pond Recreation Facility, Stonebridge Farm, Alvin Sawyer Baseball Field, Woitowicz, Cow Pond, Cutler, and Legion fields |
| Special facilities | Hazel Grove, Groton Country Club, Groton Council on Aging, Sargisson Beach, West Groton Water Supply District Boat Launch on Squannacook River and Petapawag Boat Launch on Nashua River |
| Other | |
| Commonwealth of Massachusetts | Nashua and Squannacook River Rail Trails; Lost Lake/Knops Pond and Baddacook Pond boat launches; Squannacook Wildlife Management Area (Bertozzi); Unkety Brook Wildlife Management Area, J. Harry Rich State Forest |

Site Eligibility Application - 500 Main Street Groton
2.0h Houses of Worship

Shepard of the Valley Church
80 Champney St
Groton, MA
Evangelical Lutheran

Groton Union Congregation Ucc
220 Main Street
Groton, MA
United Church of Christ

Christian Church of Groton
44 Farmers Row
Groton, MA
Other Christian

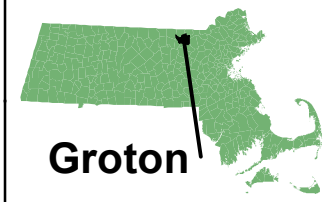
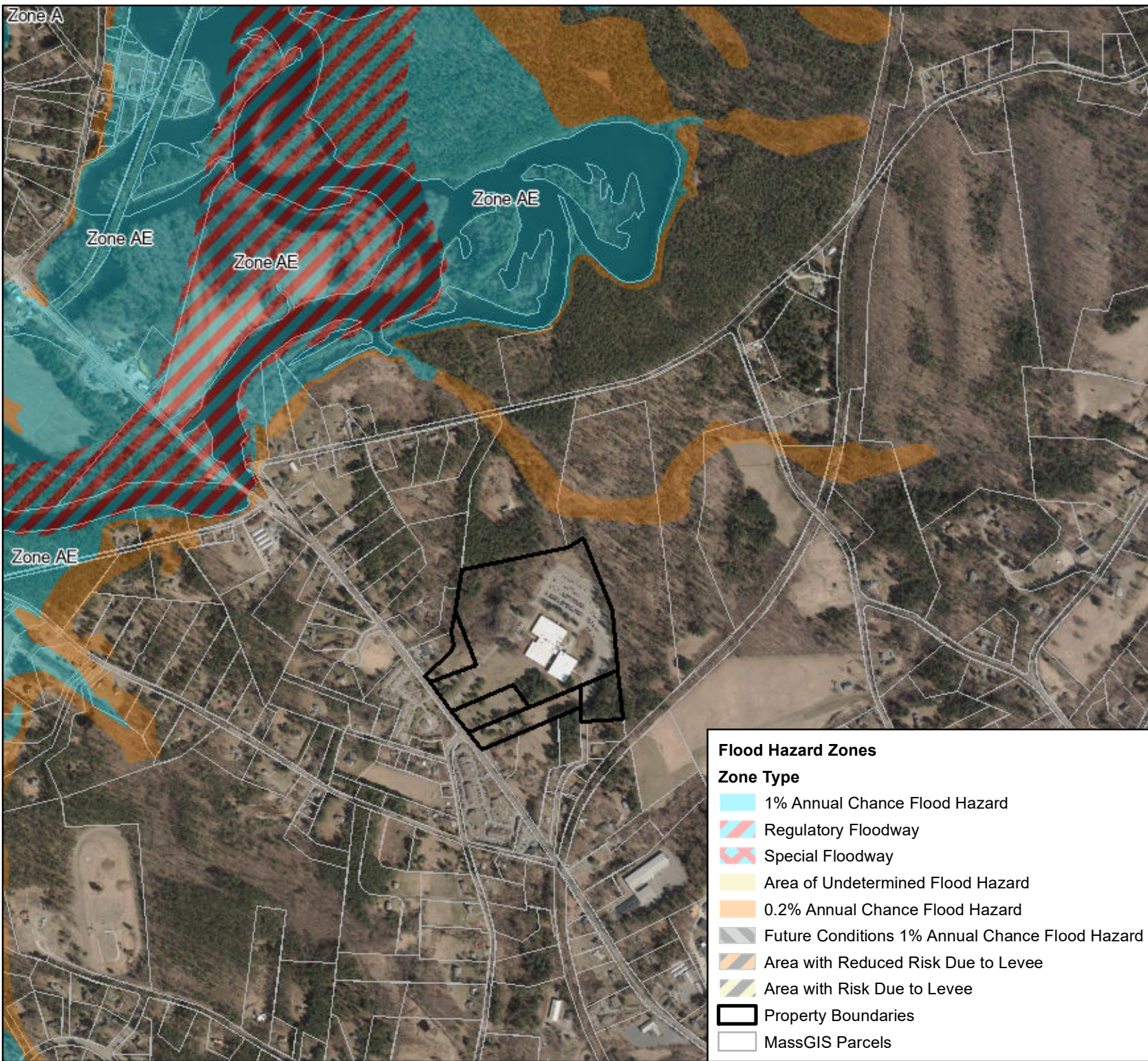
First Baptist Church of Groton
365 Main Street
Groton, MA
Baptist

Sascred Heart Parish
279 Main Street
Groton, MA
Roman Catholic









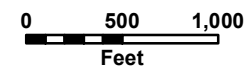
Groton

**FEMA Flood Map
Panel 25027C0325E
500 Main Street
Groton, MA 01450**

March 7, 2022











1:12,000

1 inch = 1,000 feet

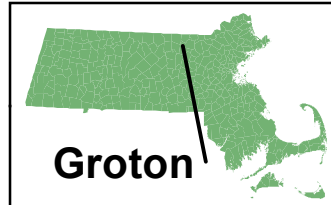


Flood Hazard Zones

Zone Type

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee
-  Area with Risk Due to Levee
-  Property Boundaries
-  MassGIS Parcels

OXBOW
ASSOCIATES, INC.



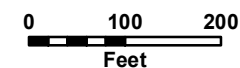
Groton







**Wetland Resource
Area Boundaries
500 Main Street
Groton, MA 01450**

March 17, 2022

1:2,400

1 inch = 200 feet

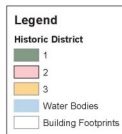


-  Wetland Line
-  50ft No-Disturb Zone
-  100ft BVW Buffer
-  Detention Basins
-  Property Boundaries
-  MassGIS Parcels

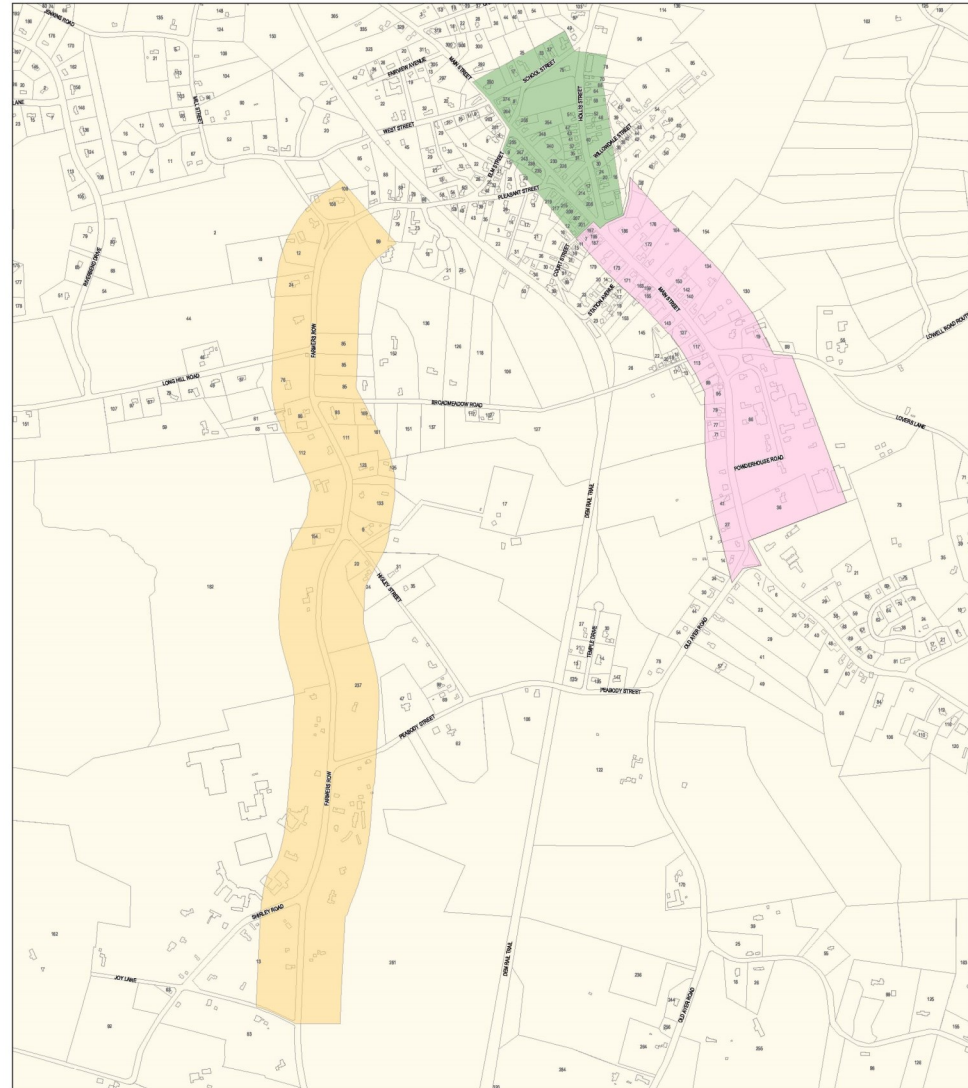
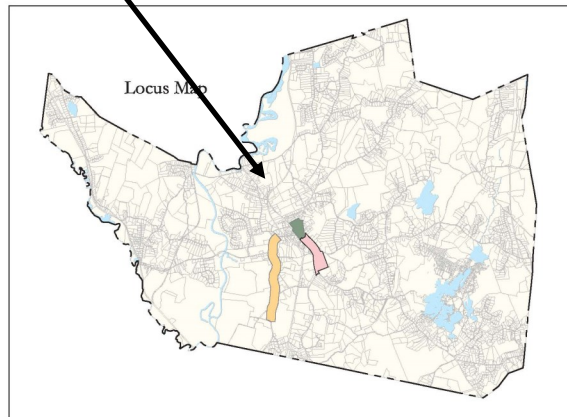


Town of Groton, Massachusetts Historic Districts

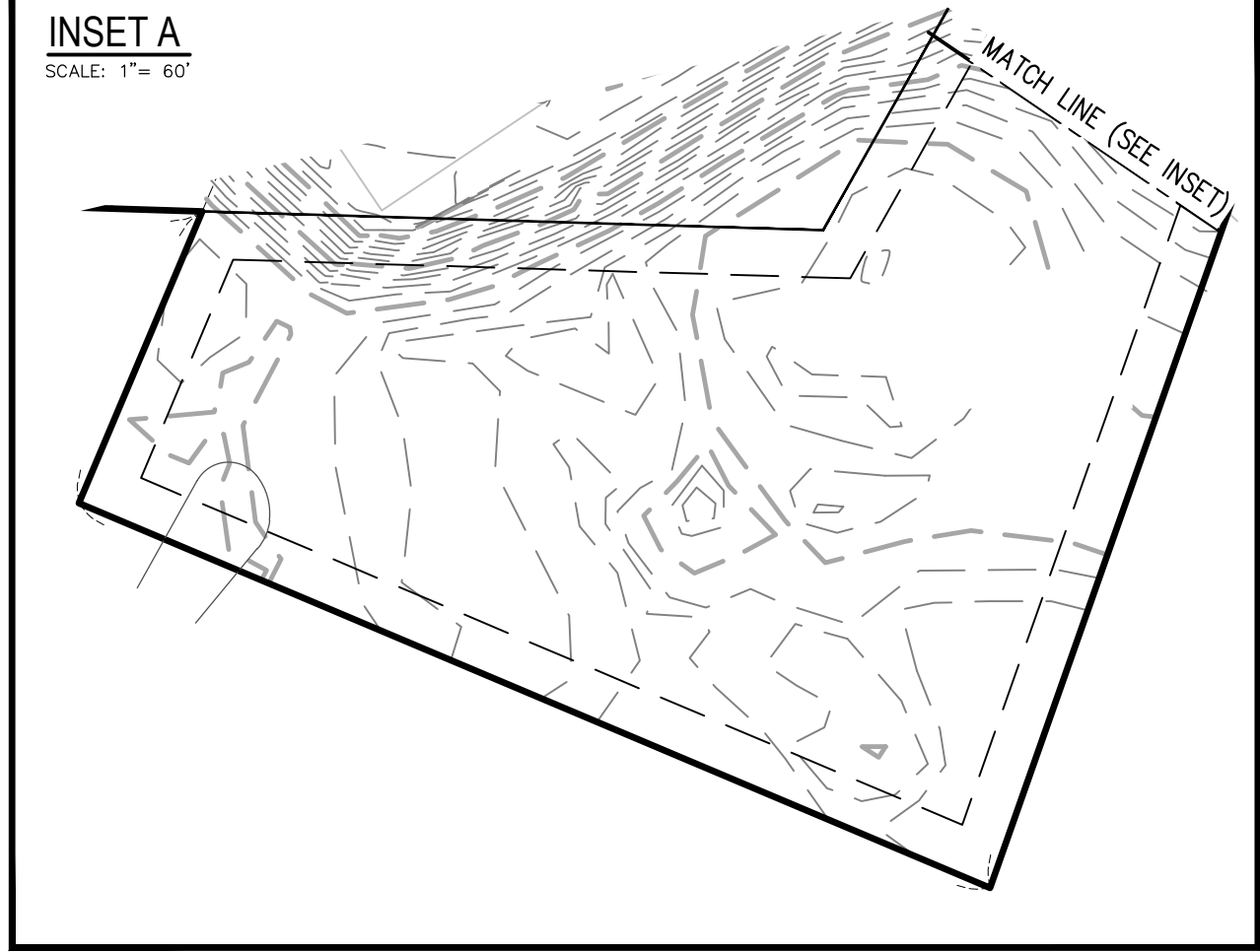
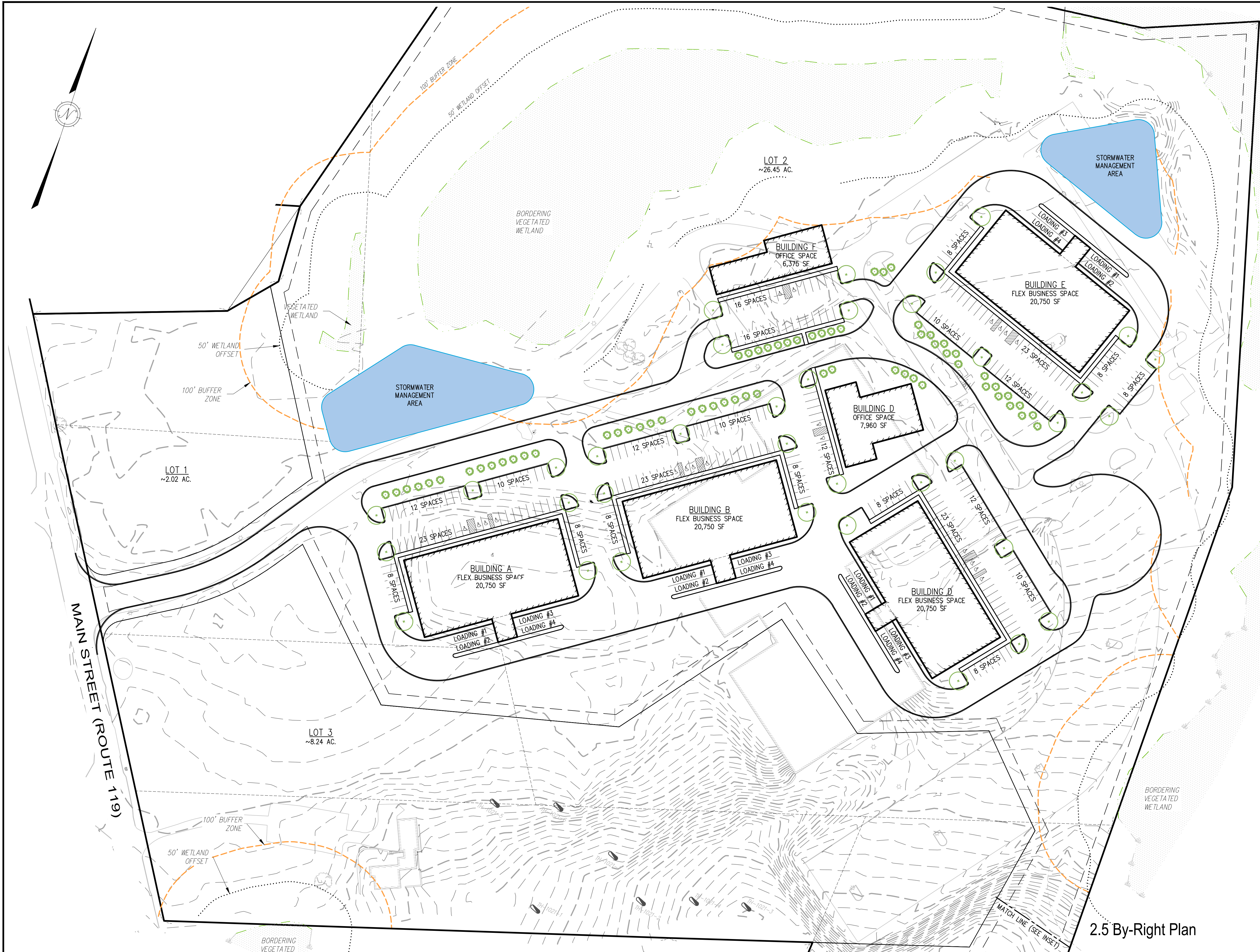
March 10, 2003



500 Main Street



Source: [Historic Districts Map.pdf \(grotonma.gov\)](http://grotonma.gov/Historic_Districts_Map.pdf)



ZONING TABLE:

ZONING: GENERAL BUSINESS

| | |
|------------|-----------|
| AREA | REQUIRED |
| FRONTAGE | 40,000 SF |
| FRONT YARD | 175' |
| SIDE YARD | 20' |
| REAR YARD | 15' |

PARKING TABLE:

| PROP. USE | TOTAL SF | SPACES REQUIRED | SPACES PROVIDED |
|-----------------|-----------|------------------|-----------------|
| BUS. FLEX SPACE | 83,000 SF | 249 (3/1,000 SF) | 252 |
| PROF. OFFICE | 14,335 SF | 44 (3/1,000 SF) | 44 |

GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY.
2. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY PERFORM IN GROTON MA AND RECORDED PLANS AND DEEDS.
3. RESOURCE AREAS AS DEFINED BY THE MASSACHUSETTS WETLANDS PROTECTION ACT AND THE TOWN OF GROTON WETLANDS BYLAW WERE DELINEATED BY OXBOW ASSOCIATES, INC. IN JULY & NOVEMBER OF 2021 AND CONFIRMED BY THE GROTON CONSERVATION COMMISSION THROUGH AN ORDER OF RESOURCE AREA DELINEATION ISSUES ON FEBRUARY 22, 2022 (DEP #169-1231).
4. THE SITE FALLS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP 2501700202E EFFECTIVE 6/4/2010 FOR THE TOWN OF GROTON.
5. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.
6. THE SITE IS NOT LOCATED WITHIN NHESP ESTIMATED HABITATS OF RARE WILDLIFE OR NHESP PRIORITY HABITAT OF RARE SPECIES PER THE 15TH EDITION OF THE NATURAL HERITAGE ATLAS EFFECTIVE AUGUST 1, 2021.
7. THE SITE IS LOCATED WITHIN THE PETAPAWAG ACEC.
8. MASS MAPPER SHOWS THERE ARE NO IWFPs, ZONE I's, OR ZONE II's WELLHEAD PROTECTION AREAS LOCATED ON THE SITE.

2.5 By-Right Plan

PREPARED BY:

DILLIS & ROY

CIVIL DESIGN GROUP

CIVIL ENGINEERS

LAND SURVEYORS

WETLAND CONSULTANTS

1 MAIN STREET, SUITE 1

LUNENBURG, MA 01462

PHONE: (978) 779-6091

www.dillisandroy.com

OWNER:

500 MG LLC
6 LYBERTY WAY
WESTFORD, MASSACHUSETTS

APPLICANT:

500 MG LLC
6 LYBERTY WAY
WESTFORD, MASSACHUSETTS

SCALE:

1 in. = 60 ft.

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DATE:

5/31/22

DESIGN BY:

GSR

DRAWN BY:

MMK

CHECKED BY:

GSR

CONCEPTUAL FLEX. BUS. SPACE PLAN

500 MAIN STREET

GROTON, MASSACHUSETTS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |

JOB NO.

6842

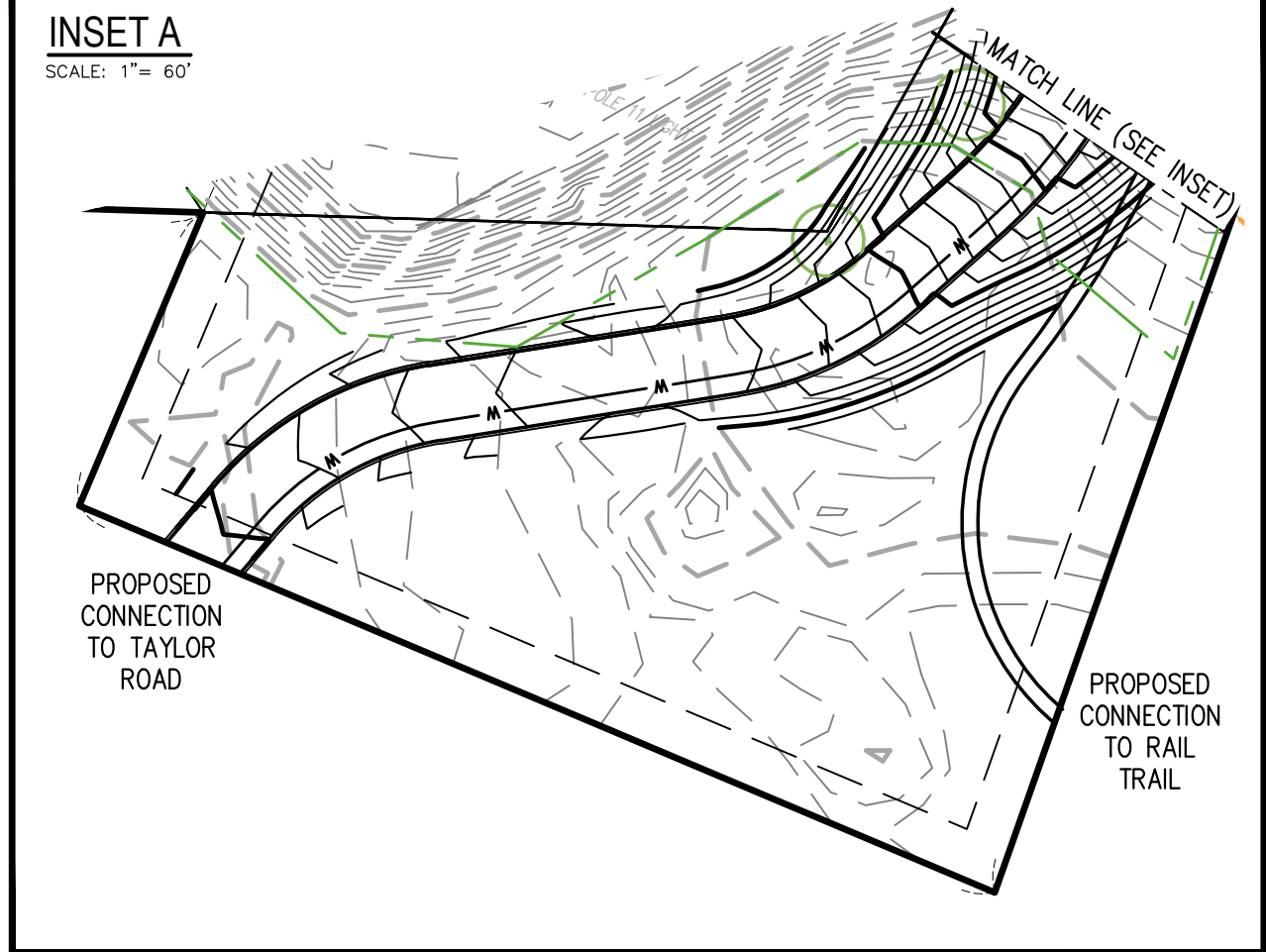
DRAWING NO.

6842-SP

SHEET NO.

1

OF 1



PARKING TABLE:

| PROP. USE | TOTAL SF | UNITS | REQUIRED | PROVIDED |
|------------|----------|-------|----------------|----------|
| APARTMENTS | -- | 168 | 252 (1.5/UNIT) | 311 |
| CLUBHOUSE | -- | -- | -- | 20 |
| TOWNHOMES | -- | 32 | 64 (2/UNIT) | 64 |
| VISITORS | -- | -- | -- | 10 |
| | | TOTAL | | 405 |

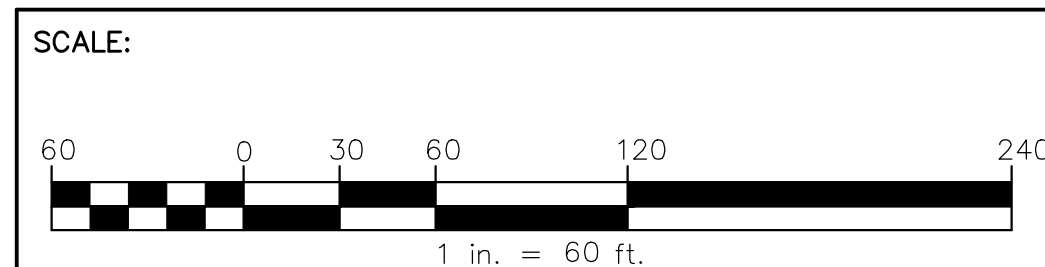
GENERAL NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY.
2. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN WAS PREPARED BY DILLIS & ROY CIVIL DESIGN GROUP, INC. BASED ON AN ON-THE-GROUND SURVEY PERFORM IN GROTON MA AND RECORDED PLANS AND DEEDS.
3. RESOURCE AREAS AS DEFINED BY THE MASSACHUSETTS WETLANDS PROTECTION ACT AND THE TOWN OF GROTON WETLANDS BYLAW WERE DELINEATED BY OXBOW ASSOCIATES, INC. IN JULY & NOVEMBER OF 2021 AND CONFIRMED BY THE GROTON CONSERVATION COMMISSION THROUGH AN ORDER OF RESOURCE AREA DELINEATION ISSUES ON FEBRUARY 22, 2022 (DEP #169-1231).
4. THE SITE FALLS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP 250700202E EFFECTIVE 6/4/2010 FOR THE TOWN OF GROTON.
5. EXISTING UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM FIELD MEASUREMENT AND RECORD PLANS. THE UTILITIES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND SHOULD NOT BE ASSUMED TO BE CORRECT NOR SHOULD IT BE ASSUMED THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED ON OR NEAR THE SITE. THE CONTRACTOR SHALL CALL DIG SAFE 1-888-DIG-SAFE PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAWS.
6. THE SITE IS NOT LOCATED WITHIN NHESP ESTIMATED HABITATS OF RARE WILDLIFE OR NHESP PRIORITY HABITAT OF RARE SPECIES PER THE 15TH EDITION OF THE NATURAL HERITAGE ATLAS EFFECTIVE AUGUST 1, 2021.
7. THE SITE IS LOCATED WITHIN THE PETAPAWAG ACEC.
8. MASS MAPPER SHOWS THERE ARE NO WIPAS, ZONE 1s, OR ZONE 11s WELLHEAD PROTECTION AREAS LOCATED ON THE SITE.

3.1 Preliminary Site Plan

PREPARED BY:
DILLIS & ROY
CIVIL DESIGN GROUP
CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
1 MAIN STREET, SUITE 1 LUNENBURG, MA 01462
PHONE: (978) 779-6091
www.dillisandroy.com

OWNER:
500 MG LLC
6 LIBERTY WAY, SUITE 203
WESTFORD, MASSACHUSETTS
APPLICANT:
500 MG LLC
6 LIBERTY WAY, SUITE 203
WESTFORD, MASSACHUSETTS



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DATE:
3/31/22
DESIGN BY:
GSR
DRAWN BY:
MMK
CHECKED BY:
GSR

PRELIMINARY SITE PLAN
500 MAIN STREET
GROTON, MASSACHUSETTS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |
| | | | |
| | | | |

JOB NO.
6842
DRAWING NO.
6842-SP
SHEET NO.
1
OF 1



500 Main Street Groton, MA / Multi-Family Elevations / 28 March 2022

Nearly 30 Years of Shaping the Exceptional / 200 Ayer Road Suite 200 / Harvard MA 01451 / 978 456 2800 / MAUGEL.COM



500 Main Street Groton, MA / Townhome Elevations / 28 March 2022

Nearly 30 Years of Shaping the Exceptional / 200 Ayer Road Suite 200 / Harvard MA 01451 / 978 456 2800 / MAUGEL.COM

500 Main St - Multifamily

Project Address:
500 MAIN ST
GROTON, MA 01471

Architects Project # 21128
Issue Date: 03/23/2022

Project Team:
Architect:
Maugel Architects, Inc
200 Ayer Road, Suite 200
Harvard, MA 01451
Tel: (978) 456-2800

Client:
500 MG, LLC
6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886



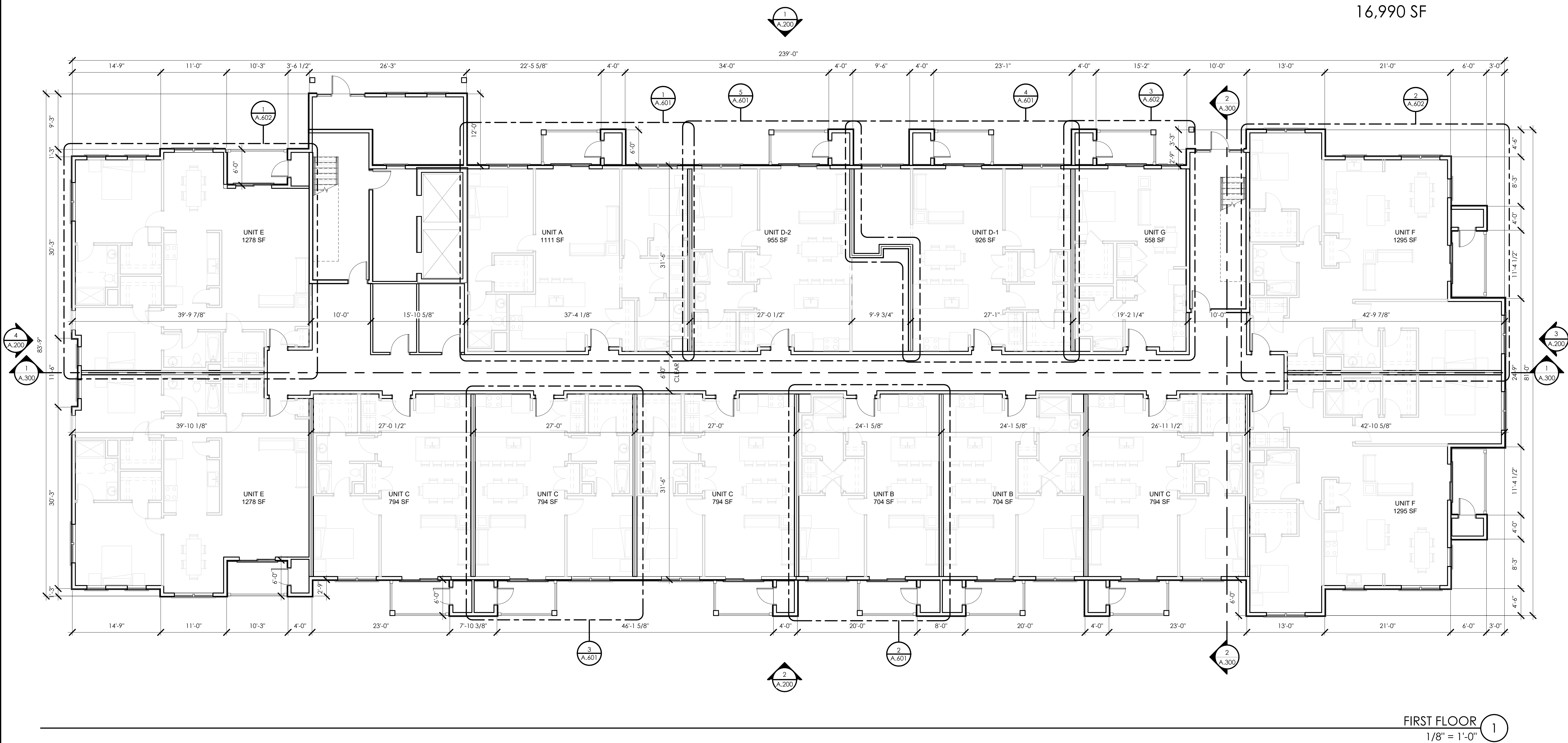
SOUTHWEST ISOMETRIC
SCALE: 2



NORTHEAST ISOMETRIC
SCALE: 1

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SITE ELIGIBILITY



Notes:

Architect's Stamp:

Project:
500 Main St - Multifamily

500 MAIN ST
GROTON, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue: SITE ELIGIBILITY

Date: 03/23/2022

Revisions:

Date:

Drawing Title:
FIRST FLOOR PLAN

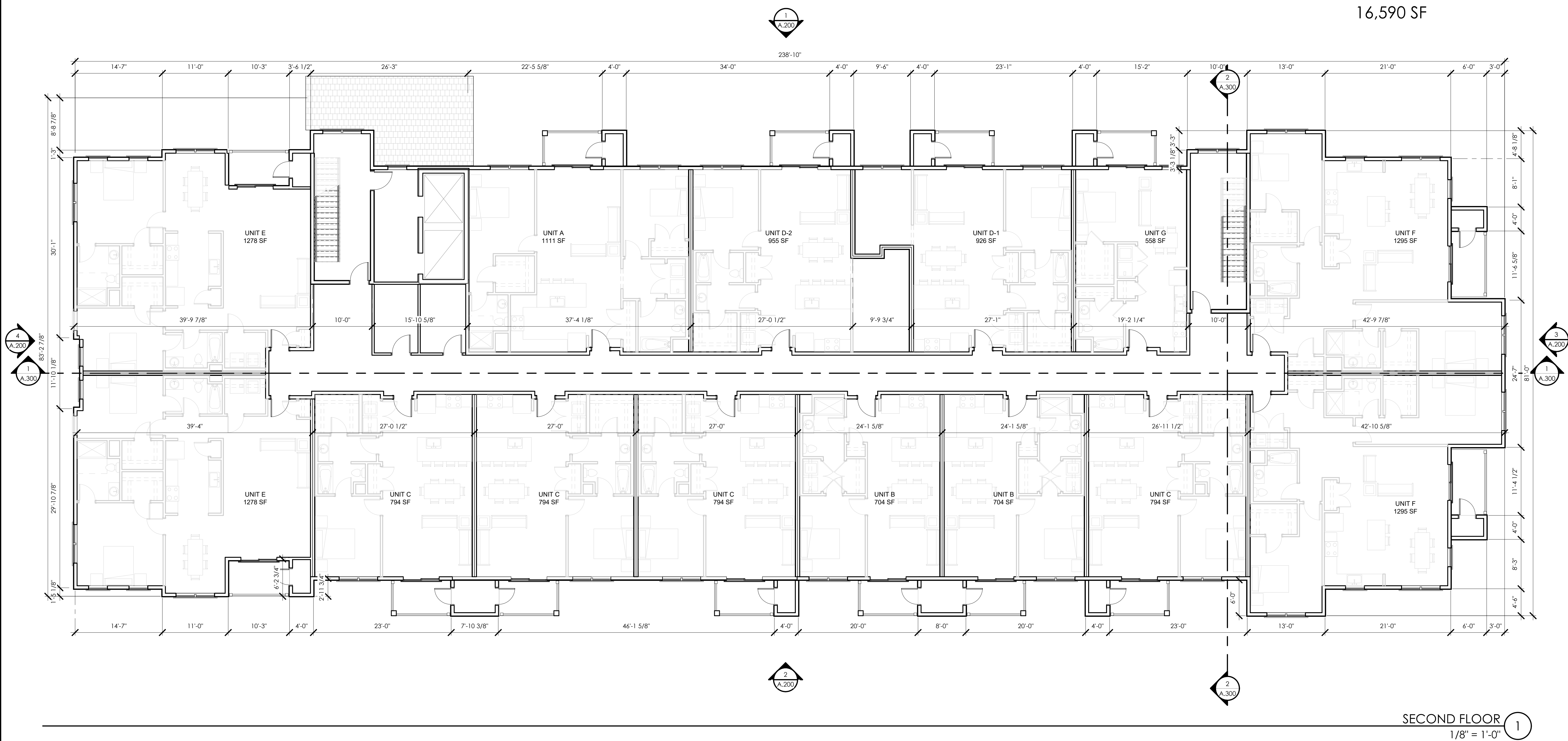
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Notes:



Architect's Stamp:

Project:
500 Main St - Multifamily

500 MAIN ST
GROTON, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue:

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Date:

03/23/2022

Revisions:

Date:

Drawing Title:

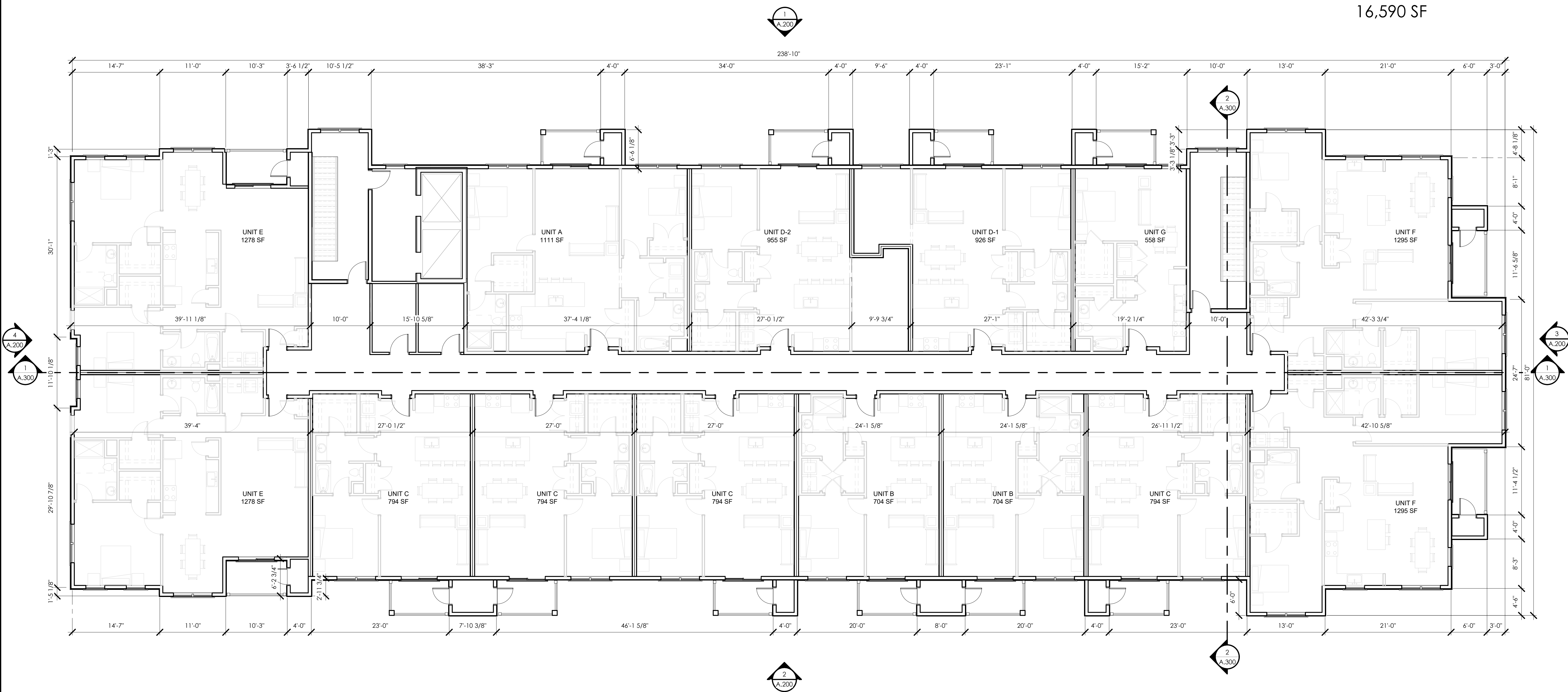
SECOND FLOOR PLAN

Sheet Number:

A.102

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FOURTH FLOOR 1
1/8" = 1'-0"

Notes:

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Project:
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500 MAIN ST
GROTON, MA 01471
Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue: Date:
SITE ELIGIBILITY 03/23/2022

| Revisions: | Date: |
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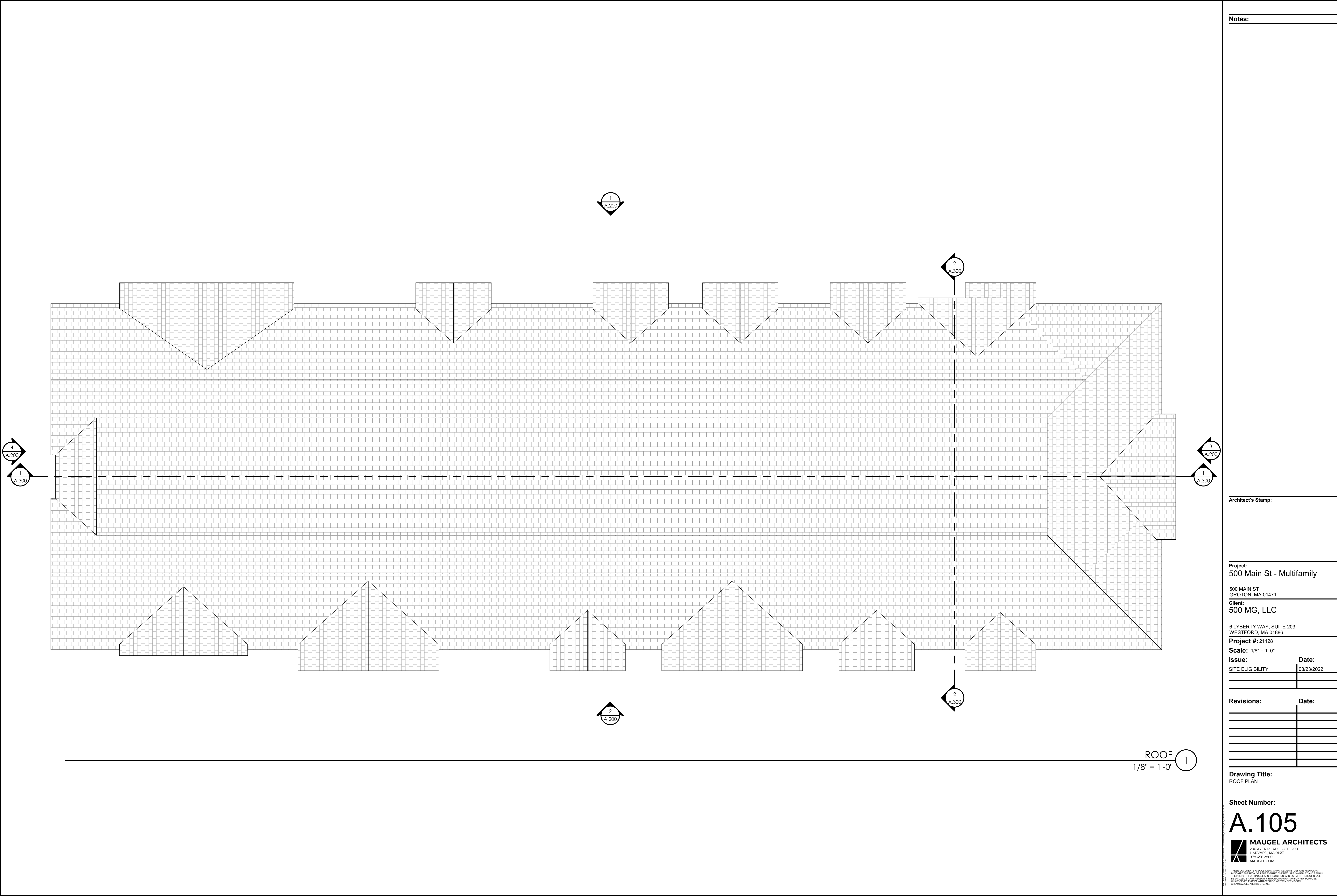
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FOURTH FLOOR PLAN

Sheet Number:

A.104



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500 MAIN ST
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Client:
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6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue: Date:
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Revisions: Date:

Drawing Title:
ROOF PLAN

Sheet Number:

A.105

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Project:
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500 MAIN ST
GROTON, MA 01471

Client:
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WESTFORD, MA 01886

Project #: 21128

Scale: 3/32" = 1'-0"

Issue: Date:
SITE ELIGIBILITY 03/23/2022

Revisions:

Date:

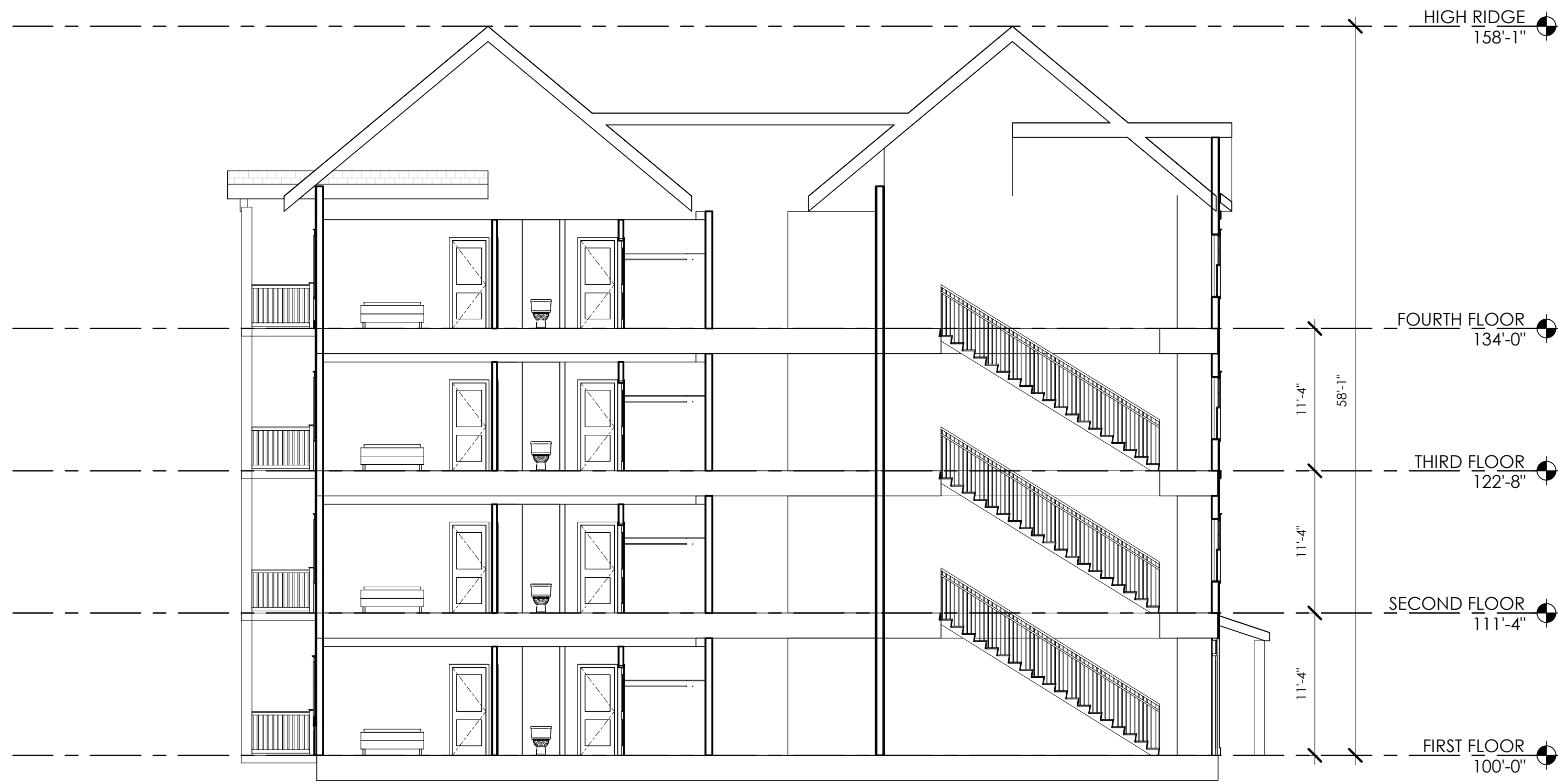
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Sheet Number:

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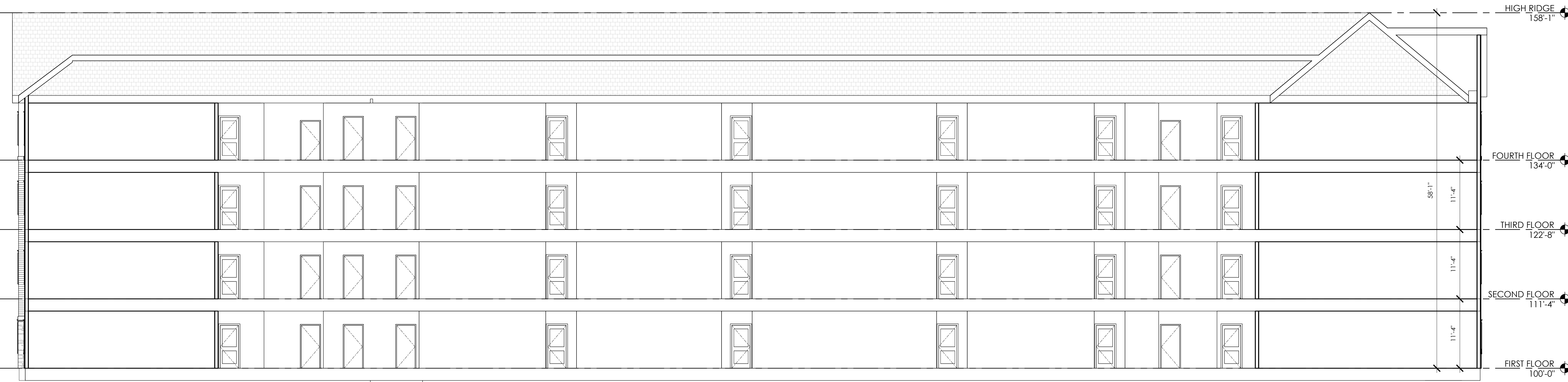
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Section 2
1/8" = 1'-0"

2



Section 3
1/8" = 1'-0"

1

Notes:

Architect's Stamp:

Project:
500 Main St - Multifamily

500 MAIN ST
GROTON, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue: Date:
SITE ELIGIBILITY 03/23/2022

| Revisions: | Date: |
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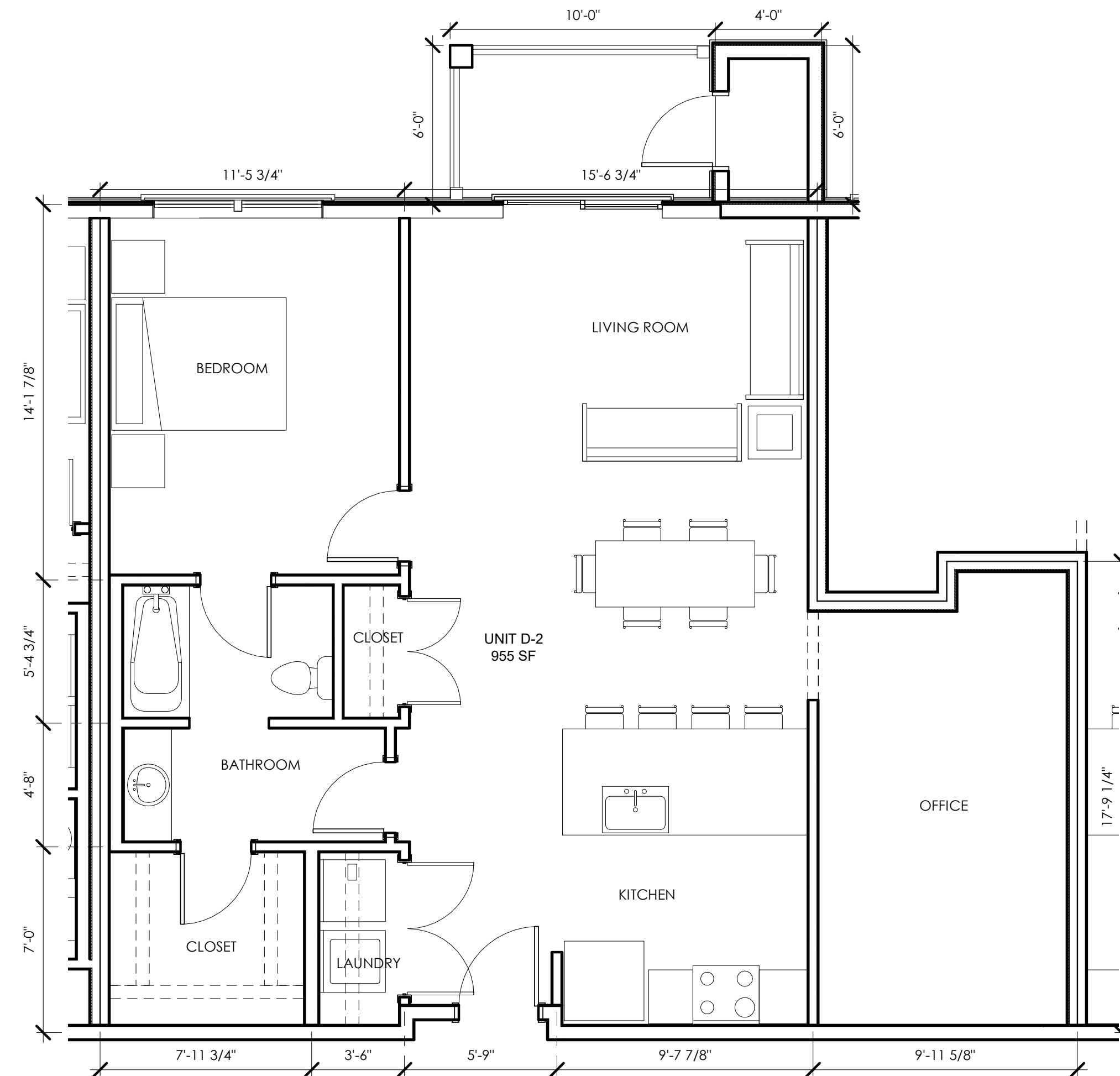
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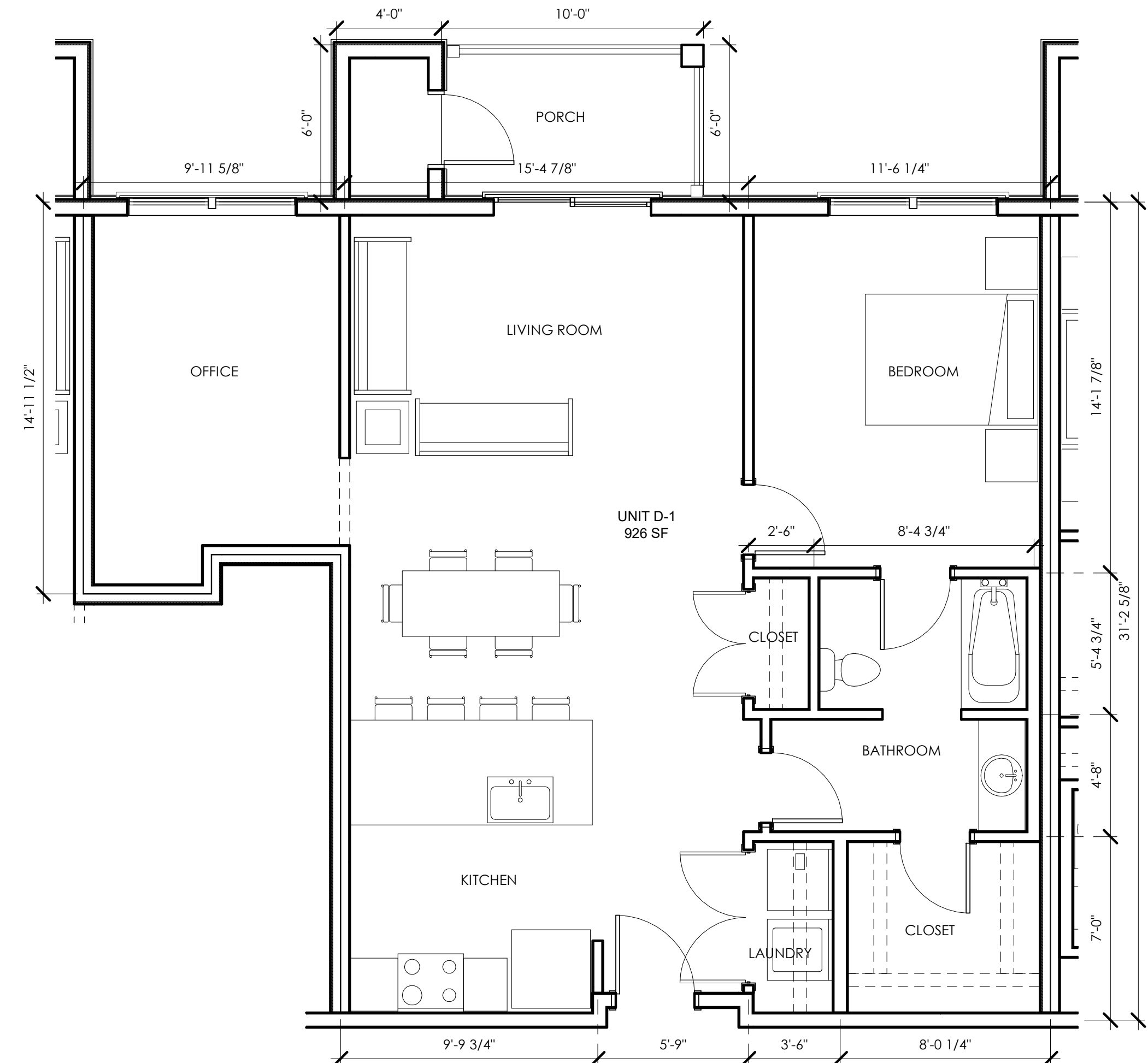
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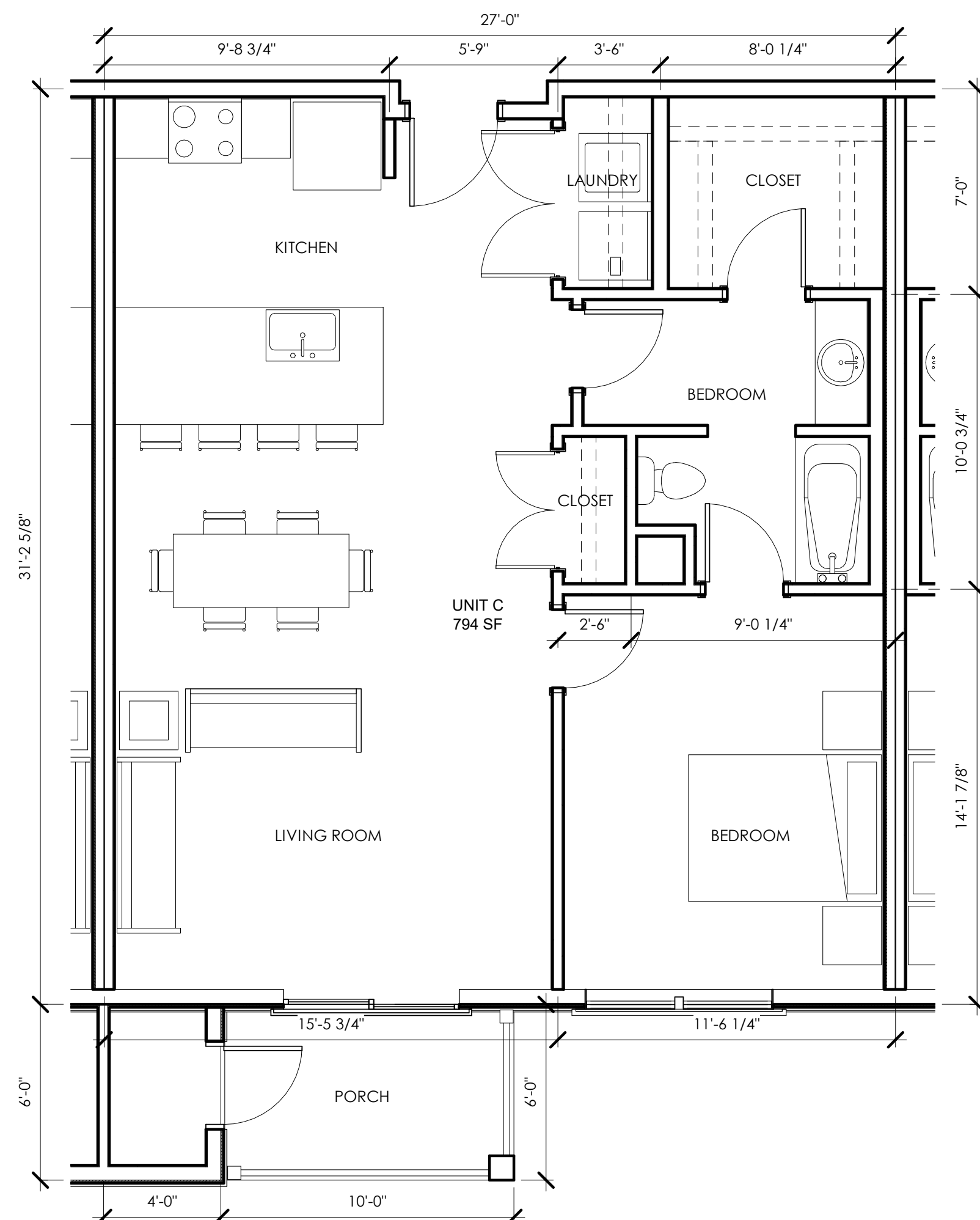
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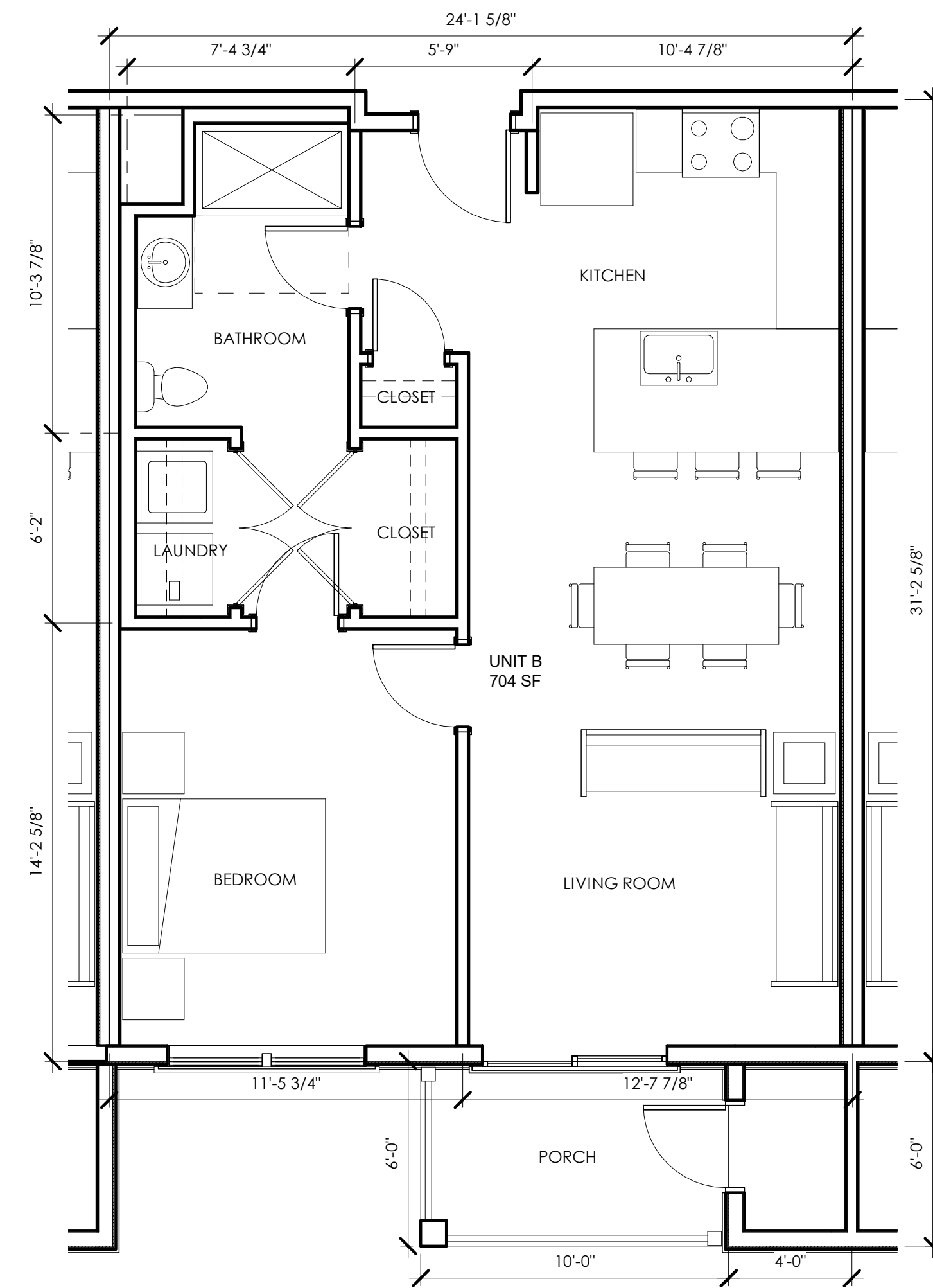
UNIT D-2 PLAN 5
1/4" = 1'-0"



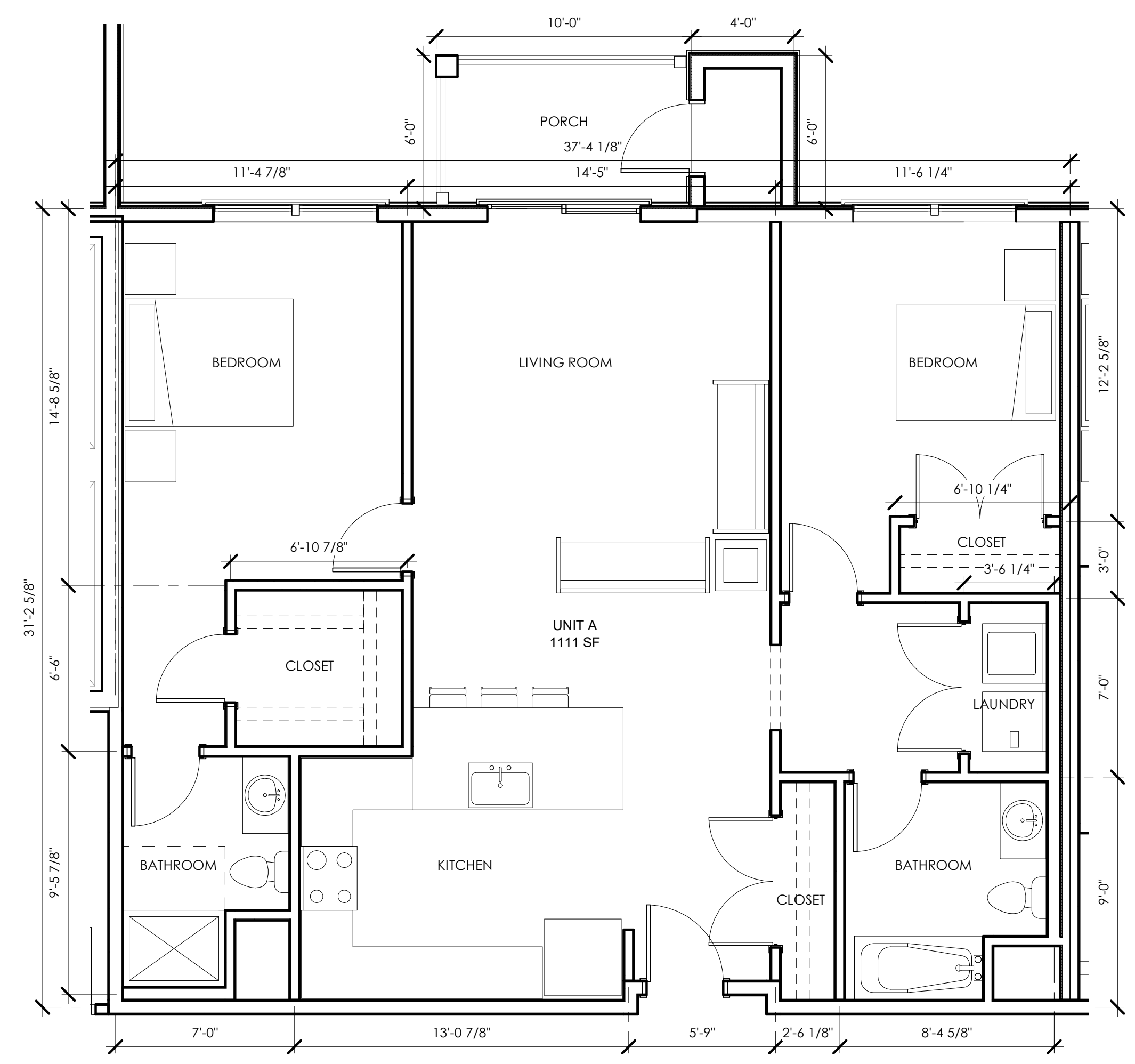
UNIT D-1 PLAN 4
1/4" = 1'-0"



UNIT C PLAN 3
1/4" = 1'-0"



UNIT B PLAN 2
1/4" = 1'-0"



UNIT A PLAN 1
1/4" = 1'-0"

Notes:

Architect's Stamp:

Project:
500 Main St - Multifamily

500 MAIN ST
GROTON, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue: Date:
SITE ELIGIBILITY 03/23/2022

| Revisions: | Date: |
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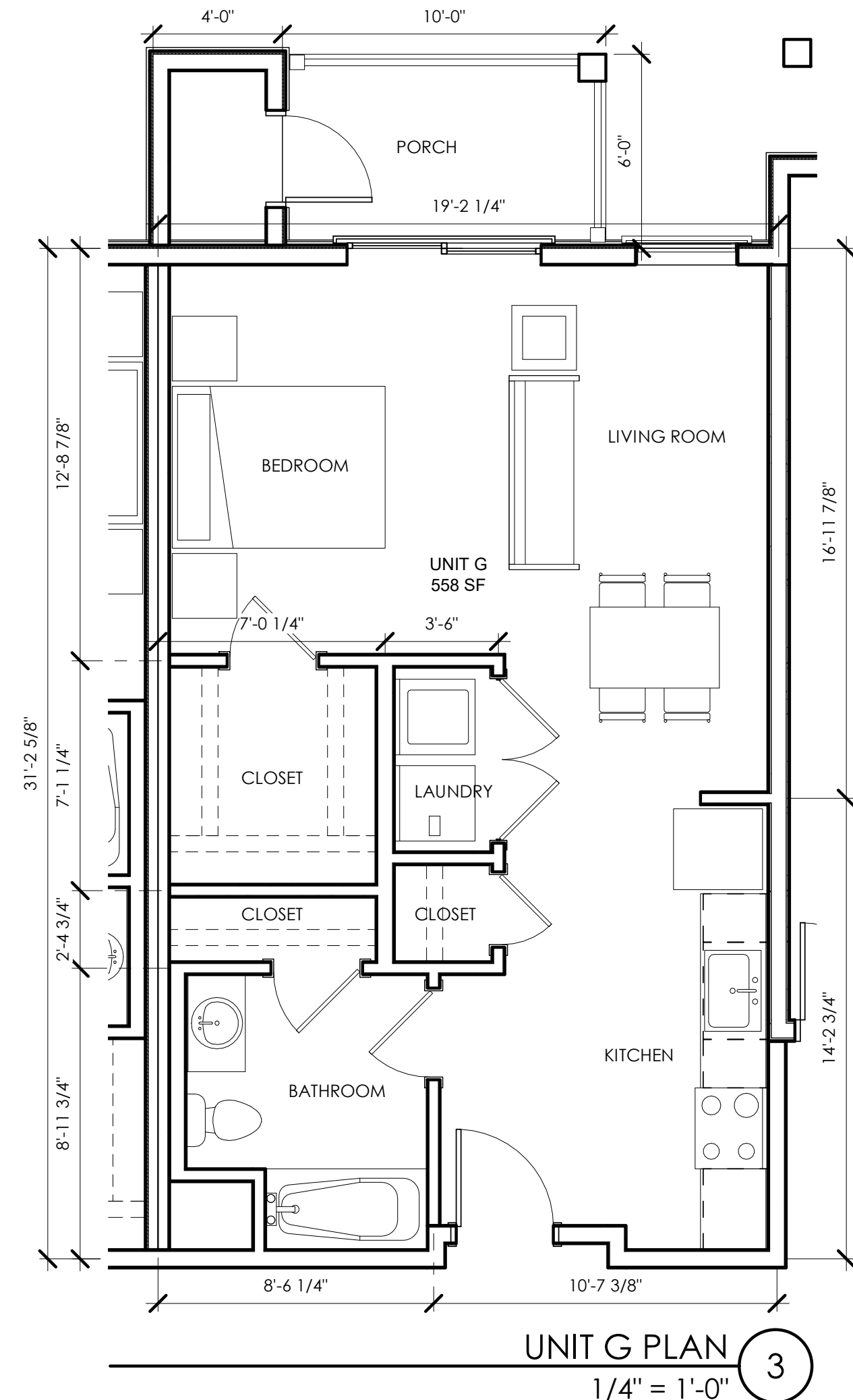
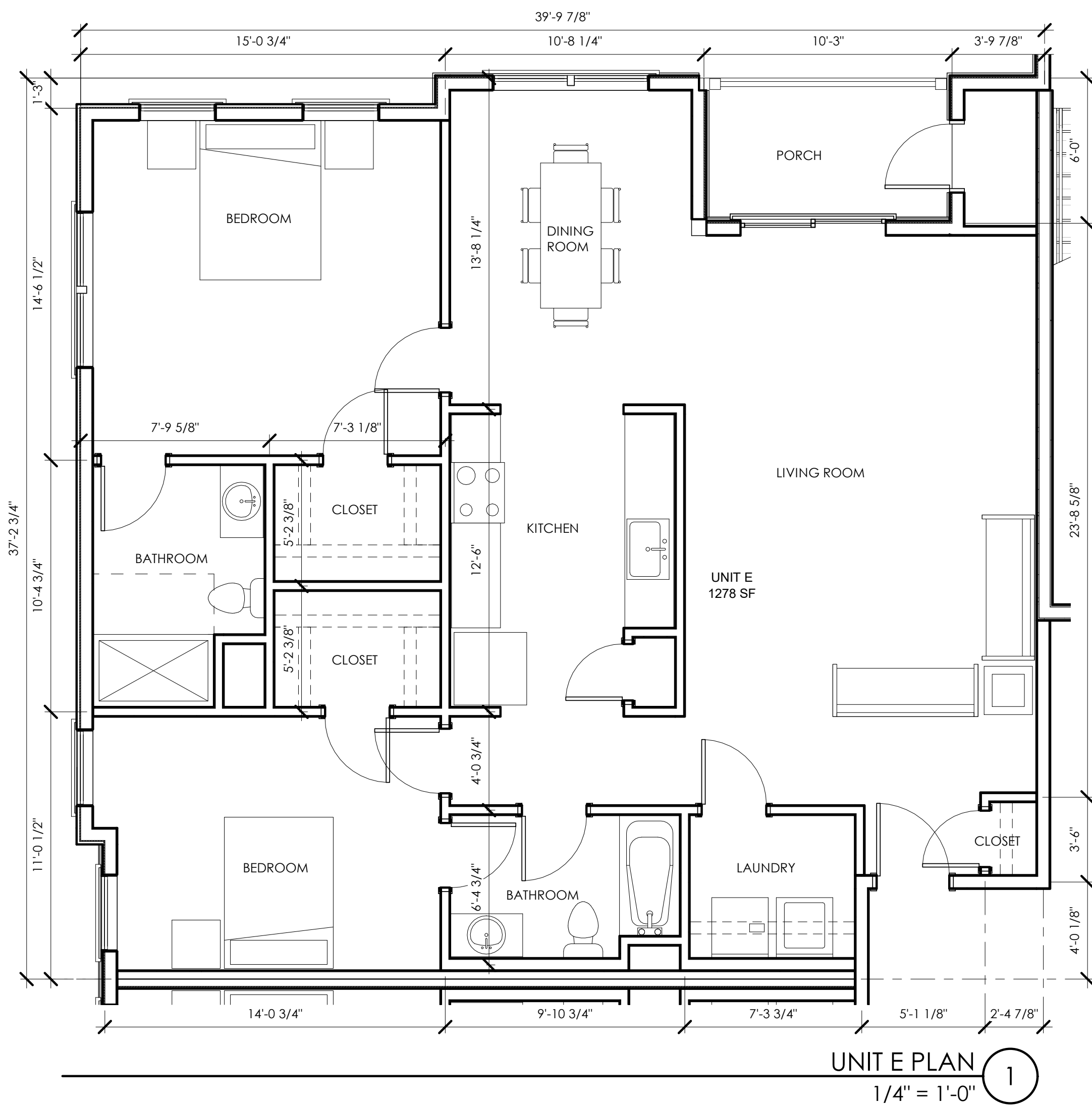
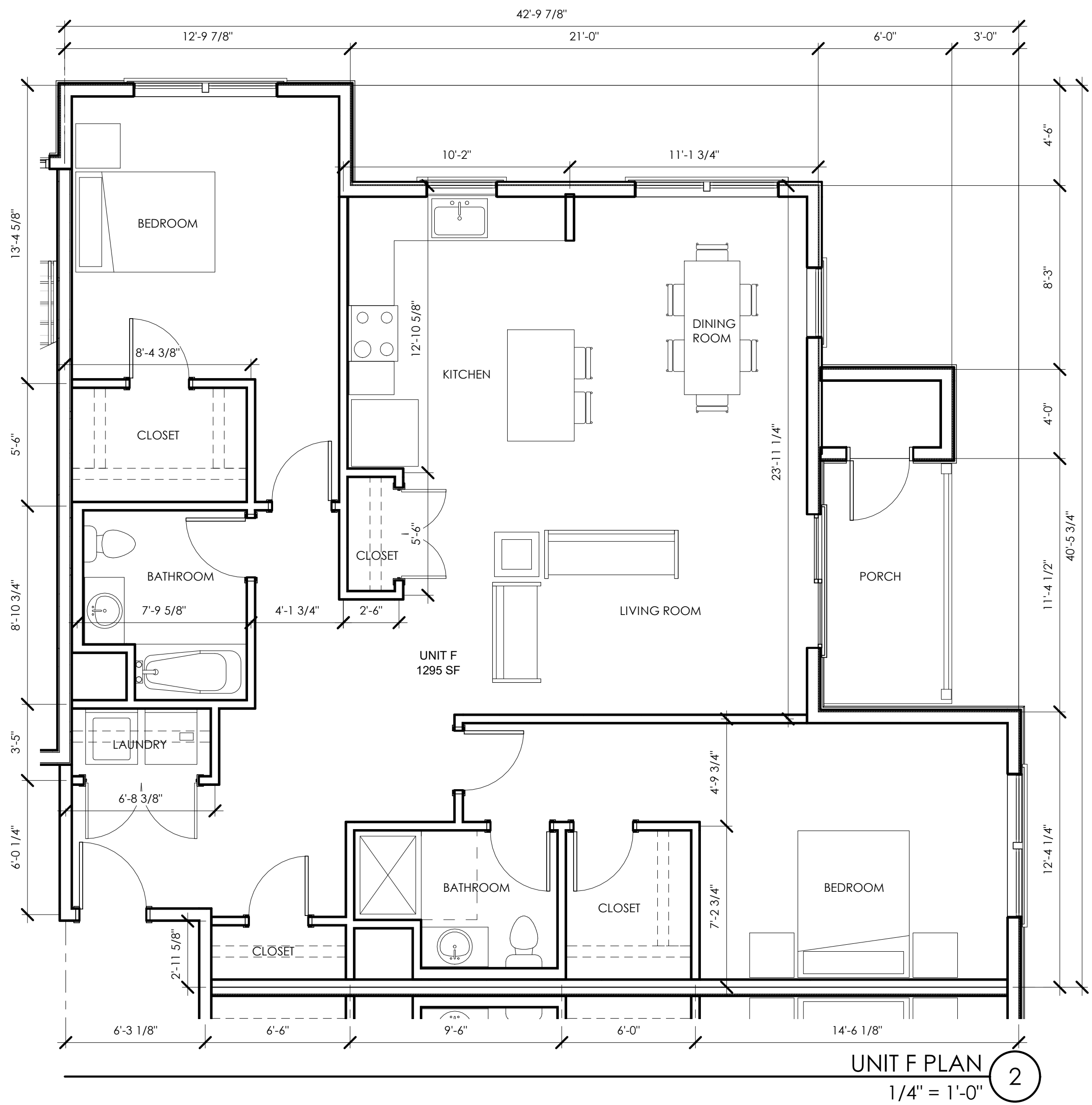
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UNIT PLANS

Sheet Number:

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Notes:

Architect's Stamp:

Project:
500 Main St - Multifamily

500 MAIN ST
GROTON, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue: Date:
SITE ELIGIBILITY 03/23/2022

Revisions: Date:

Drawing Title:
UNIT PLANS

Sheet Number:

A.602

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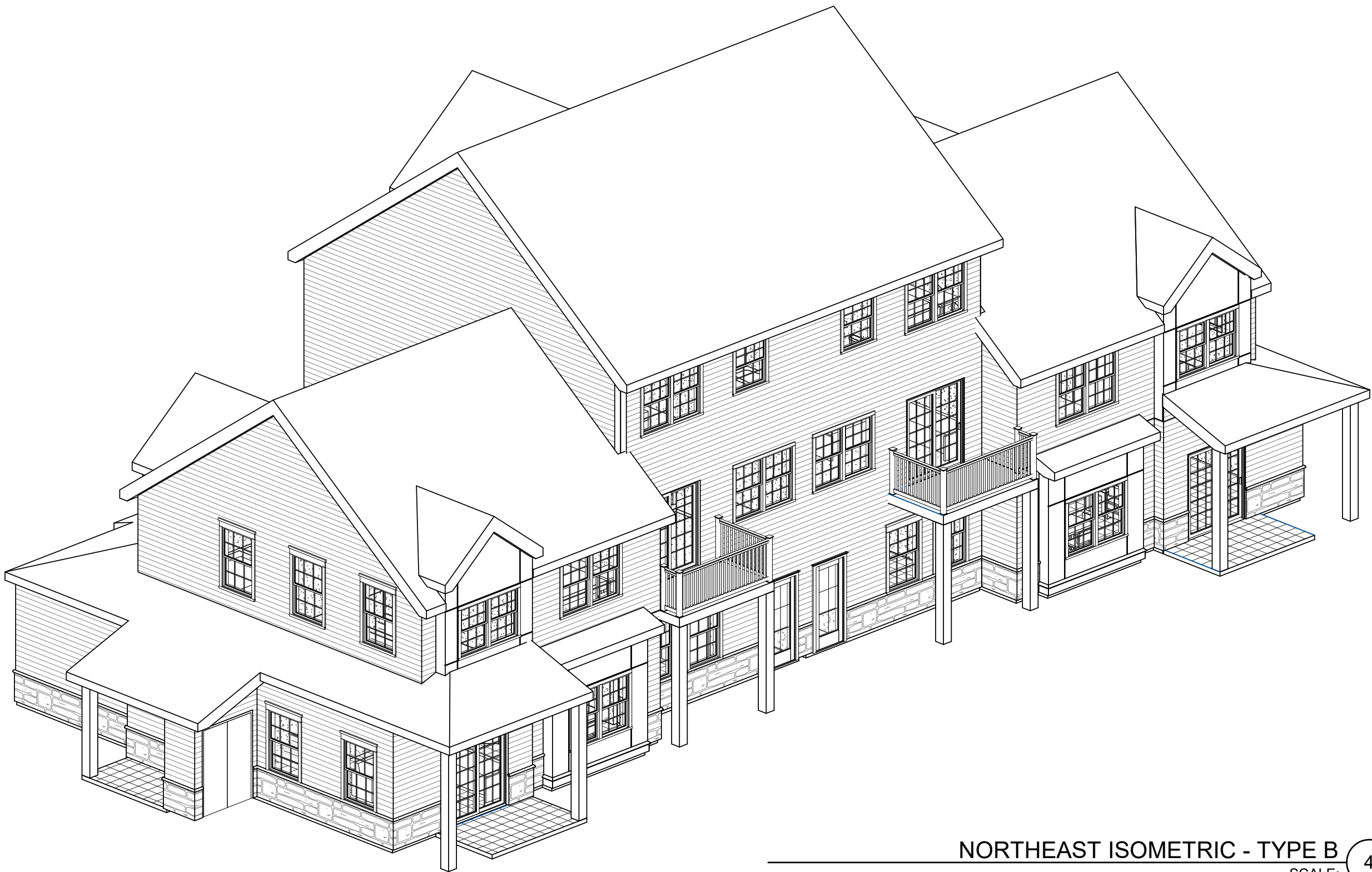
500 Main St - Townhouses

Project Address:
500 Main St
Groton, MA 01471

Architects Project # 21128
Issue Date: 03/23/2022

Project Team:
Architect:
Maugel Architects, Inc.
200 Ayer Road, Suite 200
Harvard, MA 01451
Tel: (978) 456-2800

Client:
500 MG, LLC
6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886



NORTHEAST ISOMETRIC - TYPE B
SCALE: 4



NORTHEAST ISOMETRIC - TYPE A
SCALE: 2



SOUTHWEST ISOMETRIC - TYPE B
SCALE: 3



SOUTHWEST ISOMETRIC - TYPE A
SCALE: 1

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SITE ELIGIBILITY

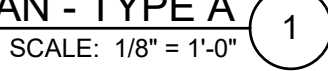
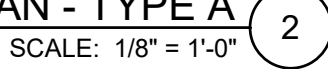
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200 AYER ROAD | SUITE 200
HARVARD, MA 01451
978-456-2800
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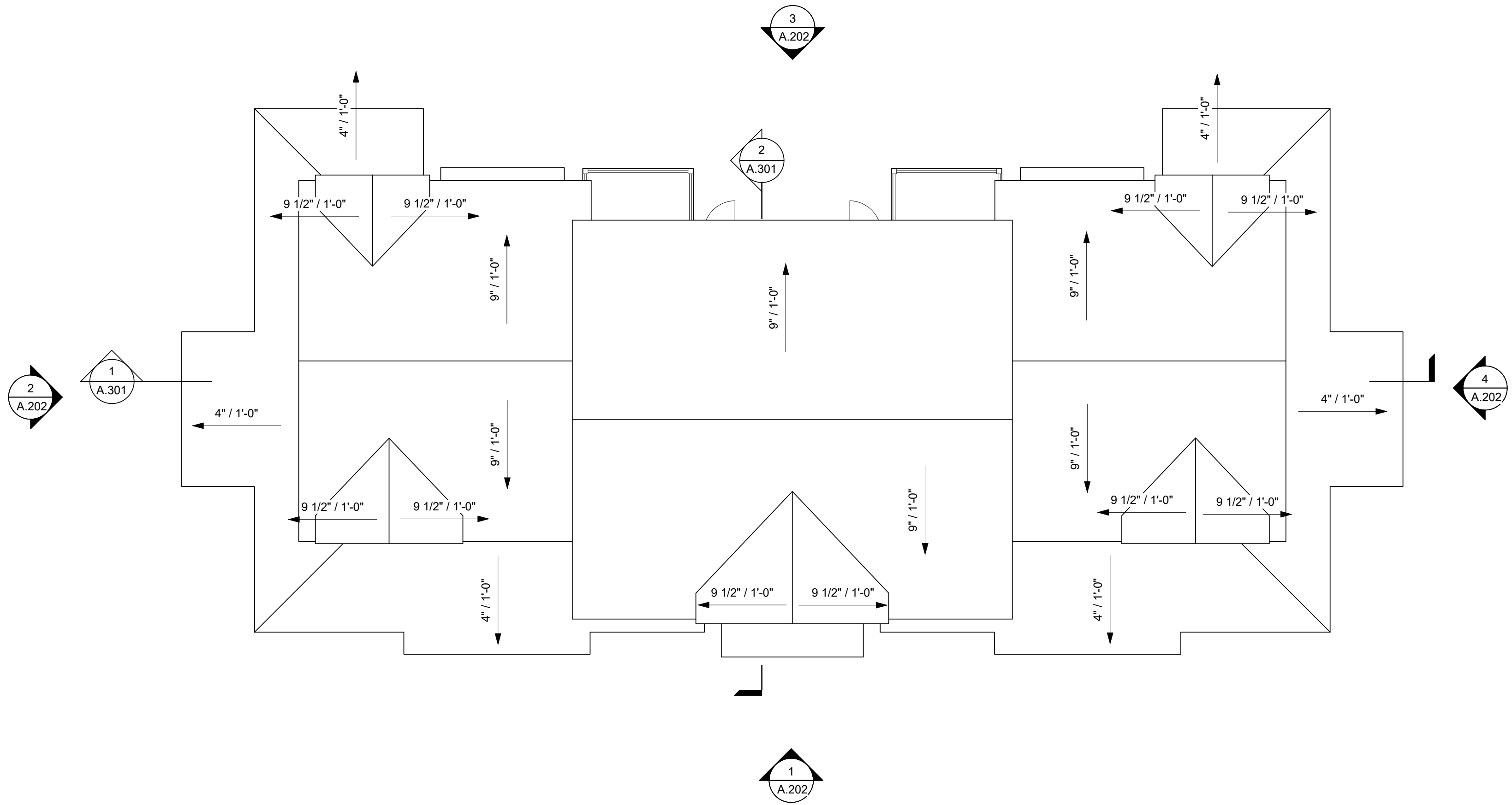
500 Main St
Groton, MA 01471

500 MG, LLC

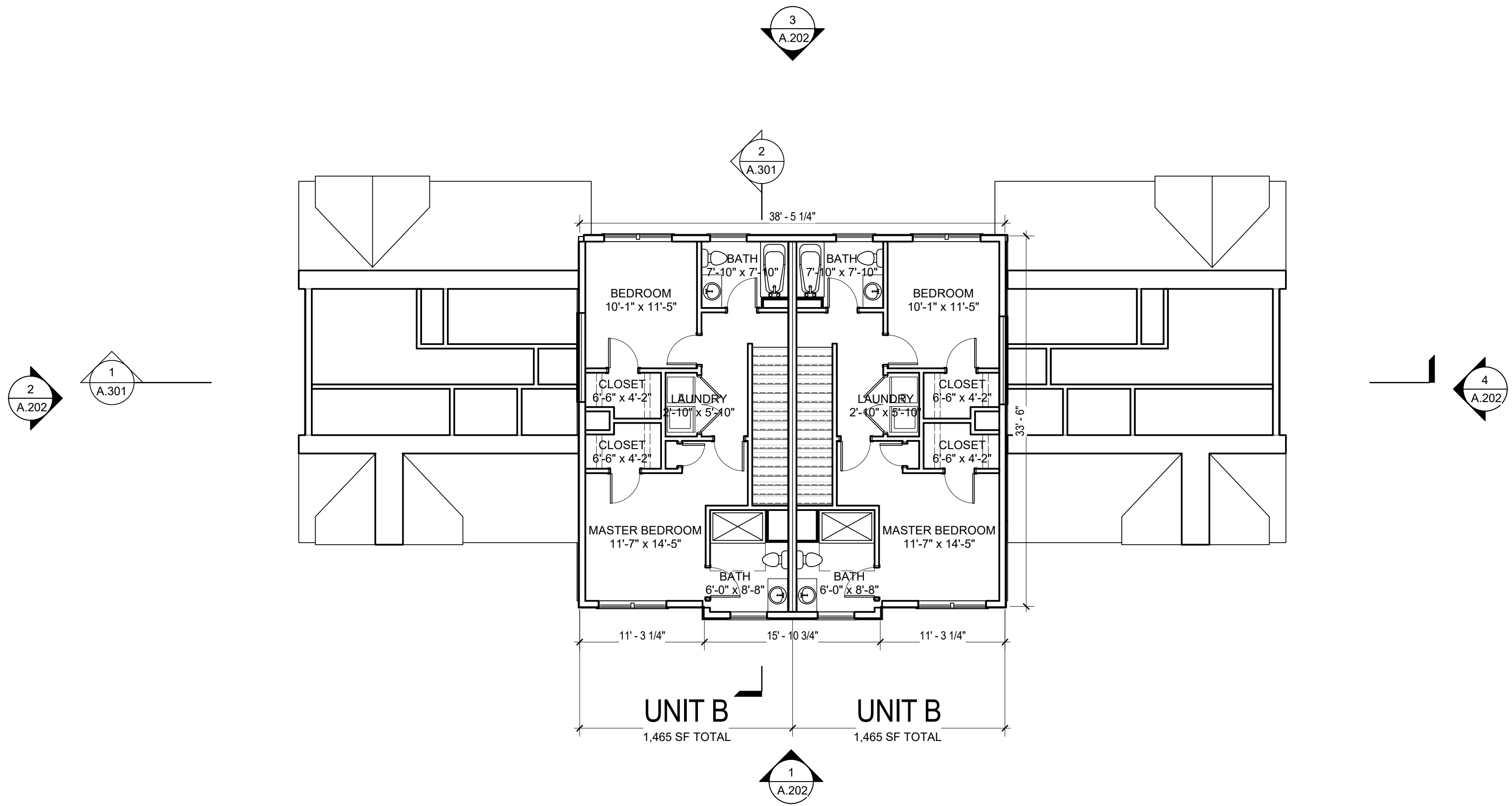


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HARVARD, MA 01451
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ROOF PLAN - TYPE A 2
SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN - TYPE A 1
SCALE: 1/8" = 1'-0"

Notes:

Architect's Stamp:

Project:
500 Main St - Townhouses

500 Main St
Groton, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue: Date:

SITE ELIGIBILITY 03/23/2022

Revisions: Date:

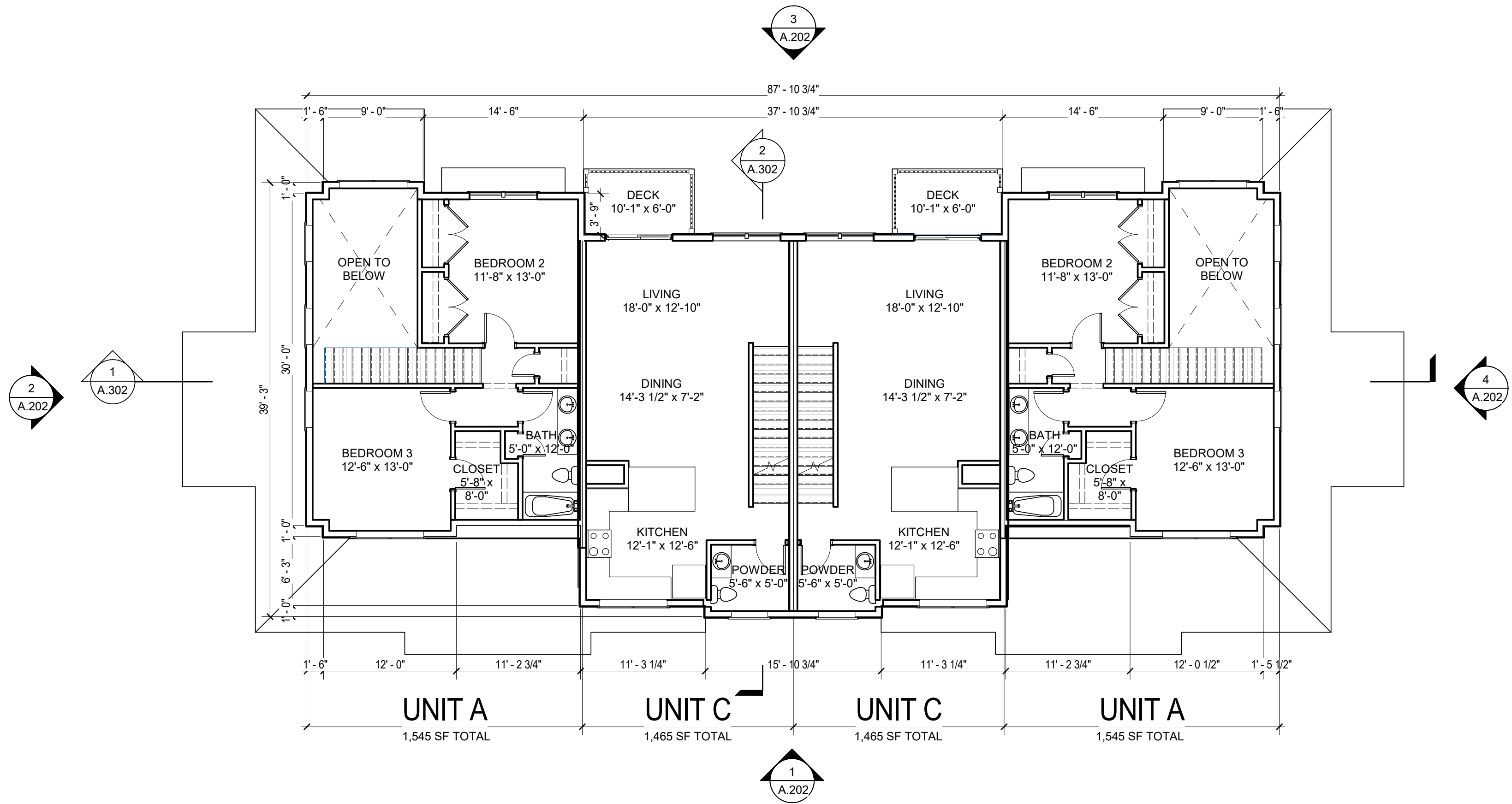
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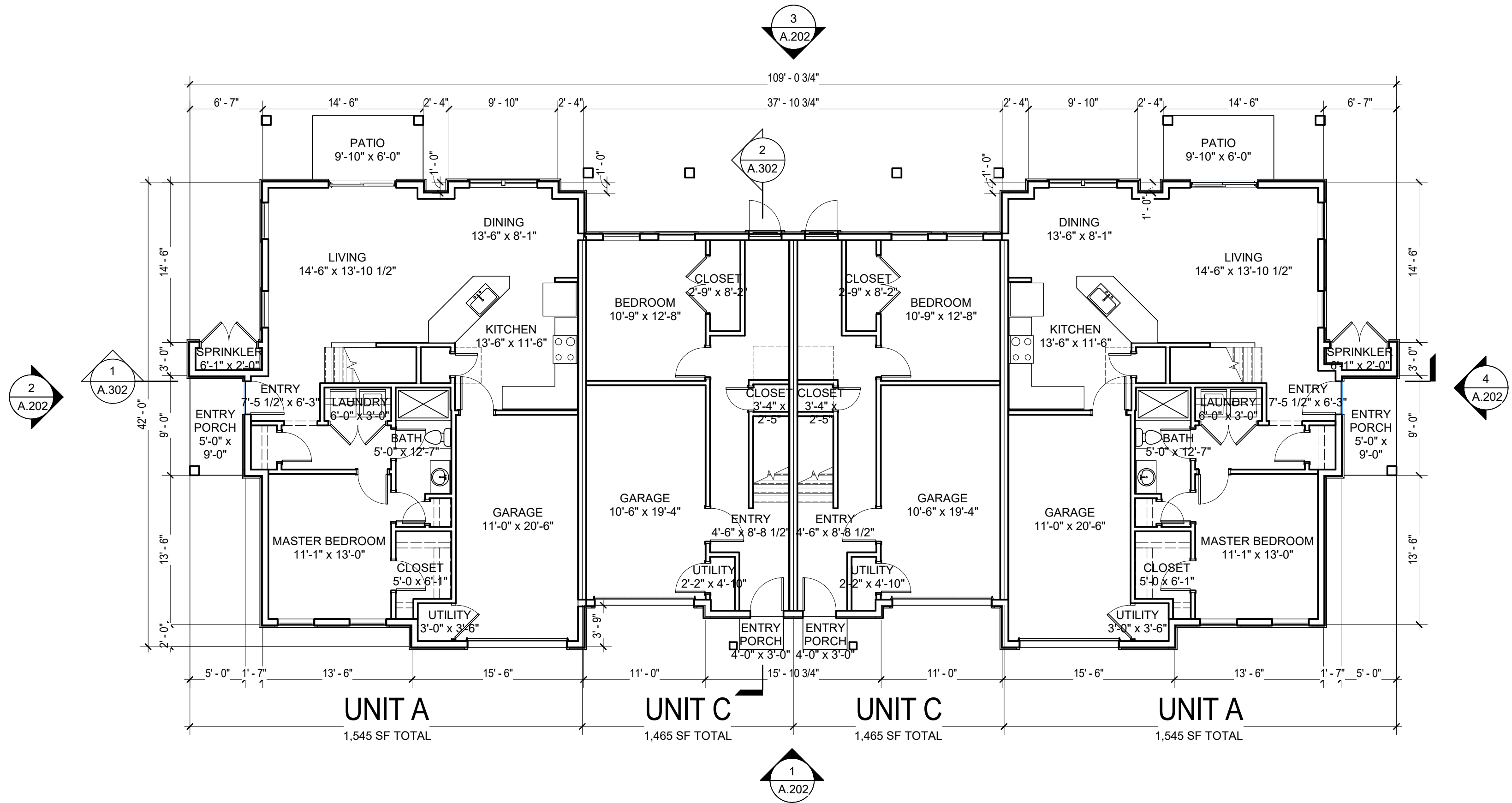
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SECOND FLOOR PLAN - TYPE B 2
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN - TYPE B 1
SCALE: 1/8" = 1'-0"

Notes:

Architect's Stamp:

Project:
500 Main St - Townhouses

500 Main St
Groton, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue: Date:
SITE ELIGIBILITY 03/23/2022

| Revisions: | Date: |
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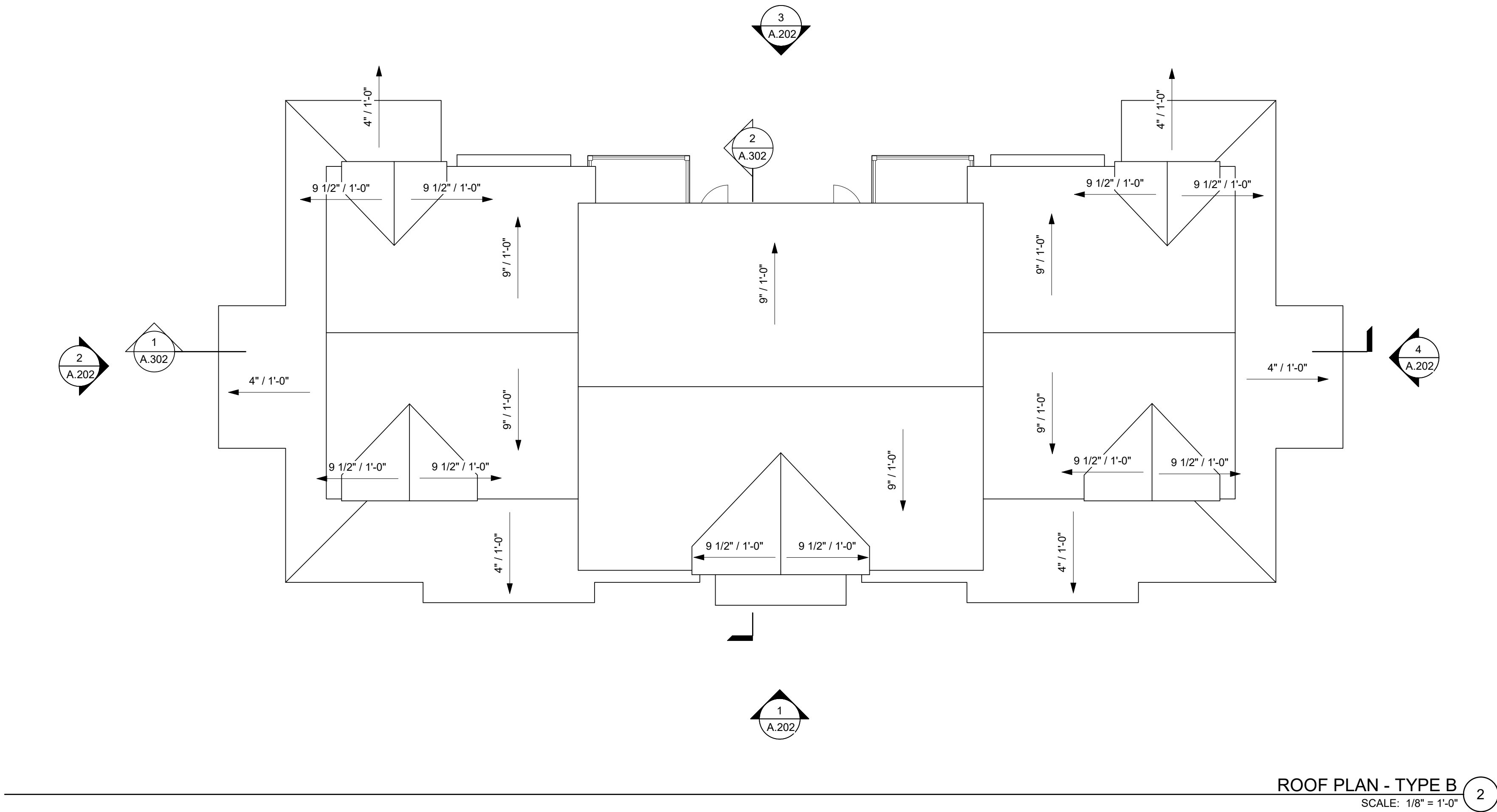
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FLOOR PLANS - TYPE B

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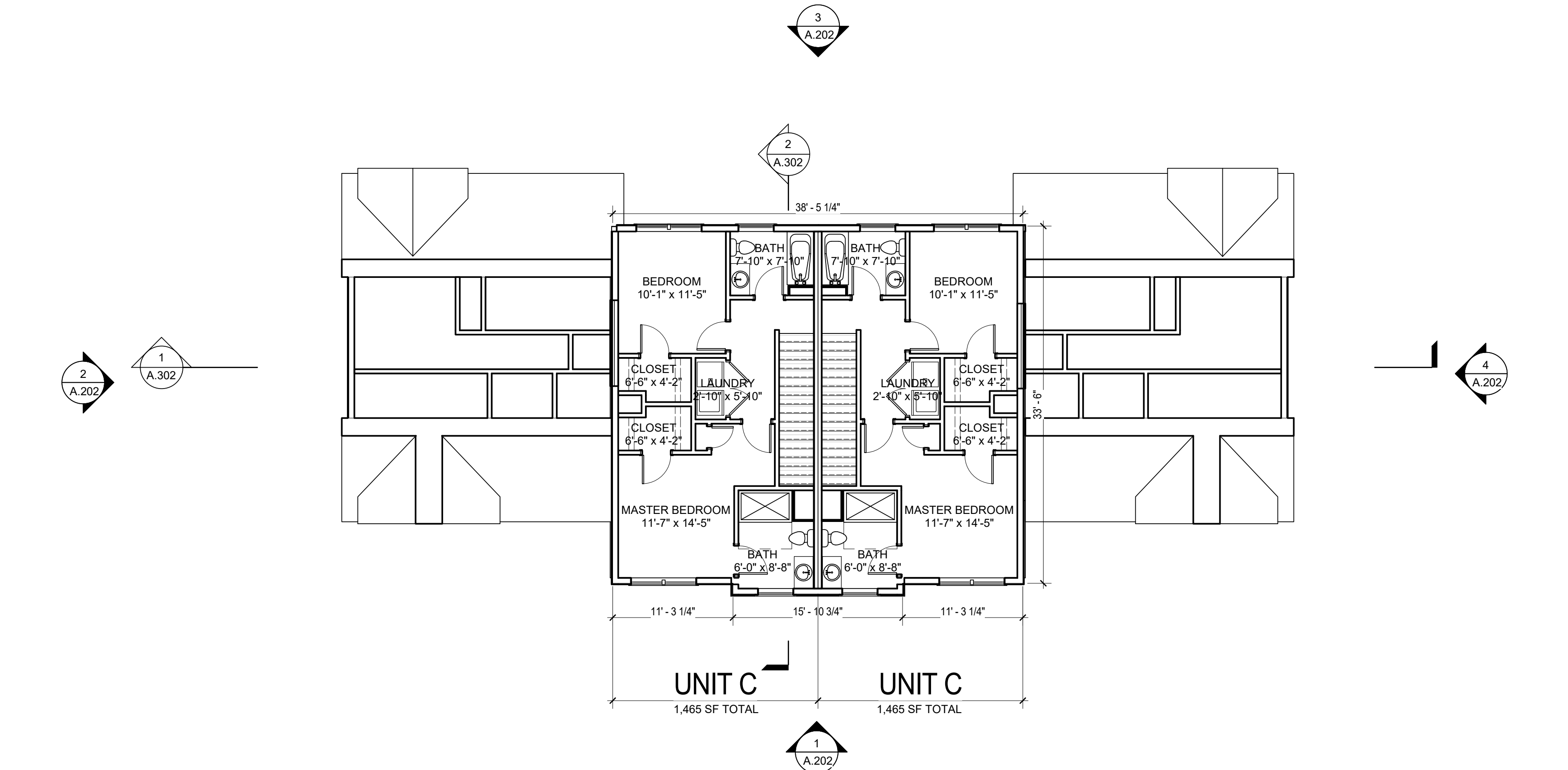
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ROOF PLAN - TYPE B

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

2



THIRD FLOOR PLAN - TYPE B

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

1

Notes:

Architect's Stamp:

Project:
500 Main St - Townhouses

500 Main St
Groton, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue:

SITE ELIGIBILITY

Date:

03/23/2022

Revisions:

Date:

Drawing Title:

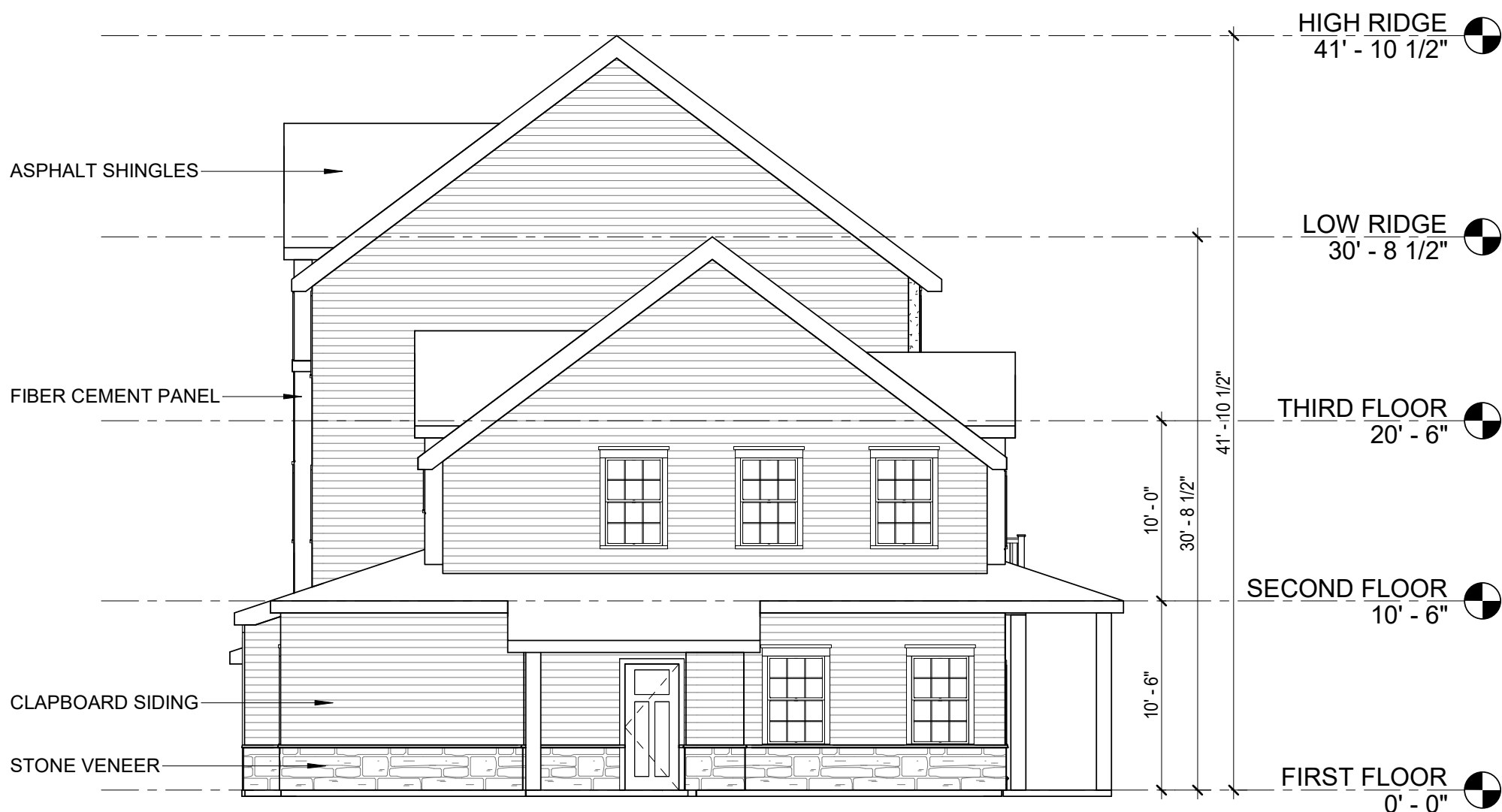
FLOOR PLANS - TYPE B

Sheet Number:

A.104

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EAST ELEVATION - TYPE A

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

4



NORTH ELEVATION - TYPE A

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

3



WEST ELEVATION - TYPE A

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

2



SOUTH ELEVATION - TYPE A

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

1

Notes:

Architect's Stamp:

Project:
500 Main St - Townhouses

500 Main St
Groton, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue:

SITE ELIGIBILITY

Date:

03/23/2022

Revisions:

Date:

Drawing Title:

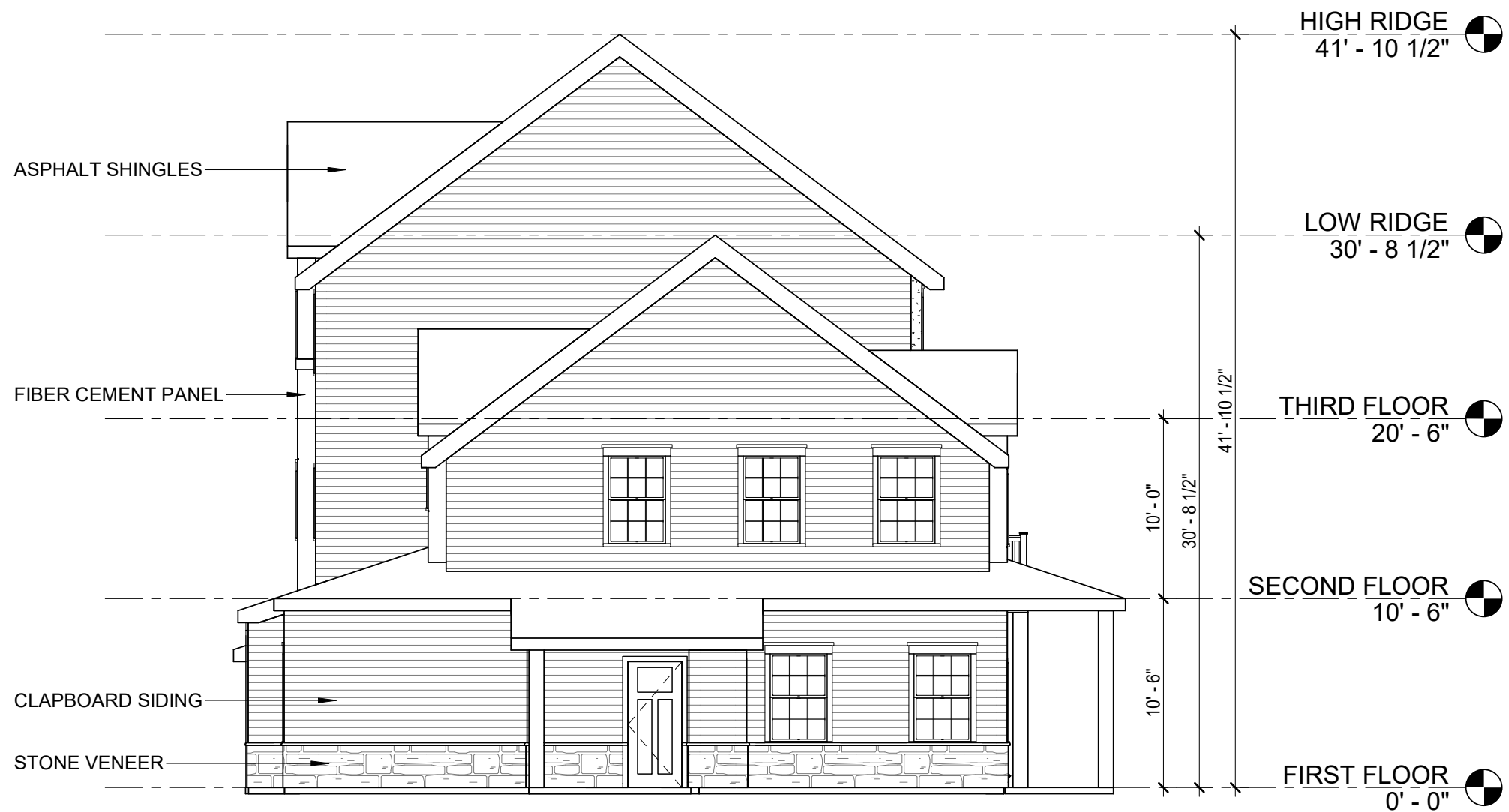
ELEVATIONS - TYPE A

Sheet Number:

A.201

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EAST ELEVATION - TYPE B
SCALE: 1/8" = 1'-0" 4



NORTH ELEVATION - TYPE B
SCALE: 1/8" = 1'-0" 3



WEST ELEVATION - TYPE B
SCALE: 1/8" = 1'-0" 2



SOUTH ELEVATION - TYPE B
SCALE: 1/8" = 1'-0" 1

Notes:

Architect's Stamp:

Project:
500 Main St - Townhouses

500 Main St
Groton, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue:

SITE ELIGIBILITY

Date:

03/23/2022

Revisions:

Date:

Drawing Title:

ELEVATIONS - TYPE B

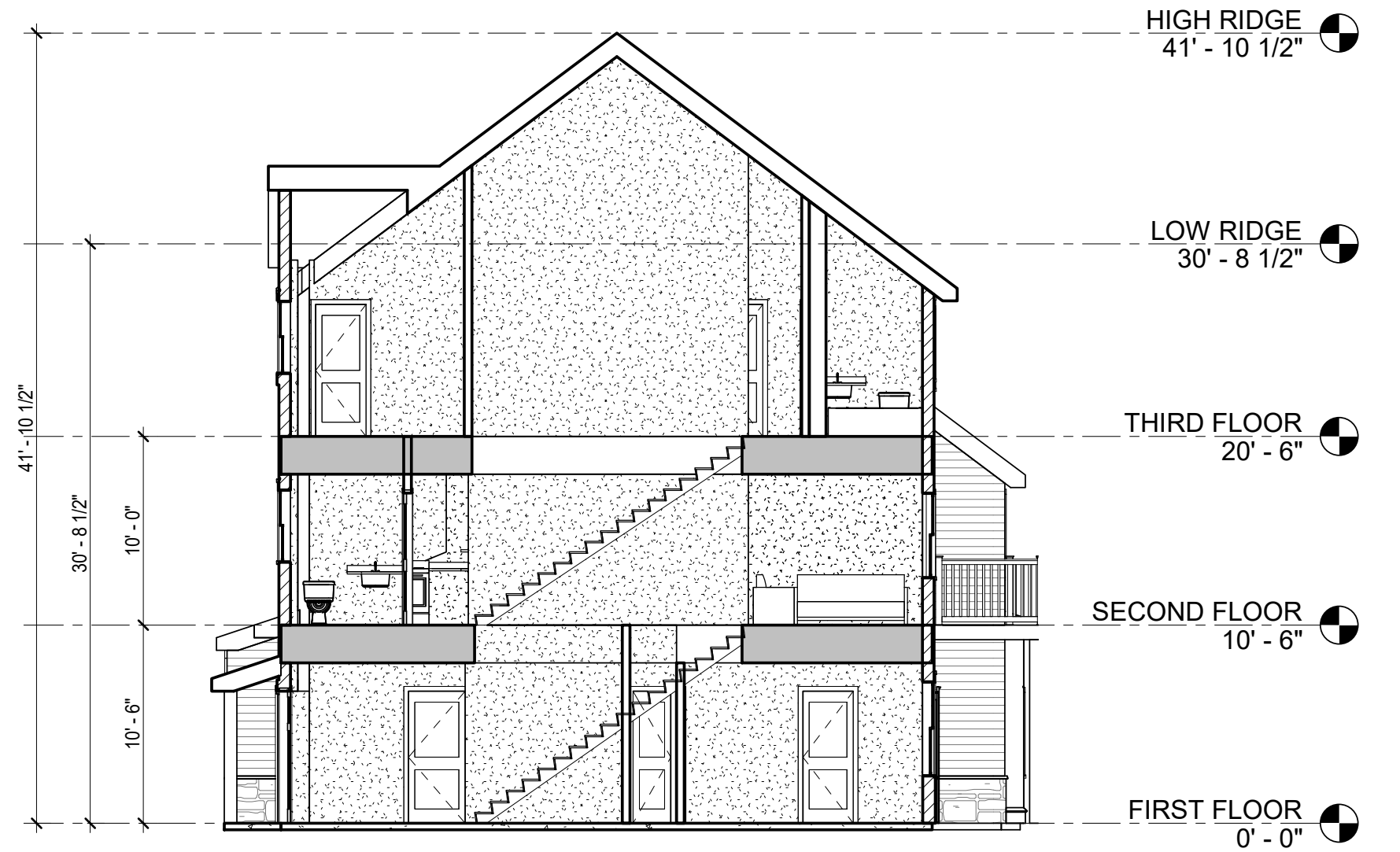
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A.202

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Notes:



BUILDING SECTION 02 - TYPE A
SCALE: 1/8" = 1'-0" 2



BUILDING SECTION 01 - TYPE A
SCALE: 1/8" = 1'-0" 1

Architect's Stamp:

Project:
500 Main St - Townhouses

500 Main St
Groton, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue: Date:

SITE ELIGIBILITY 03/23/2022

Revisions: Date:

Drawing Title:
BUILDING SECTIONS

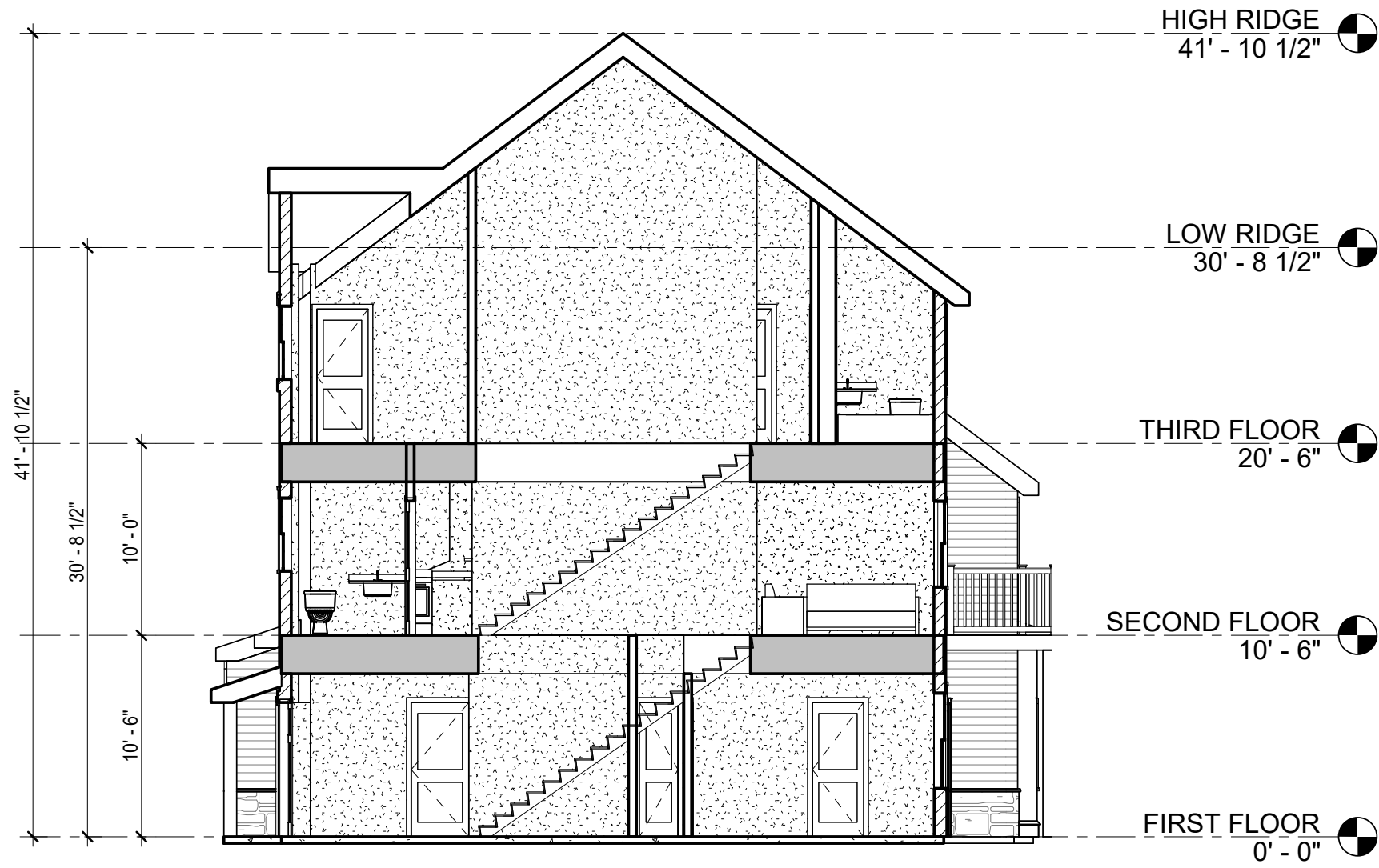
Sheet Number:

A.301

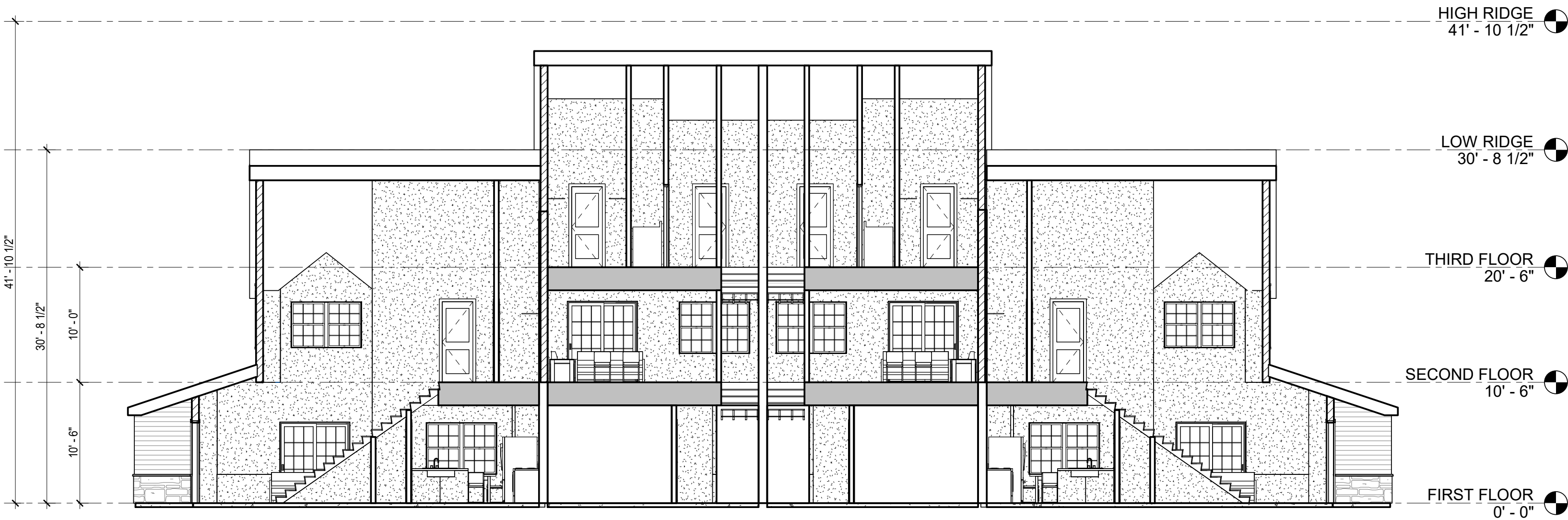
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Notes:



BUILDING SECTION 02 - TYPE B 2
SCALE: 1/8" = 1'-0"



BUILDING SECTION 01 - TYPE B 1
SCALE: 1/8" = 1'-0"

Architect's Stamp:

Project:
500 Main St - Townhouses

500 Main St
Groton, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue:

SITE ELIGIBILITY

Date:

03/23/2022

Revisions:

Date:

Drawing Title:
BUILDING SECTIONS

Sheet Number:

A.302

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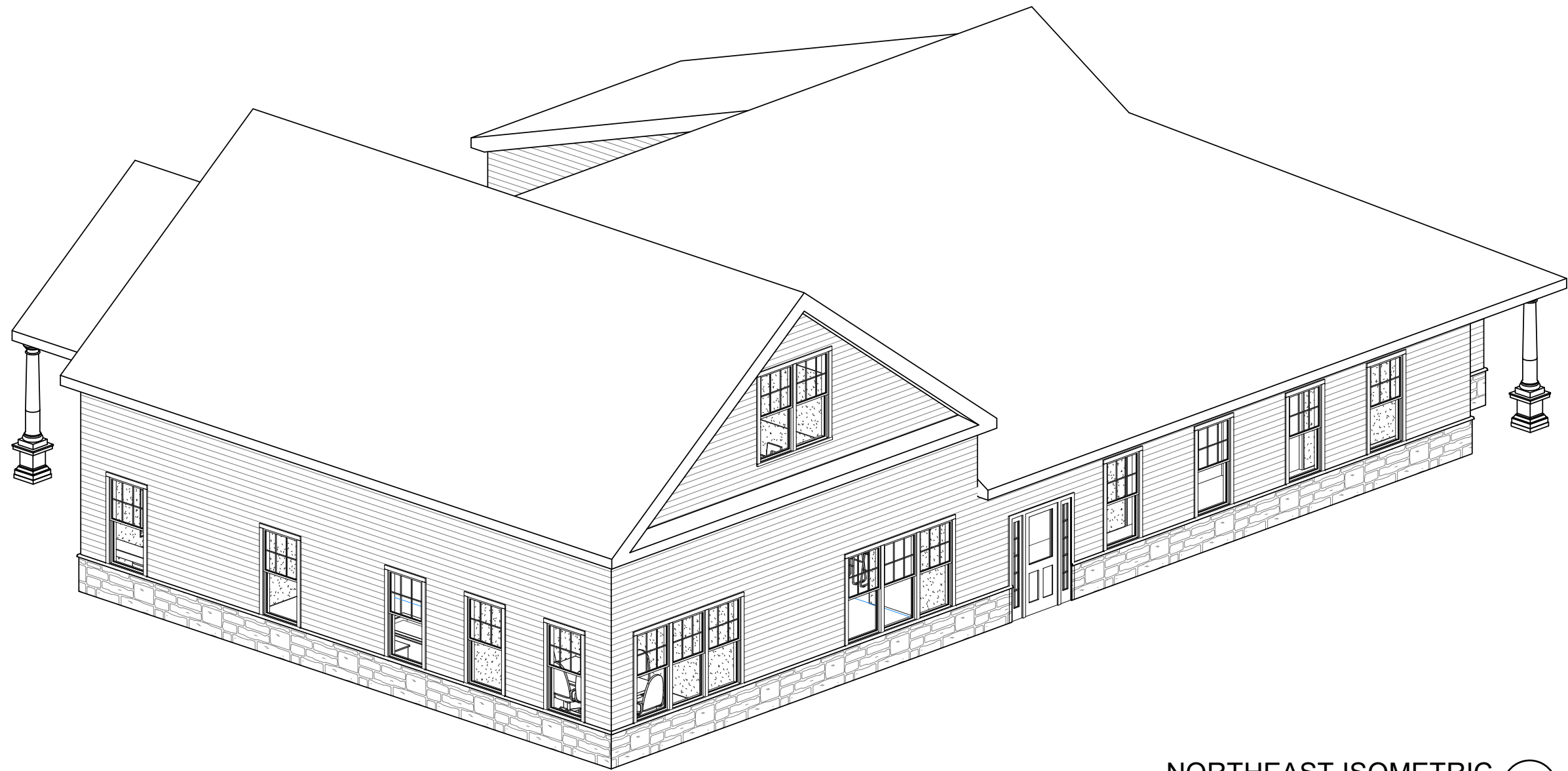
500 Main St - Clubhouse

Project Address:
500 Main Street
Groton, MA 01471

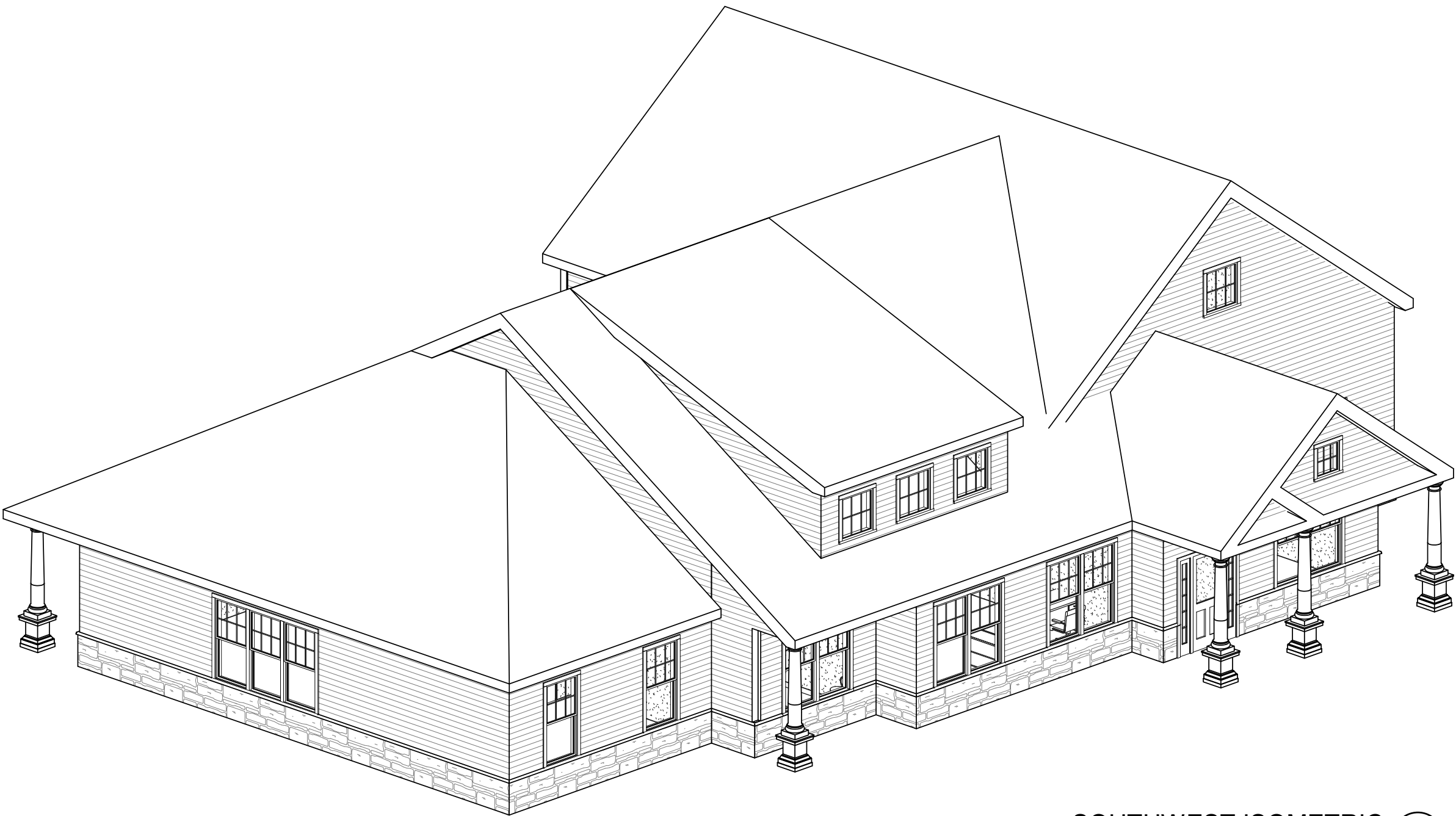
Architects Project # 21128
Issue Date: 03/23/2022

Project Team:
Architect:
Maugel Architects, Inc
200 Ayer Road, Suite 200
Harvard, MA 01451
Tel: (978) 456-2800

Client:
500 MG, LLC
6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

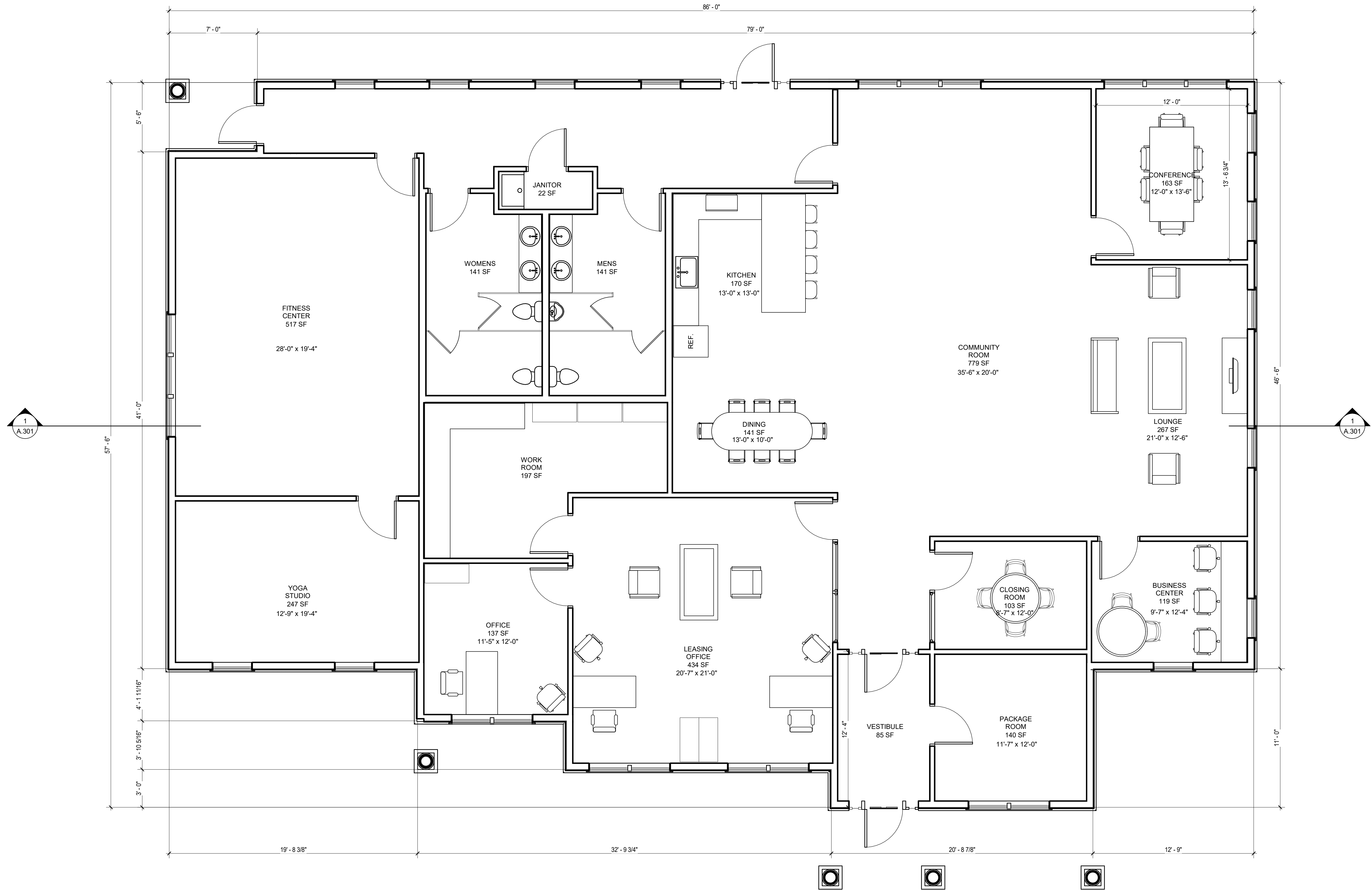


NORTHEAST ISOMETRIC
SCALE: 2



SOUTHWEST ISOMETRIC
SCALE: 1

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FIRST FLOOR PLAN - CLUBHOUSE 1
SCALE: 1/4" = 1'-0"

Notes:

| CODE SUMMARY |
|--------------------------------|
| - B USE GROUP |
| - TYPE VA CONSTRUCTION |
| (COMBUSTIBLE, 1-HR FIRE RATED) |
| - 1 STORIES ABOVE GRADE |

Architect's Stamp:

Project:
500 Main St - Clubhouse

500 Main Street
Groton, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

Scale: As indicated

| Issue: | Date: |
|------------------|------------|
| Site Eligibility | 03/23/2022 |

| Revisions: | Date: |
|------------|-------|
|------------|-------|

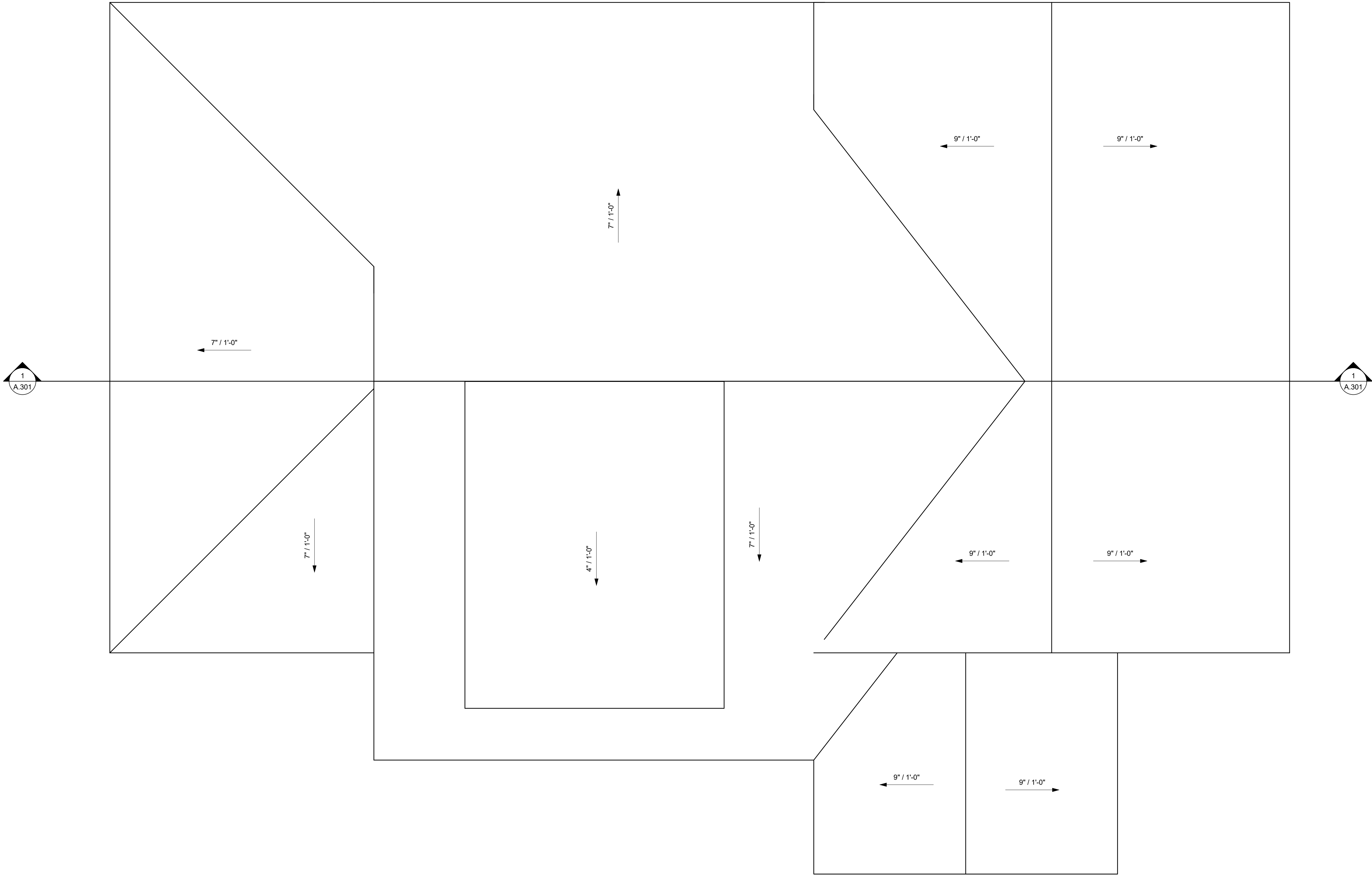
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FIRST FLOOR PLAN

Sheet Number:

A.101

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ROOF PLAN - CLUBHOUSE
SCALE: 1/4" = 1'-0"

Notes:

Architect's Stamp:

Project:
500 Main St - Clubhouse

500 Main Street
Groton, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

| | |
|------------------|------------|
| Issue: | Date: |
| Site Eligibility | 03/23/2022 |

| | |
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| Revisions: | Date: |
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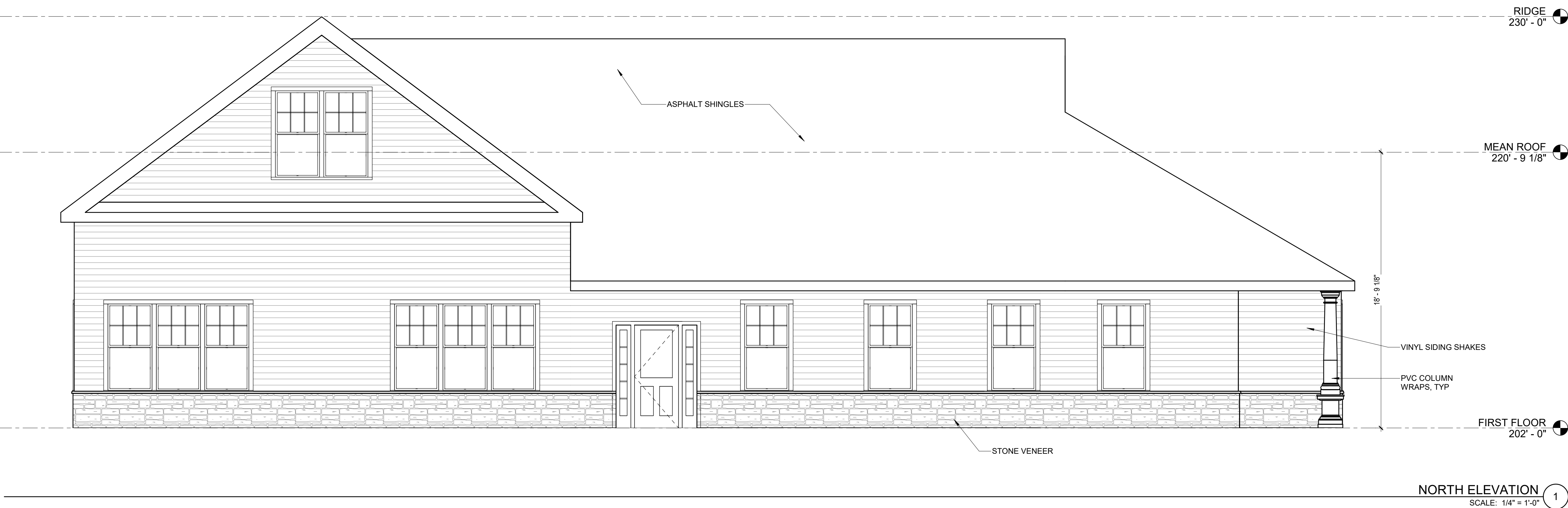
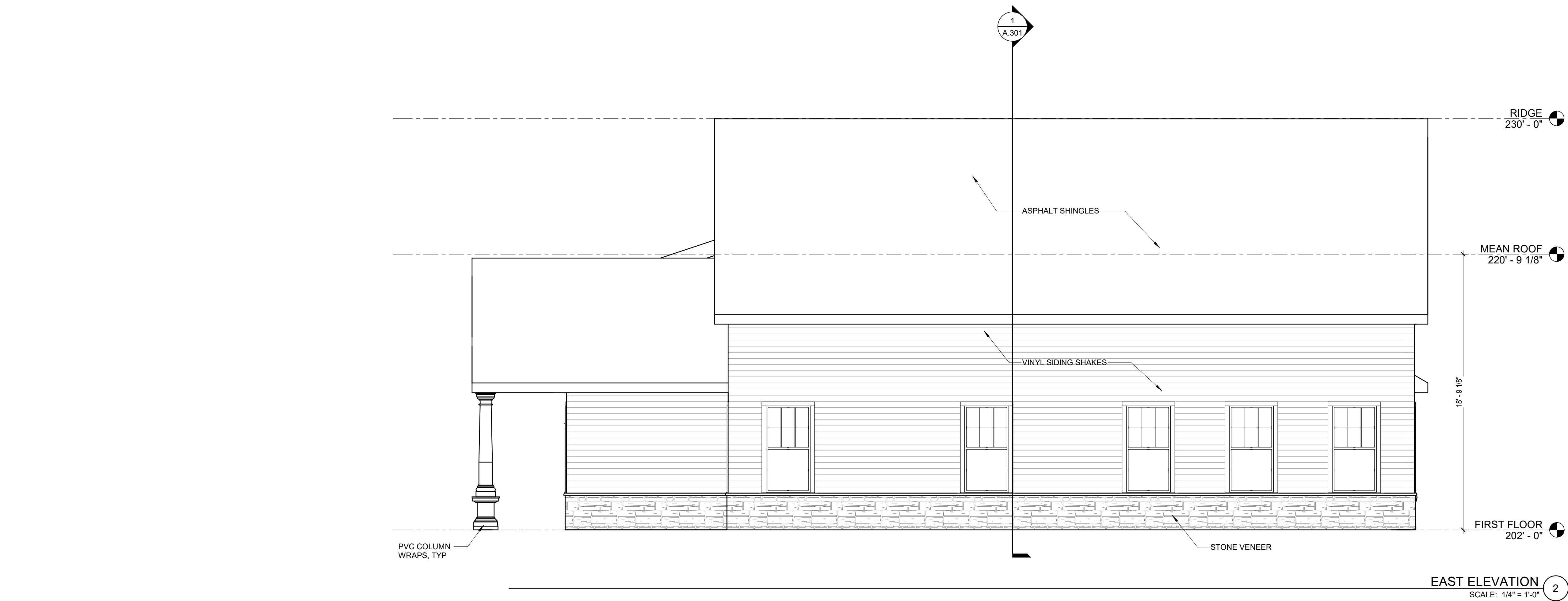
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ROOF PLAN

Sheet Number:

A.103



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Notes:

Architect's Stamp:

Project:
500 Main St - Clubhouse

500 Main Street
Groton, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue:

Date:

Site Eligibility

03/23/2022

Revisions:

Date:

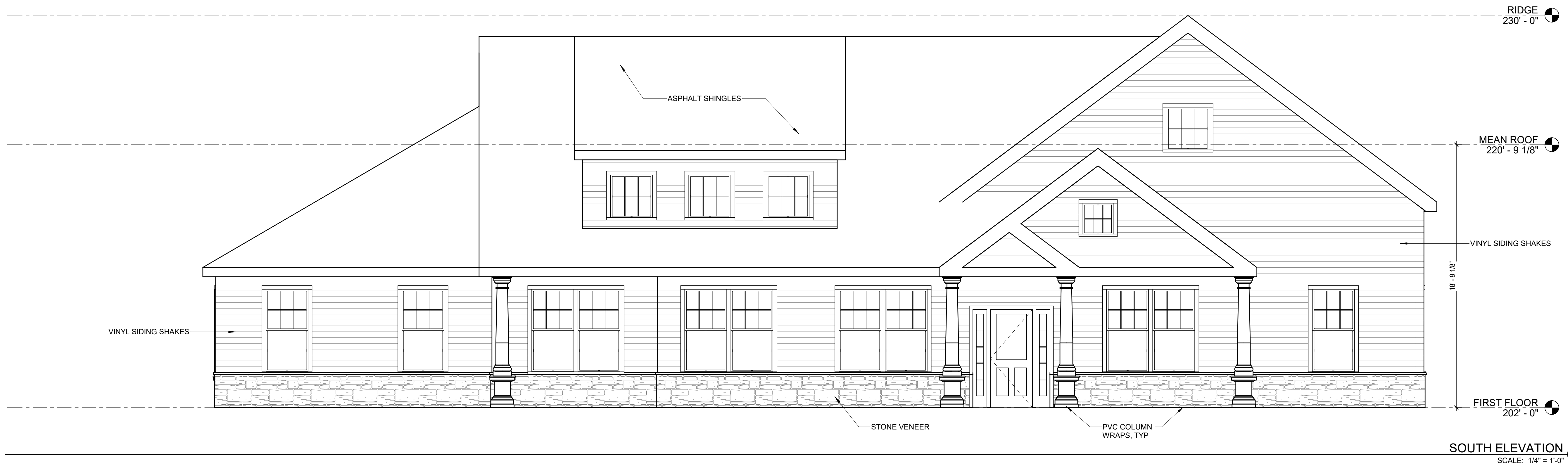
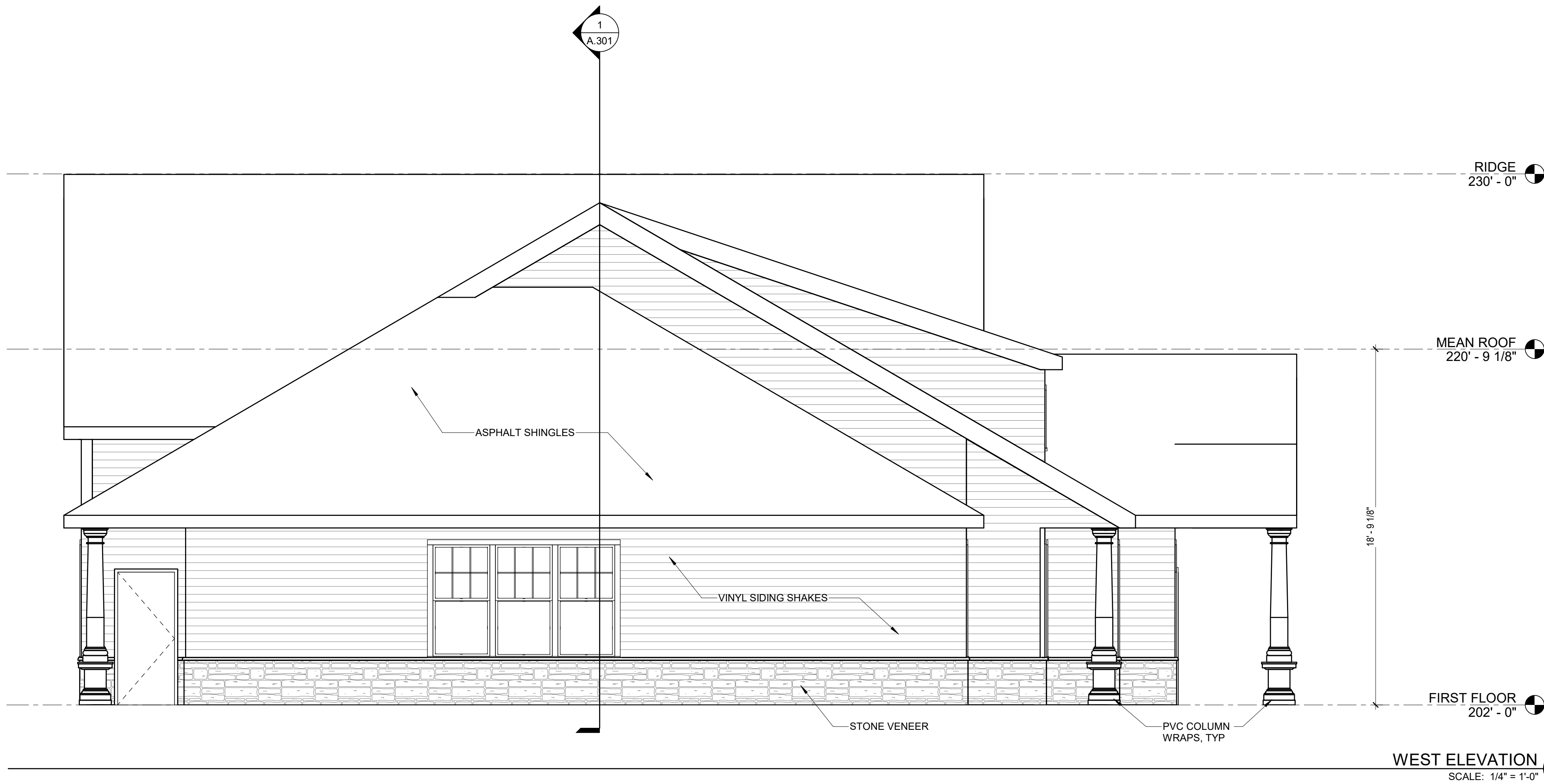
Drawing Title:
ELEVATIONS

Sheet Number:

A.201

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Notes:

Architect's Stamp:

Project:
500 Main St - Clubhouse

500 Main Street
Groton, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue:

Site Eligibility

Date:

03/23/2022

Revisions:

Date:

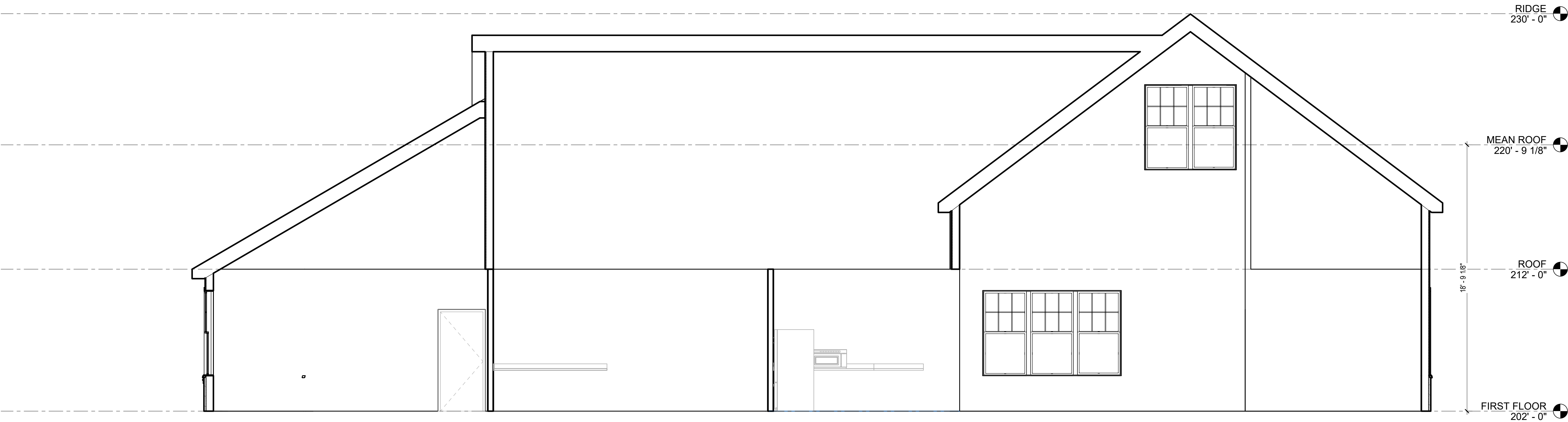
Drawing Title:
ELEVATIONS

Sheet Number:

A.202

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BUILDING SECTION 1
SCALE: 1/4" = 1'-0"

1

Notes:

Architect's Stamp:

Project:
500 Main St - Clubhouse

500 Main Street
Groton, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue:

Site Eligibility

Date:

03/23/2022

Revisions:

Date:

Drawing Title:
BUILDING SECTION

Sheet Number:

A.301

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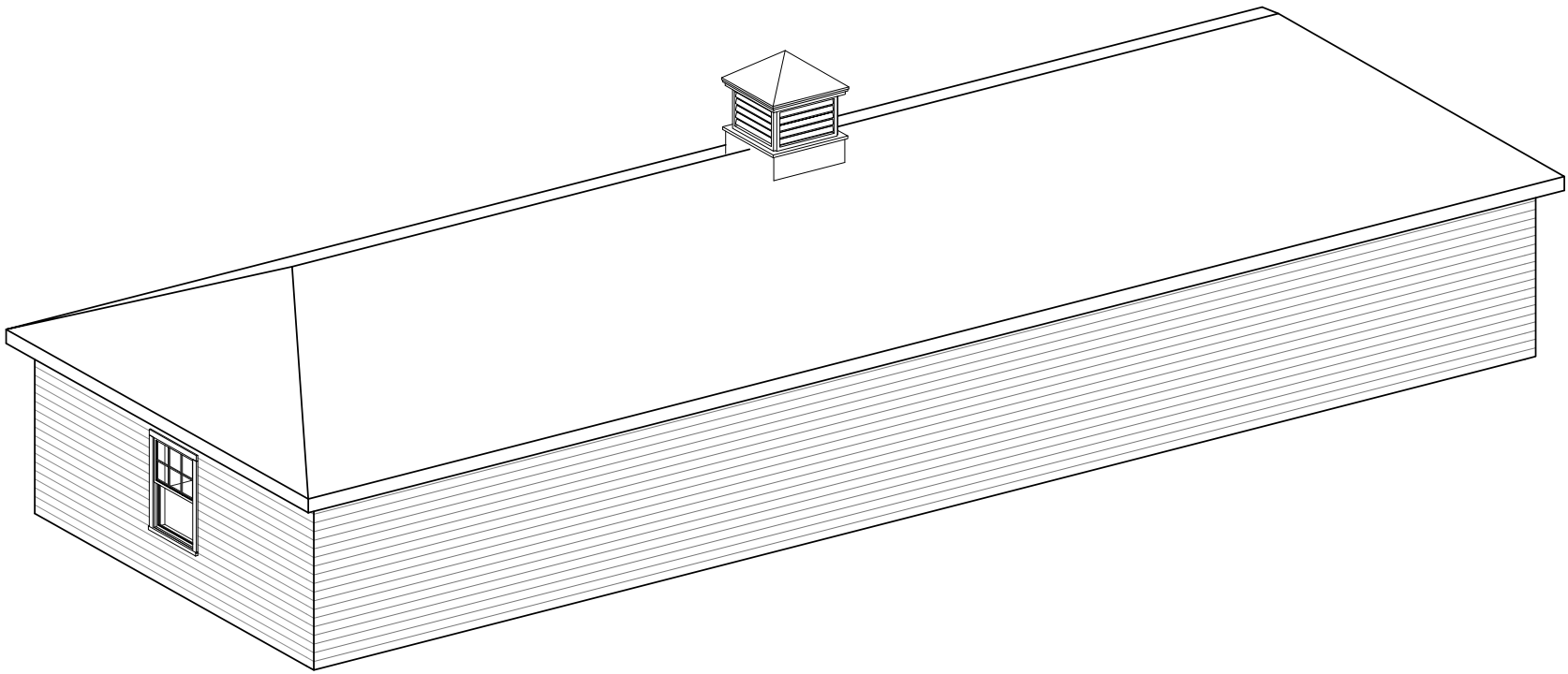
500 Main St - Garage

Project Address:
500 MAIN STREET
GROTON, MA 01471

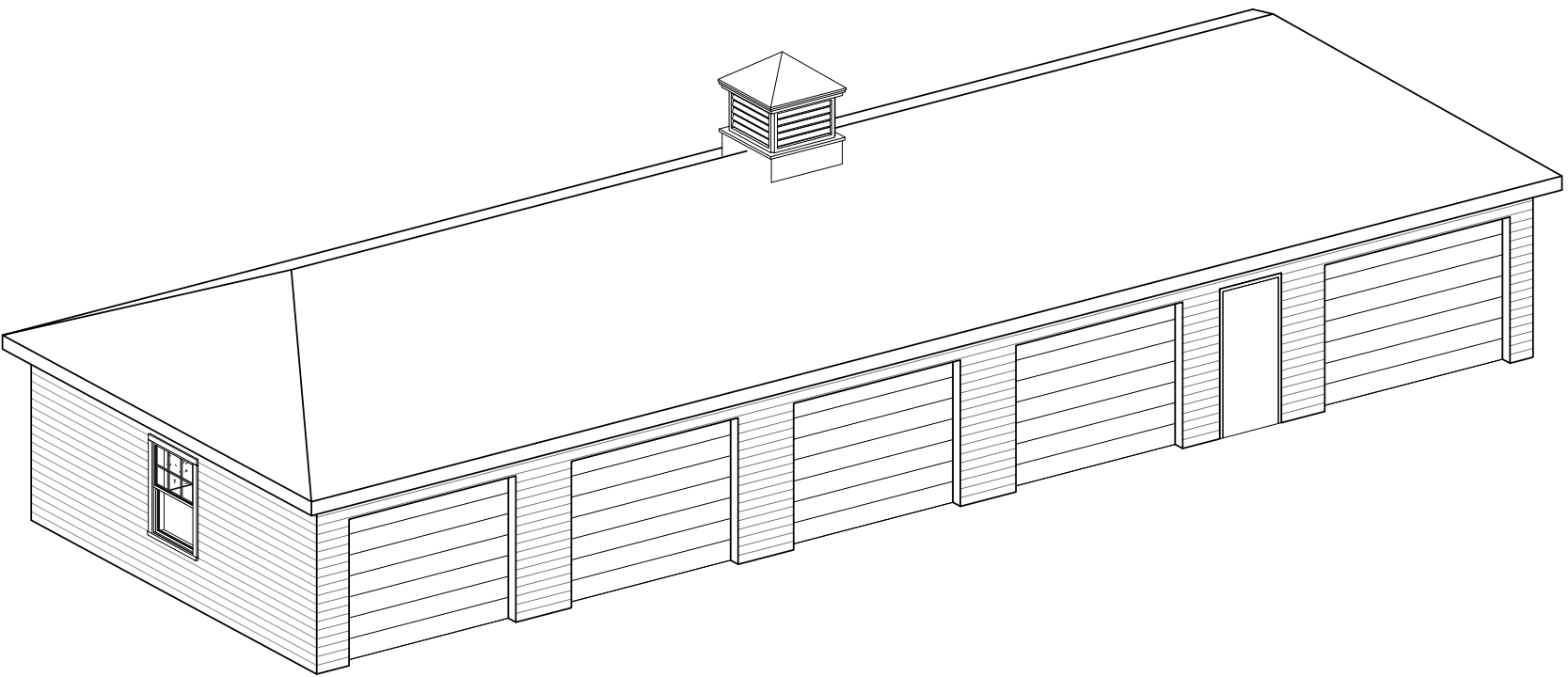
Architects Project # 21128
Issue Date: 03/23/2022

Project Team:
Architect:
Maugel Architects, Inc
200 Ayer Road, Suite 200
Harvard, MA 01451
Tel: (978) 456-2800

Client:
500 MG, LLC
6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886



NORTHEAST ISOMETRIC
SCALE: 2

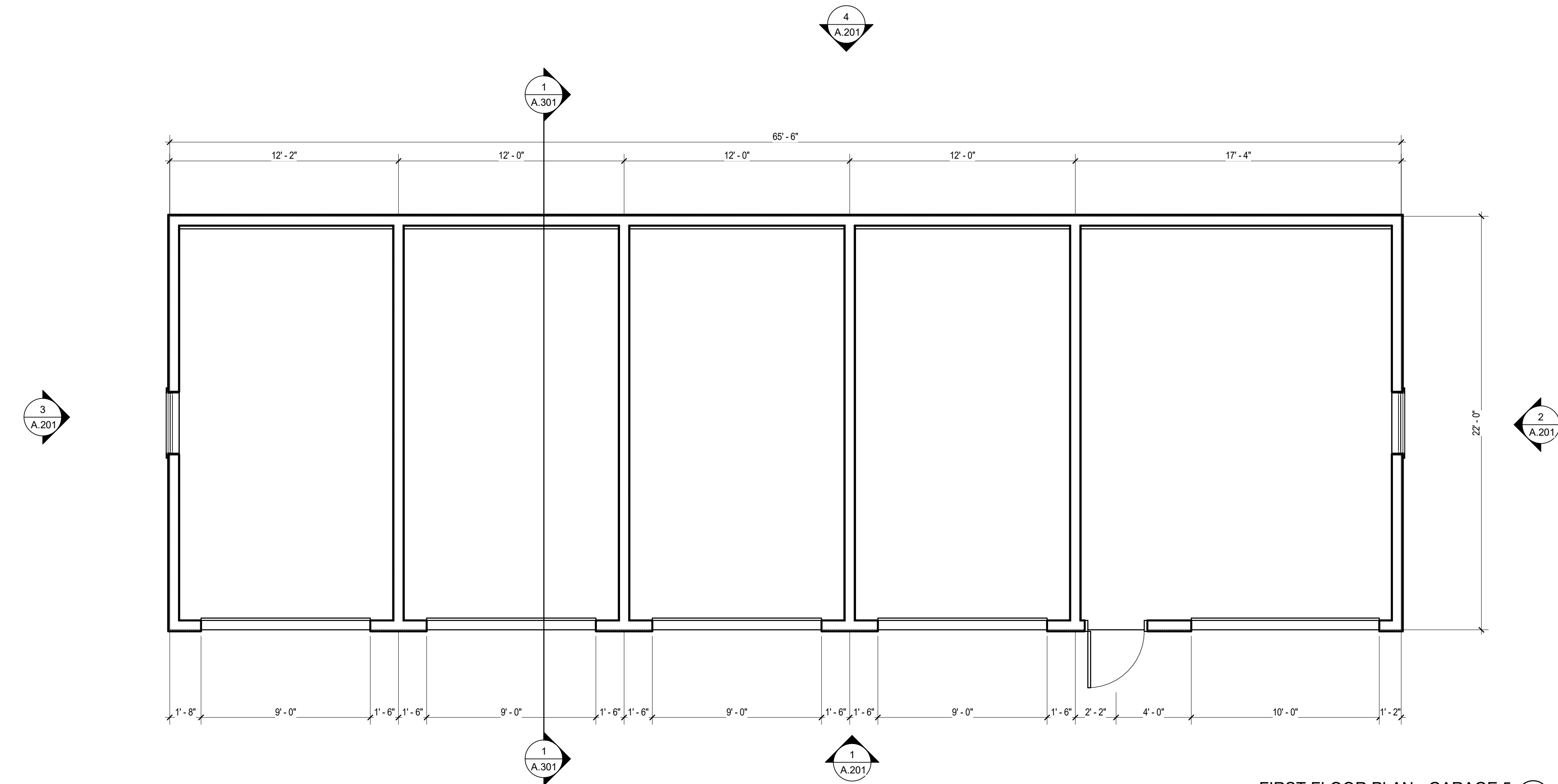


SOUTHWEST ISOMETRIC
SCALE: 1

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Notes:

| CODE SUMMARY |
|--|
| - S-2 USE GROUP (ENCLOSED PARKING GARAGE) - TYPE VB CONSTRUCTION (COMBUSTIBLE NOT RATED) - 1 STORY ABOVE GRADE |



FIRST FLOOR PLAN - GARAGE 5
SCALE: 1/4" = 1'-0"

Architect's Stamp:

Project:
500 Main St

500 MAIN STREET
GROTON, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

Scale: As indicated

| | |
|------------------|------------|
| Issue: | Date: |
| SITE ELIGIBILITY | 03/23/2022 |

| | |
|------------|-------|
| Revisions: | Date: |
|------------|-------|

Drawing Title:
FIRST FLOOR PLANS

Sheet Number:

A.101



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Notes:

Architect's Stamp:

Project:
500 Main St

500 MAIN STREET
GROTON, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue:

SITE ELIGIBILITY

Date:

03/23/2022

Revisions:

Date:

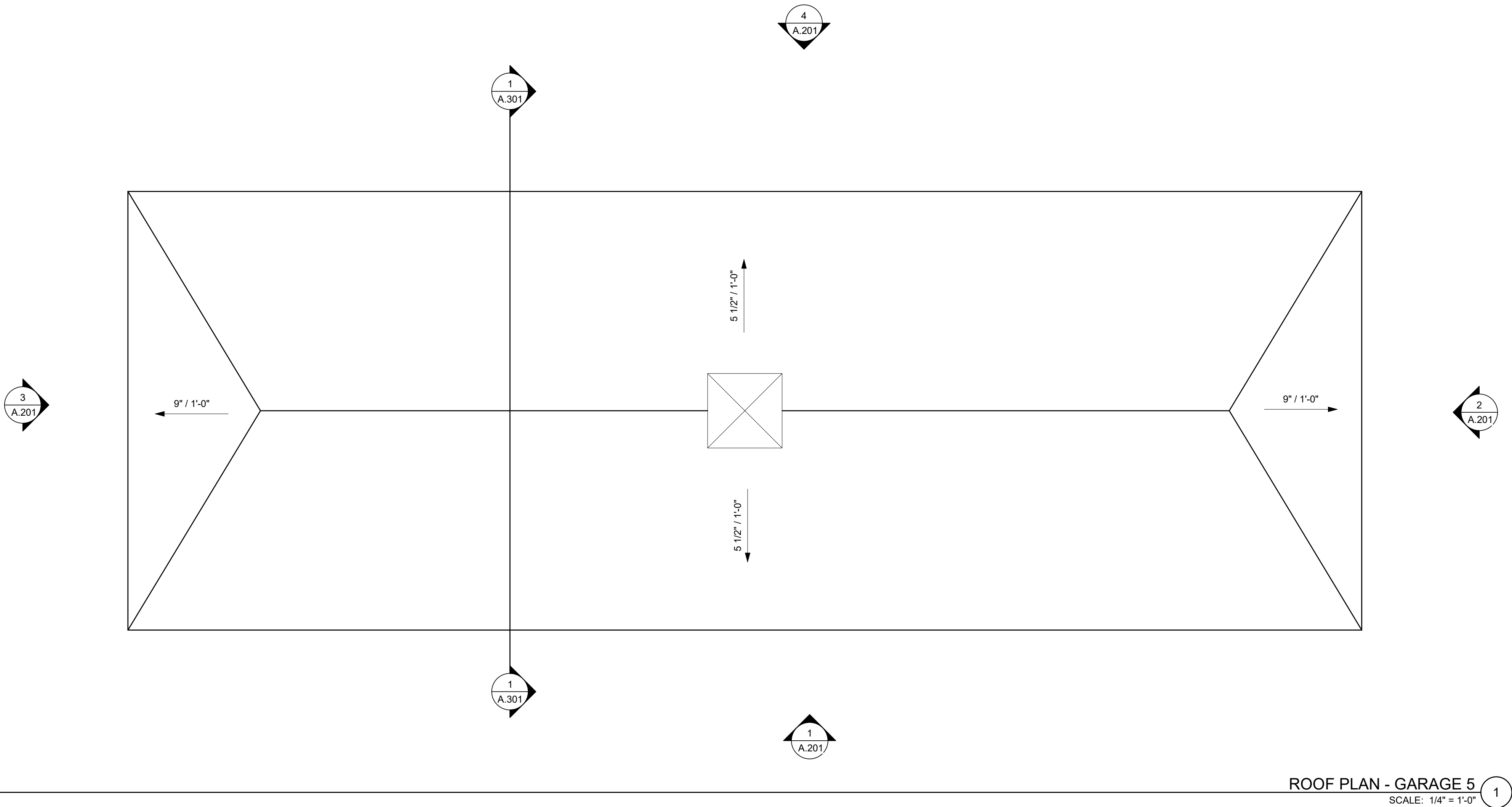
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ROOF PLANS

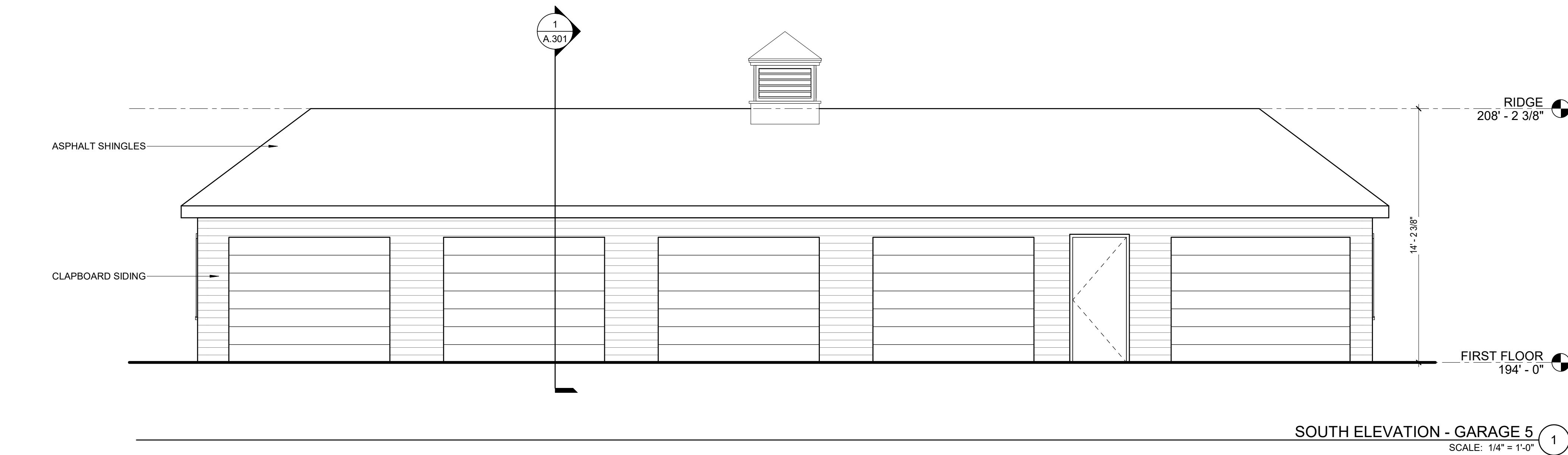
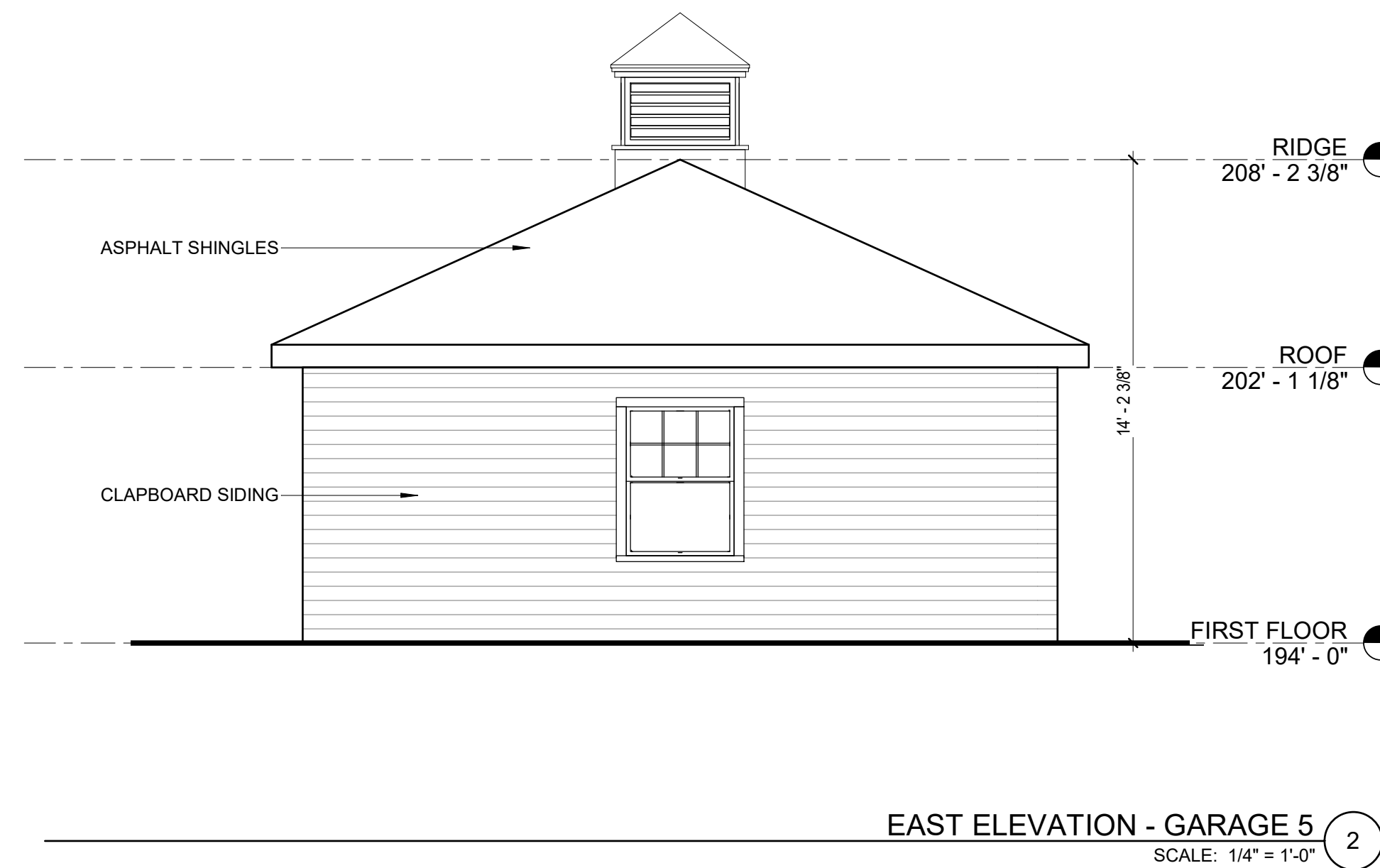
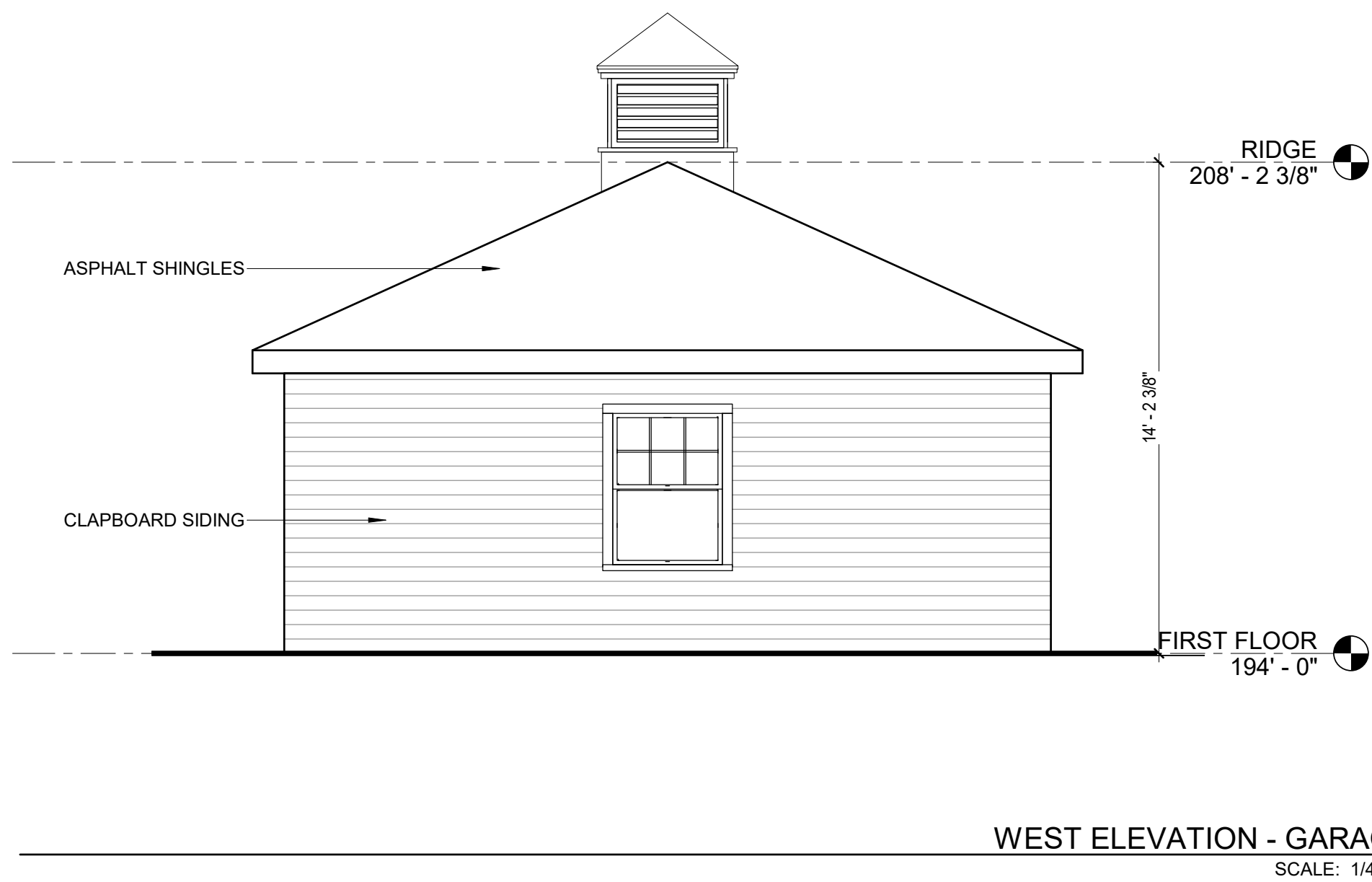
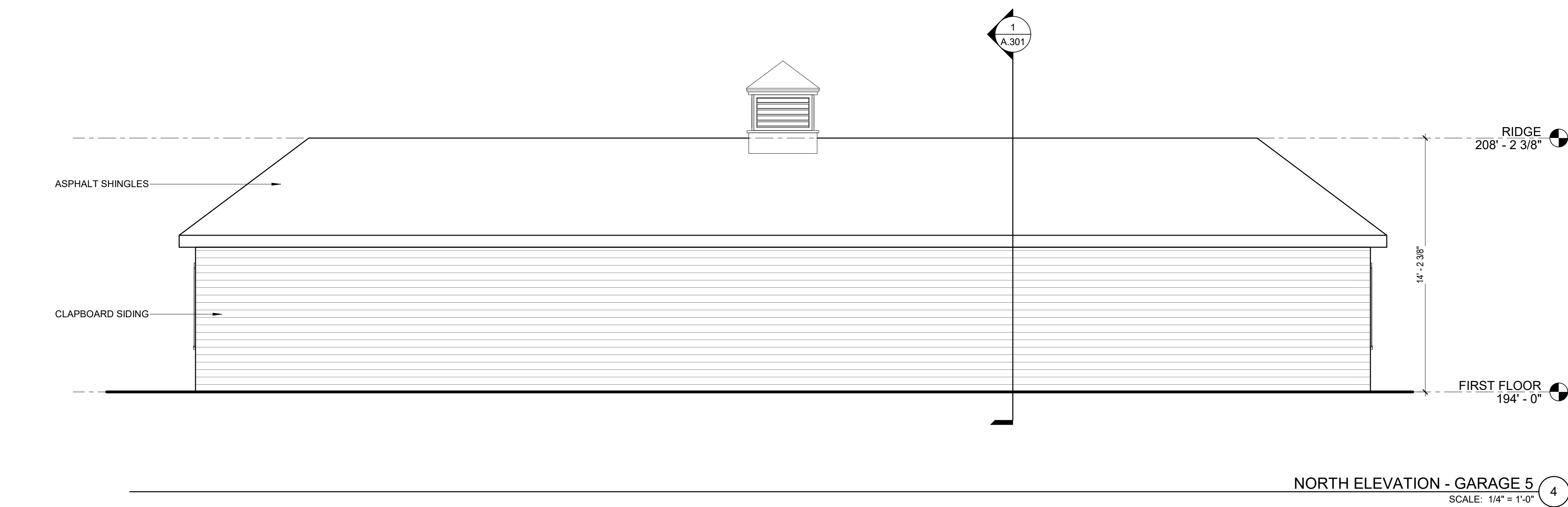
Sheet Number:

A.103

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Notes:

Architect's Stamp:

Project:
500 Main St
500 MAIN STREET
GROTON, MA 01471
Client:
500 MG, LLC
6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886
Project #:
21128
Scale:
1/4" = 1'-0"
Issue:
SITE ELIGIBILITY
Date:
03/23/2022

| Revisions: | Date: |
|------------|-------|
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Drawing Title:
BUILDING ELEVATIONS

Sheet Number:
A.201
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Notes:

Architect's Stamp:

Project:
500 Main St

500 MAIN STREET
GROTON, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

| Issue: | Date: |
|------------------|------------|
| SITE ELIGIBILITY | 03/23/2022 |
| | |
| | |

| Revisions: | Date: |
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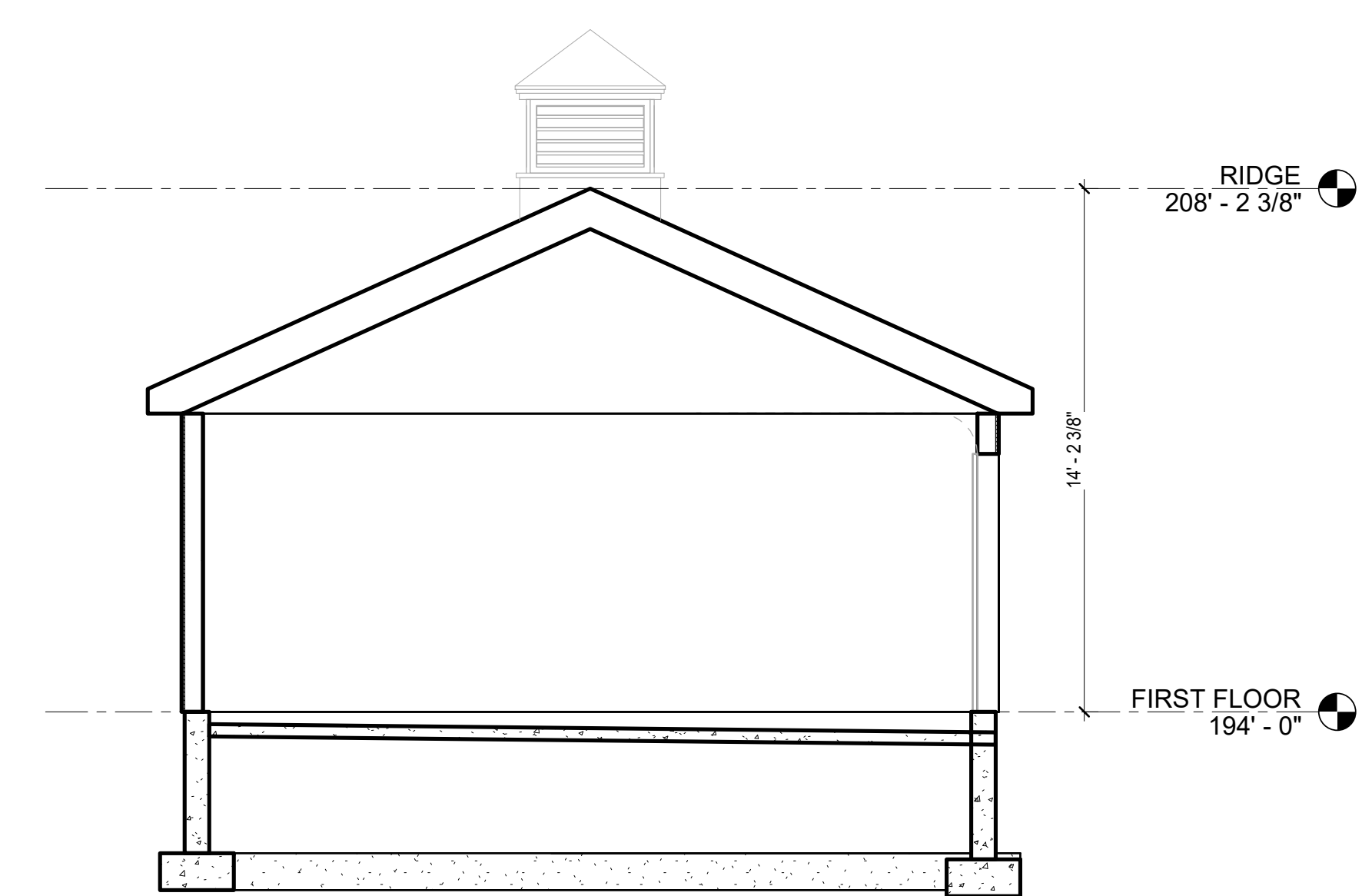
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BUILDING SECTIONS

Sheet Number:

A.301

 **MAUGEL ARCHITECTS**
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BUILDING SECTION 1
SCALE: 1/4" = 1'-0"

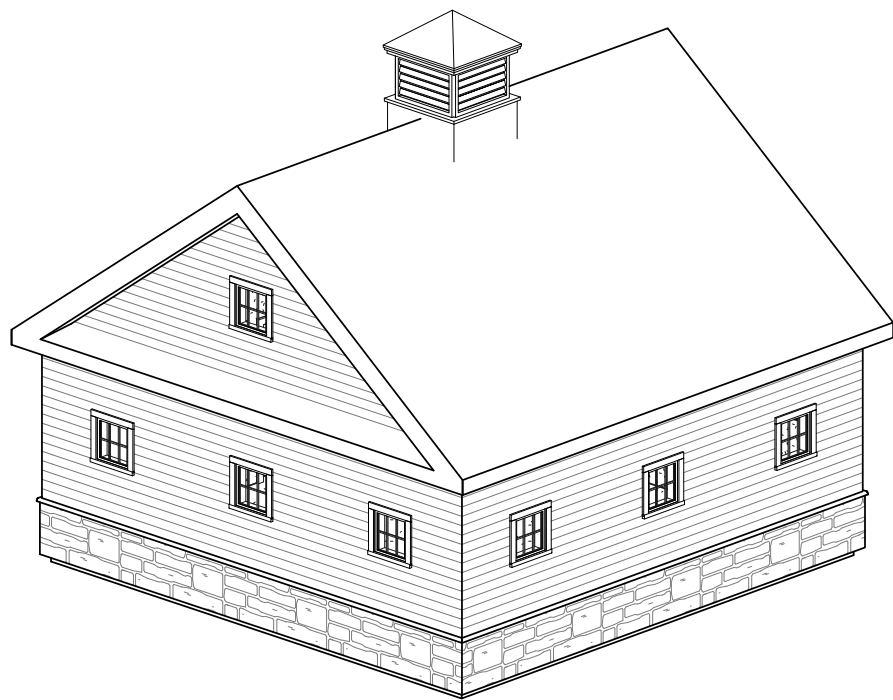
500 Main St - Maintenance

Project Address:
500 MAIN STREET
GROTON, MA 01471

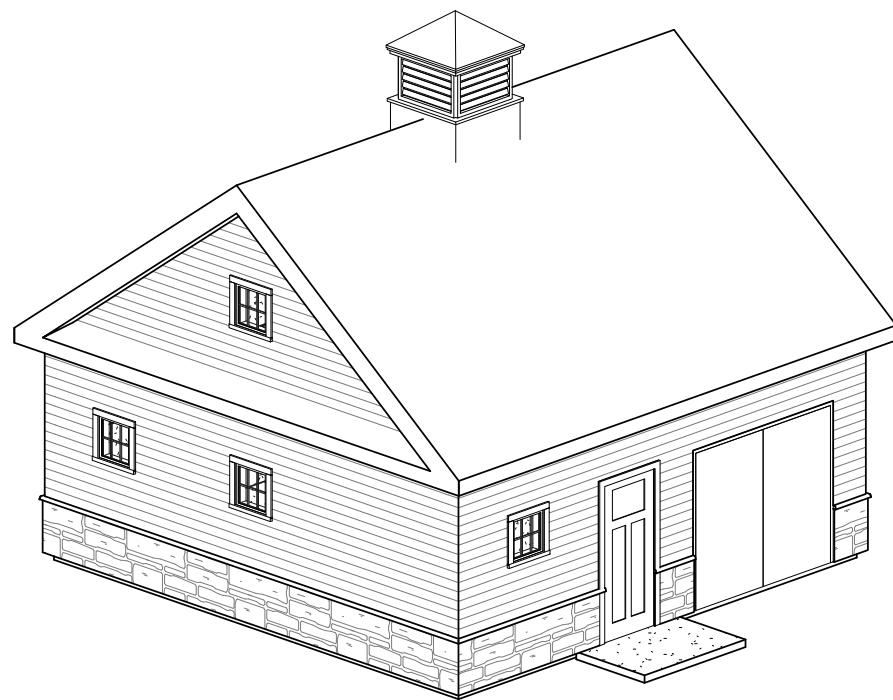
Architects Project # 21128
Issue Date: 03/23/2022

Project Team:
Architect:
Maugel Architects, Inc
200 Ayer Road, Suite 200
Harvard, MA 01451
Tel: (978) 456-2800

Client:
500 MG, LLC
6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886



3D - NORTHEAST ISOMETRIC
SCALE: 2

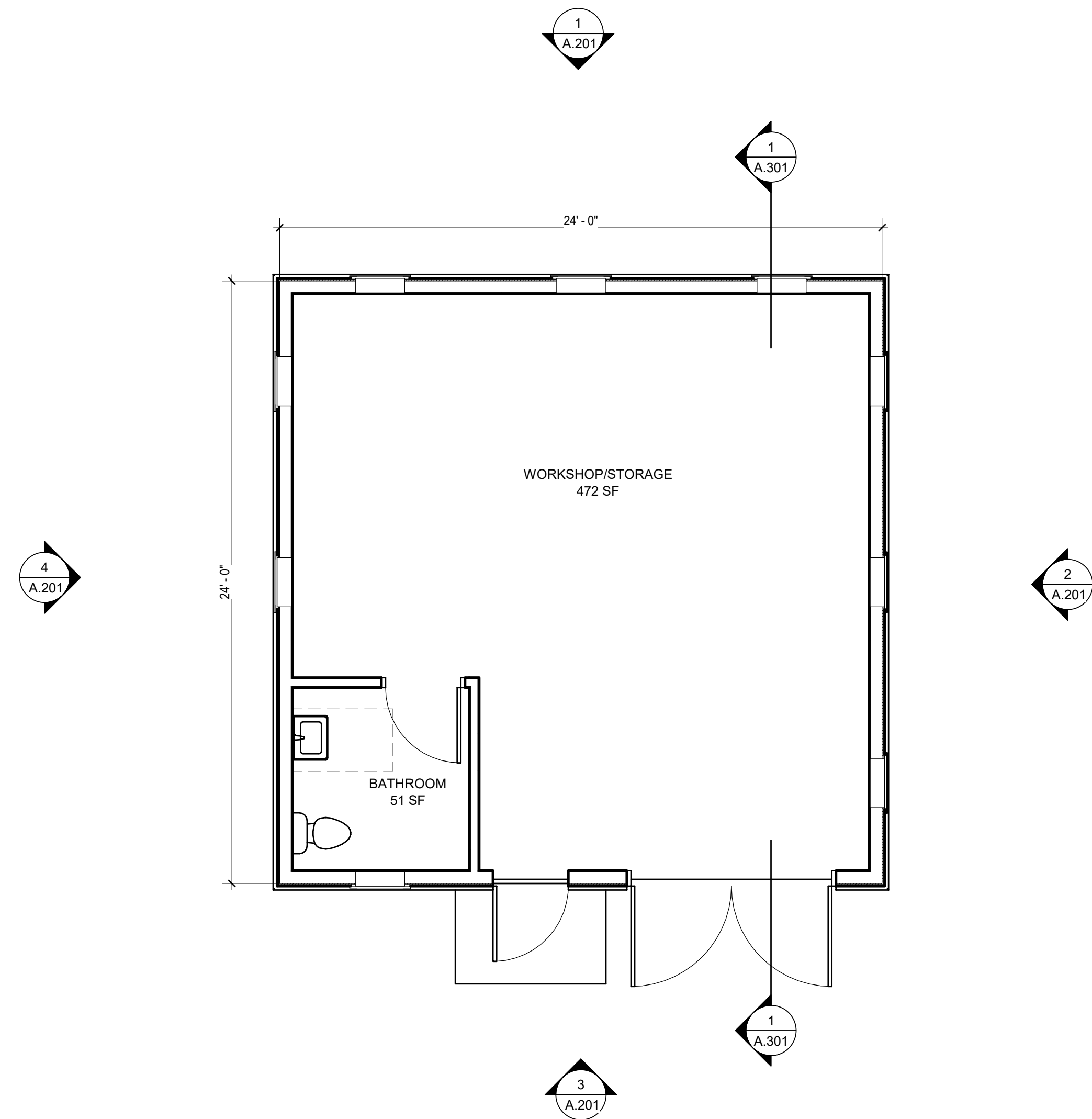


3D - SOUTHWEST ISOMETRIC
SCALE: 1

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Notes:

| CODE SUMMARY |
|---|
| - S-2 USE GROUP - TYPE VB CONSTRUCTION (COMBUSTIBLE NOT RATED) - 1 STORY ABOVE GRADE |



FIRST FLOOR PLAN - MAINTENANCE

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

1

Architect's Stamp:

Project:
500 Main St - Maintenance

500 MAIN STREET
GROTON, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

Scale: As indicated

| | |
|------------------|------------|
| Issue: | Date: |
| SITE ELIGIBILITY | 03/23/2022 |

Revisions: Date:

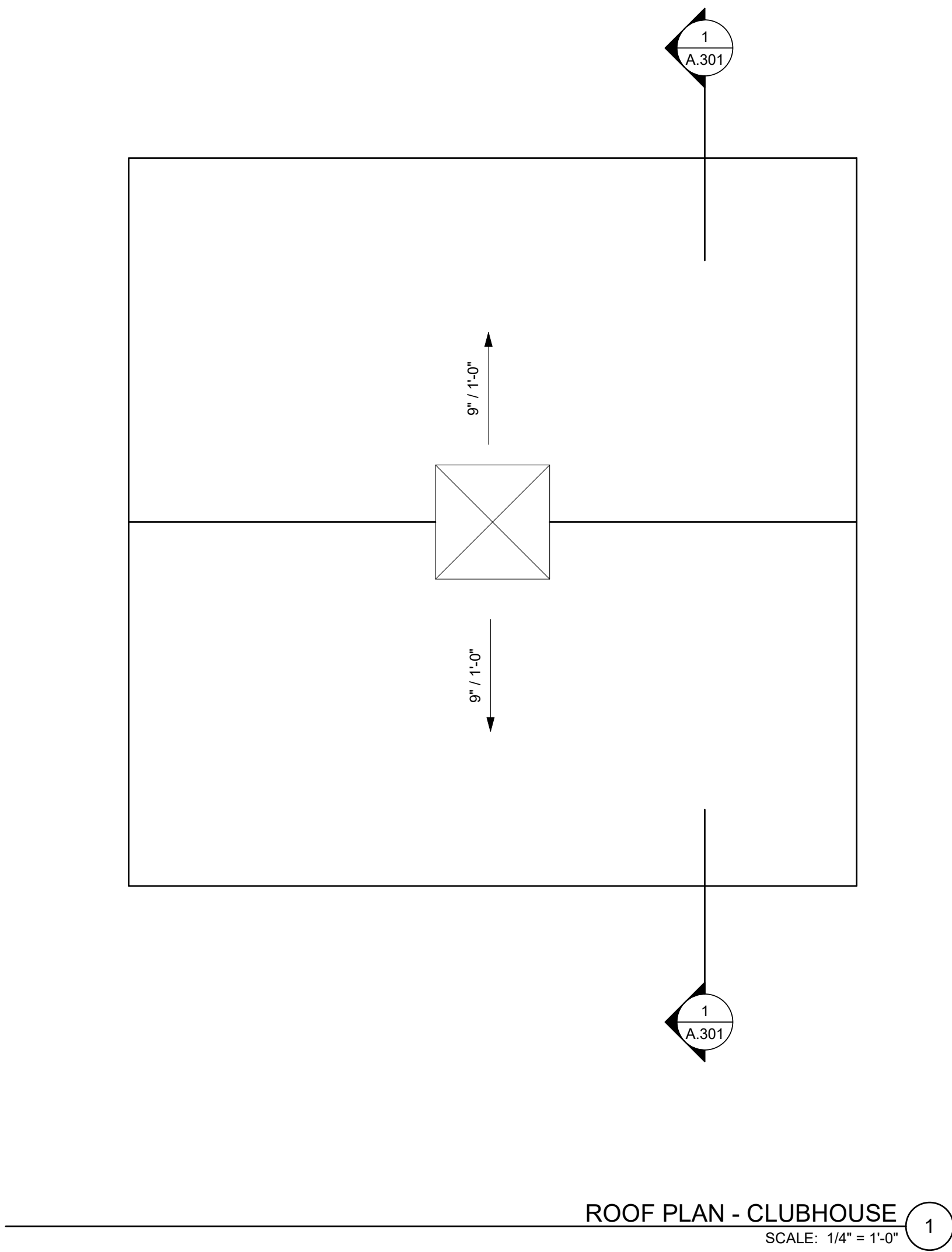
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FIRST FLOOR PLAN

Sheet Number:

A.101

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Notes:

Architect's Stamp:

Project:
500 Main St - Maintenance

500 MAIN STREET
GROTON, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue: Date:

SITE ELIGIBILITY 03/23/2022

Revisions: Date:

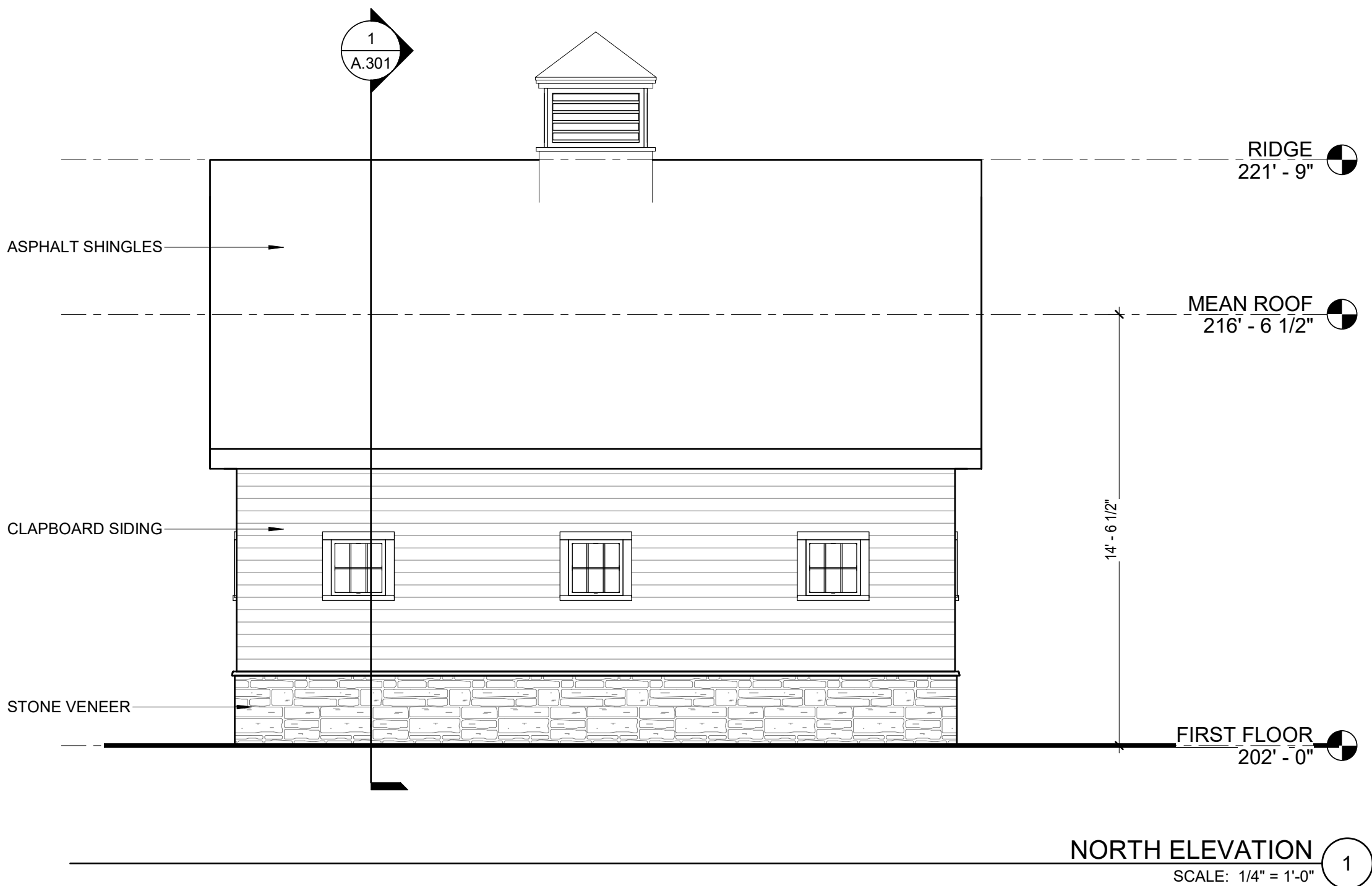
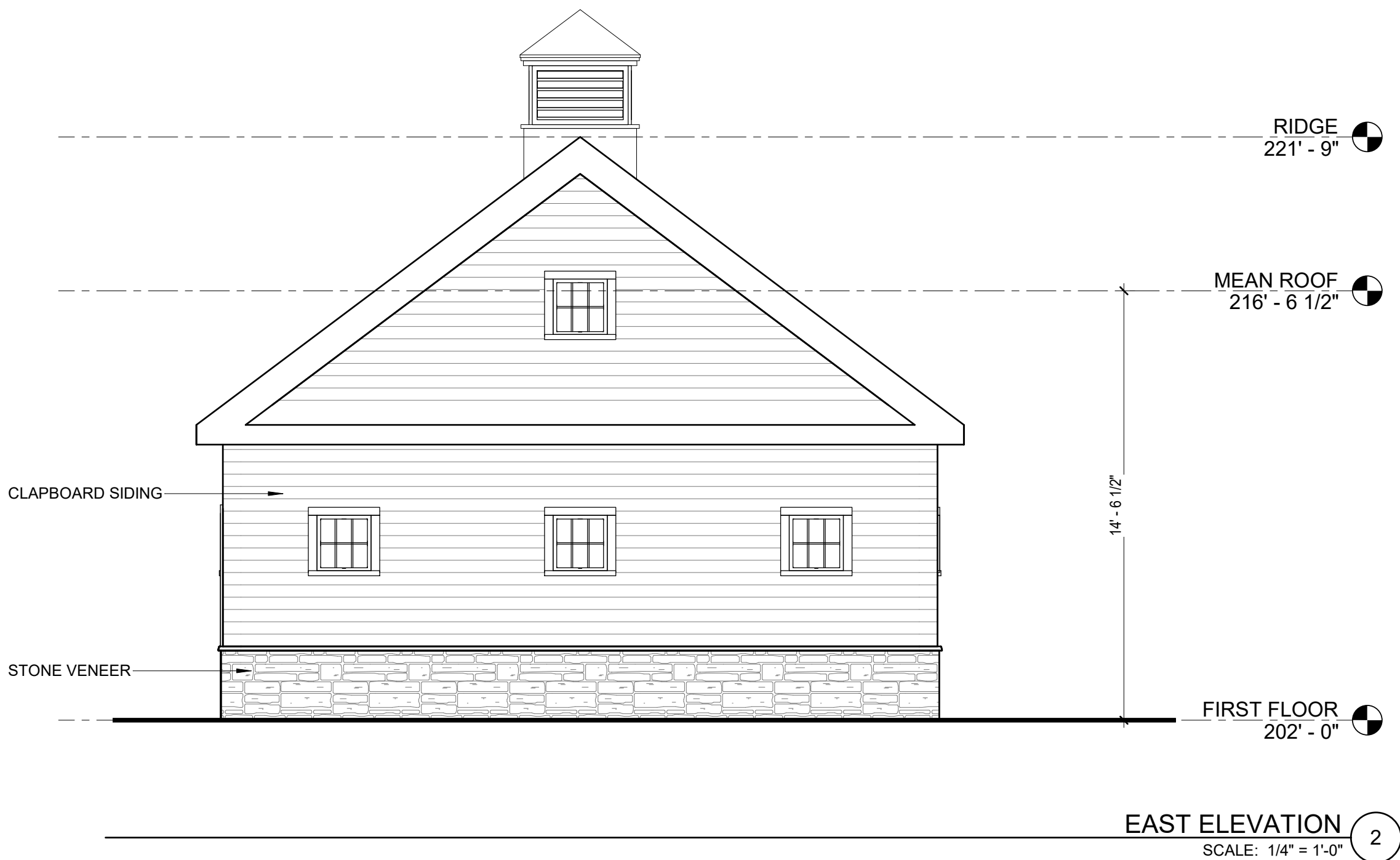
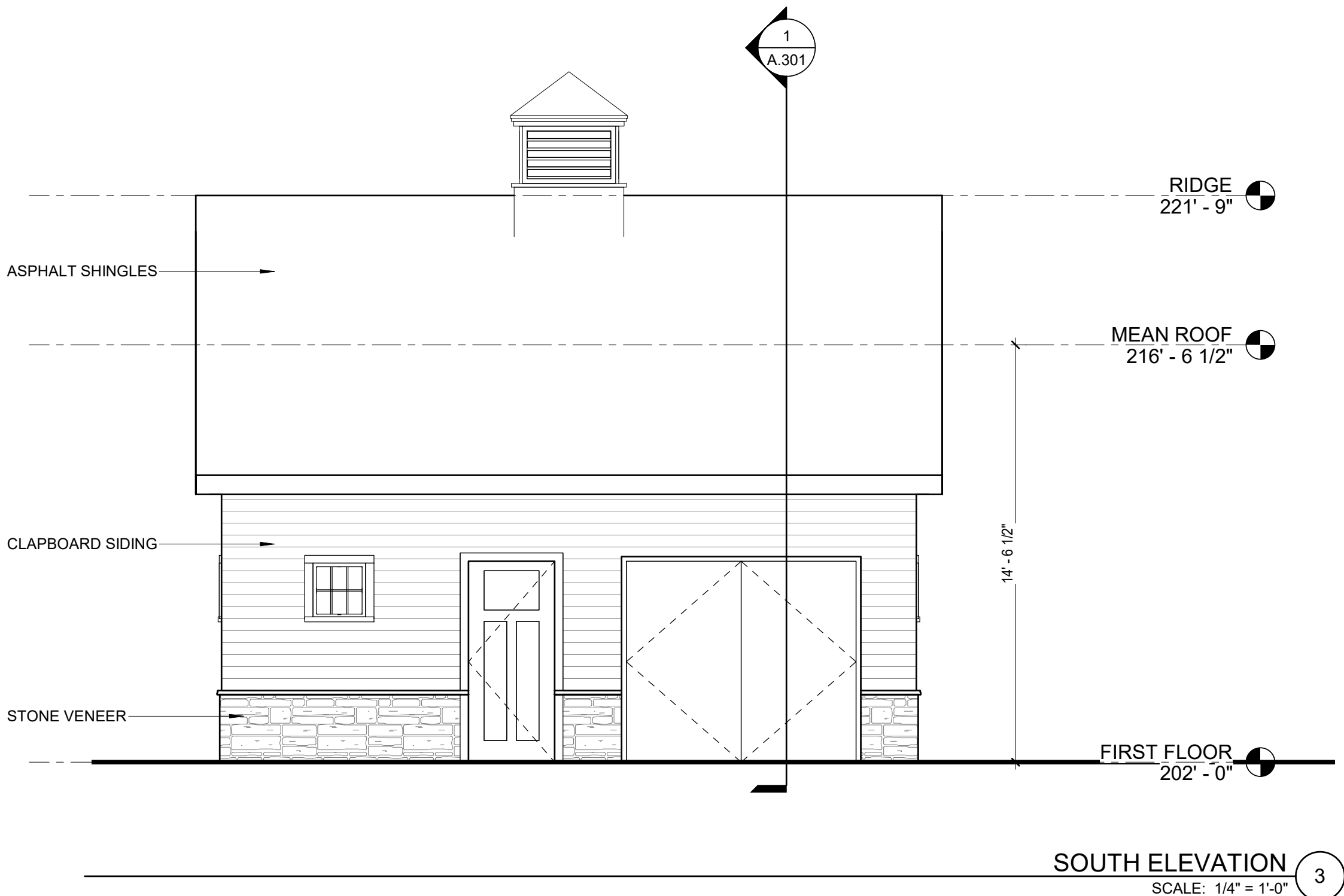
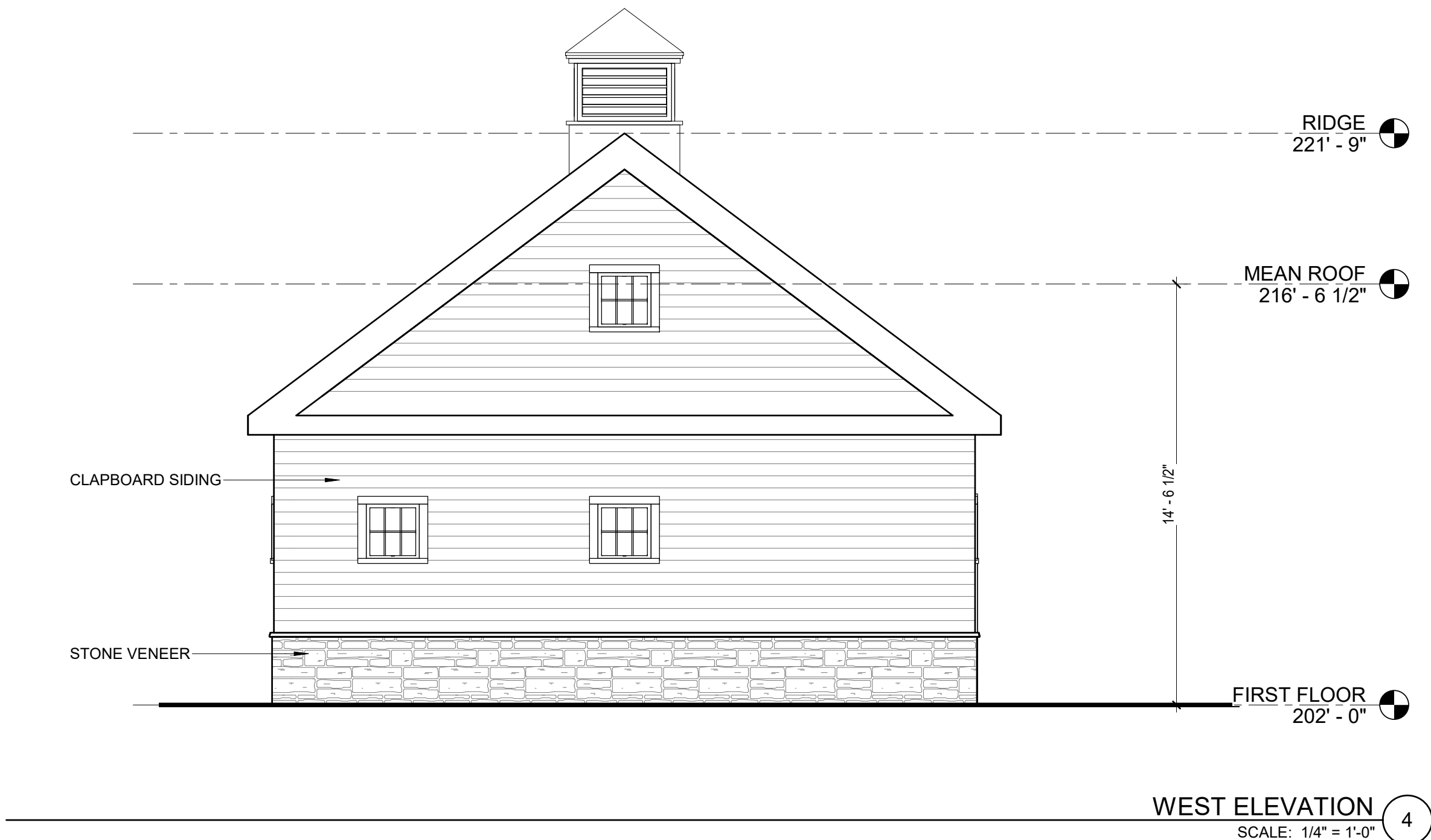
Drawing Title:
ROOF PLAN

Sheet Number:

A.103

MAUGEL ARCHITECTS
200 AYER ROAD | SUITE 200
HARDWARD, MA 01451
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Notes:

Architect's Stamp:

Project:
500 Main St - Maintenance

500 MAIN STREET
GROTON, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

Issue:

SITE ELIGIBILITY

Date:

03/23/2022

Revisions:

Date:

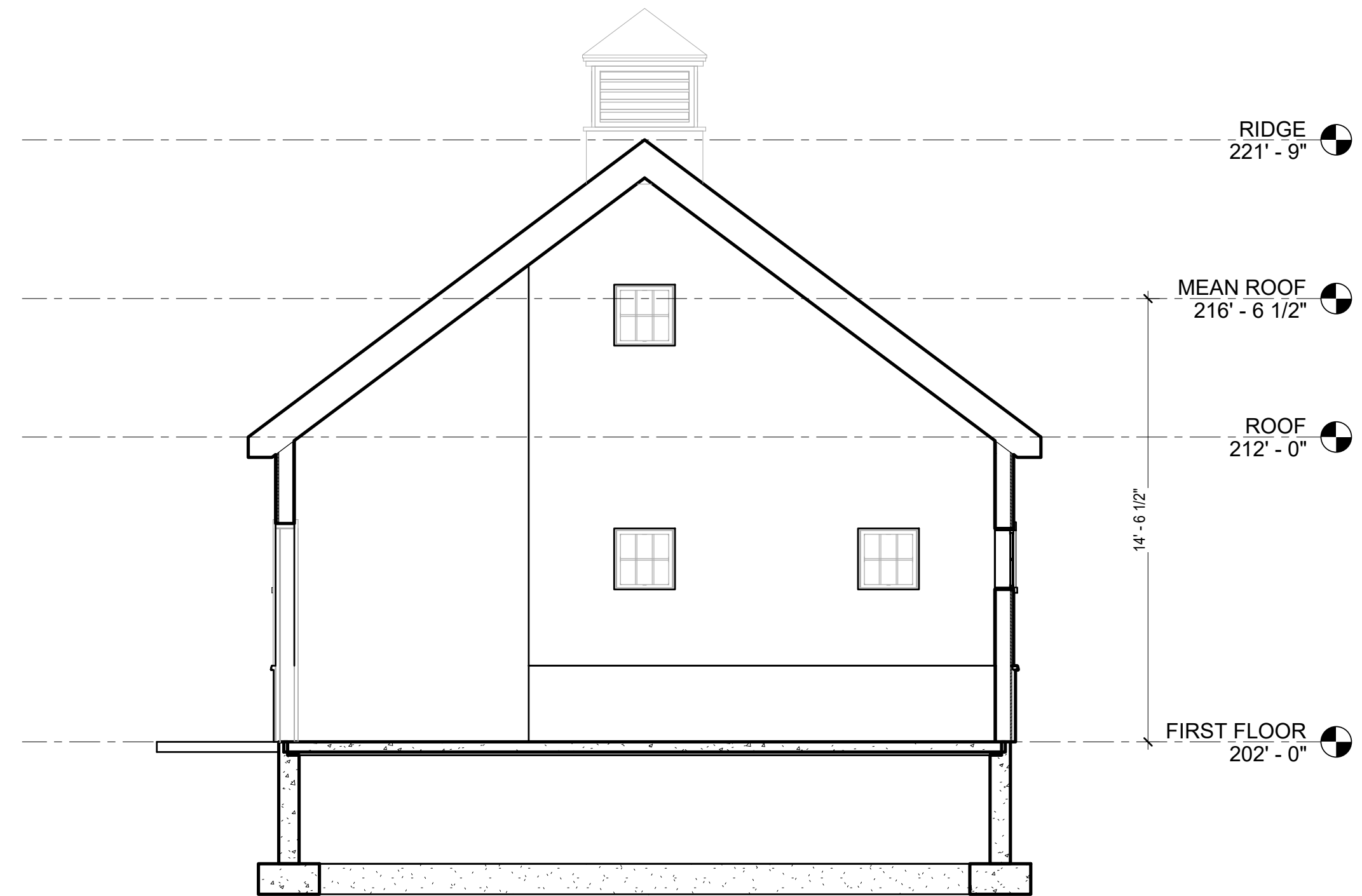
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ELEVATIONS

Sheet Number:

A.201

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BUILDING SECTION - MAINTENANCE 1
SCALE: 1/4" = 1'-0"

Notes:

Architect's Stamp:

Project:
500 Main St - Maintenance

500 MAIN STREET
GROTON, MA 01471

Client:
500 MG, LLC

6 LYBERTY WAY, SUITE 203
WESTFORD, MA 01886

Project #: 21128

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

| | |
|------------------|------------|
| Issue: | Date: |
| SITE ELIGIBILITY | 03/23/2022 |

| | |
|------------|-------|
| Revisions: | Date: |
|------------|-------|

Drawing Title:
BUILDING SECTION

Sheet Number:

A.301

 MAUGEL ARCHITECTS
200 AYER ROAD | SUITE 200
HARDWARD, MA 01451
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500 Main Street
Groton MA
Project Narrative

**The Groton Farms 40B
Rental
Project Narrative**

The Groton Farms 40B will consist of 200 rental units. This project will be funded by the New England Fund and will have 25% of the units restricted to occupants earning no more than 80% of the median income. The project will address a variety of demographic needs from young families to millennials and empty nesters and will be configured as follows:

Rental:

- 20 three-bedroom town home units
- 12 two-bedroom town home units
- 60 two-bedroom garden style units
- 108 one-bedroom garden style units

The project will consist of three, four (4) story 56-unit buildings which will each have elevators. All three of the multifamily buildings will be slab on grade. The project will also feature approximately 25 covered surface parking garages. The townhome units will consist of eight (8) 4-unit town home structures with single garages. Five percent (5%) of the garden style units in the rental portion will be handicap accessible and the remainder of the garden style units will be handicapped adaptable. The number of hearing-impaired units will meet state guidelines.

In addition, the project will contain a club house/management office which will serve the rental project and offer meeting space, business office, pool, playground and other amenities.

Locus:

The site consists of all of Assessor's Map/Parcel 216/95 and portions of Assessor's Map/Parcel 216/94, 216/96, 216/97, 216/102. The property consists of approximately 26.45 acres located on Main Street in Groton.

Existing Site Conditions:

This project will be built on the former location of the Deluxe Corporation. The property currently houses a one and two-story 128,396 square-foot office building. Additionally, there is a vacant two-story 2,673 square-foot former residential/office building with a basement located on the property. Both buildings have been vacant for 2 years. In addition to the buildings, the site consists of paved parking areas, access roads, along with wooded, wetland and landscaped areas. The larger building has been tested and contains asbestos. This is the limit of hazardous materials on the site.

Site Location and Environs: The property is located on the northeast side of Main Street. Across from the site (southeast) is occupied by commercial and multifamily residential buildings. To the east of the project sit 9 single family homes most of which are on Taylor Street. West and north of the property the land consists of primarily undeveloped woodlands with the exception of a building that houses a fitness center just to the west of the property on Main Street.

Wetlands: These areas act to collect the runoff from the existing site areas and ultimately discharge to the periphery of the site. The wetlands boundaries are as field delineated by Oxbow Associates, Inc. of Acton,

500 Main Street
Groton MA
Project Narrative

MA. An Abbreviated Notification of Resource Area Delineation (ANORAD) for the parcels was submitted and approved by the Groton Conservation Commission under DEP # CR 169-1231. The wetlands associated with the property are a mix of Bordering Vegetative Wetlands (BVW) and isolated vegetated wetlands (IVW). Nod Brook is located to the north of the property. The property slopes to the west and south toward current detention basins or forested palustrine wetlands that are located along the Site's periphery.

Habitat: The site is not mapped with any Estimated or Priority Habitats of Rare Species. There are no Certified Vernal Pools (CVP) mapped on or within the vicinity of the site. There are two potential vernal pools (PVP) located within one of the delineated wetlands. Evaluation of the two PVP's indicates that the basin likely would support Obligate species and would meet the requirements to be a CVP. The entire site is located in the Petapawaug Area of Critical Concern (ACEC).

Vegetation: The undeveloped area site vegetation is typical of forested wetland and upland areas. The southeast portion of the property is covered by maintained lawn. The topography gradually slopes toward the north with net drainage of the site directed towards Nob Brook. Forested wetland areas are populated by maples, birches and eastern hemlock or eastern white pine. Invasive species typical of unmaintained land in Massachusetts are prominent within the premises and include Asiatic bittersweet, Tatarian honeysuckle, European buckthorn and multiflora rose, among other species. Forested upland are populated by red oak, black oak and white oak, eastern white pine, red pine, Norway maple. The invasive species in upland are also characteristic of the area consisting of blackberry, bittersweet, goldenrod, garlic mustard multiflora rose, and other typical species.

Soils: The elevated portions of the site are gently sloping and generally comprised of Deerfield loamy fine sand, Montuak fine sandy loam, Newport Channery fine sandy loam and Merrimac Urban land complex. The soils are well or moderately well drained. Areas associated with the wetlands and low-lying portions of the property are generally Wareham loamy fine and Scarboro mucky fine sandy loam. These soils are poorly drained and typically located in depressions and drainageways.

Historic: Prior to the construction of the commercial building in 1978, the Site consisted of undeveloped wooded/wetlands, a horse track with stable buildings and three residential structures. The current (128,396 SF) building was used as office space until 2020 and is now vacant. Two of the three houses that existed prior to 1978 were demolished. The third house was converted to offices and is currently vacant. The site is not located in any of the Town of Groton's Historic districts.

Existing Utilities: There are public water supply, town sewer, telephone, cable, gas (Eversource) and electric (Groton Electric) services currently located on the site.

Access: The site has frontage with an existing curb cut along Main Street which is controlled by Mass Highway Department. The rental units will access the site via a modified version of the current driveway. A second form of egress will be provided through abutting property that is to be developed in conjunction with the 40B. The circulation in the interior of the site will be looped and designed to accommodate easy travel for the largest emergency vehicles and school buses with neither having to back up to turn.

Traffic: A traffic study has been commissioned and will be submitted to the Zoning Board during the hearings.

Site Utilities: The existing utilities are currently on the site from use by the previous building. These include, gas, water, sewer, electric, CATV/internet, telephone and other standard utilities. Fire protection will be provided by sprinkler services interior to the 3 apartment buildings as is required by code. Hydrants

500 Main Street
Groton MA
Project Narrative

will be installed along the roadway and interior to the site, as required by public safety regulations and in coordination with the Groton Fire Department.

Stormwater: A redesigned stormwater management system has been shown schematically on the Plans to illustrate there is sufficient area and elevations to mitigate stormwater impacts. The stormwater management system will be developed in accordance with Best Management Practices and in accordance with the DEP stormwater management standards. These standards require that stormwater be treated for water quality and controlled in terms of peak rate of runoff which may affect downstream abutters. These practices include Low Impact Development standards. Groundwater recharge will be provided within the detention basins as the soil conditions allow.

Waste Disposal: The rental project will have an on-site recycling and trash center where residents will be encouraged to recycle waste. It will include segregated recycling dumpsters, a general trash dumpster and information board relative to recycling and trash disposal.

Green Design & Implementation:

The development of a compact footprint, reduction of pavement, energy efficient systems and preservation of resource use all contribute to a green, lower carbon footprint. The development of a mix of multi-story buildings and town homes reduces the lot coverage per unit and building footprint per unit resulting in less building materials, construction waste, and upkeep on the land per unit. All buildings will feature advanced insulation and building envelope techniques. Appliances and lighting will be Energy Star Program approved. Mechanical Systems in apartments will be high efficiency units applicable to each use.

The site design will implement Low Impact Design techniques which are intended to increase water quality, increase localized recharge of rainfall/runoff and mitigate runoff to downstream areas. The stormwater management design will include both low impact development stormwater measures and stormwater technologies in the design of a stormwater treatment system. Where the water table and soils allow, runoff will be directed through vegetated swales to detention ponds to both provide the required treatment, infiltration and detention necessary to meet the Massachusetts Stormwater Management Standards. In areas where this is difficult or impossible, stormwater structures and innovative technologies will be used to capture, treat and direct flow to underground and/or surface detention for infiltration and to slow the rate of runoff to the receiving bordering vegetated wetlands.

Open Space & Landscaping:

The site design incorporates the Low Impact Development model, where formalized landscaping will be minimized to the areas around the proposed buildings. Landscape plants to be used will focus on a combination of native, drought and area tolerant species that still provide for seasonal color and character.

Lawn areas will be minimized, with a naturalized mix to be used along roadsides and around non-formal or maintained areas. All lawn mixtures will be of a drought tolerant species mixture, to reduce watering and maintenance requirements. All surfaces that are disturbed by construction will be stabilized by hardscape, plantings or other landscaping.

Open spaces are proposed throughout the project. This site currently consists of vacant buildings and parking areas. The project is proposed to substantially reduce the amount of impervious area on the site. Open space

500 Main Street
Groton MA
Project Narrative

areas that are currently covered by building or impervious material will be landscaped using best practices. Where no construction activities are proposed, the landscape will be kept in a natural condition, as permitted by good landscape and arbor-cultural practices.

Style, Massing, Screening:

Both the townhomes and the rental buildings will be built in a New England Style with sloped roofs and muted colors. This is a large site and much of the land is set back from Main Street. In addition, the wooded portions of the wetlands to the east have tall trees that will screen significant portions of the development from direct abutters. Where required, planted screening will be a combination of dense evergreens and deciduous trees/shrubs as designed in consultation with individual neighbors.

Club House and Maintenance Building:

The proposed club house will serve multiple functions: It will have a general-purpose room suitable for meetings, functions or other gatherings, and will house the administrative offices for the Rental portion of the project including rental office, management and general support facilities. The club house will also provide apartment residents access to a controlled, private pool facility, exercise room, adjacent grounds and patio space.

The proposed maintenance building will house equipment required to maintain the proposed project as well as attic stock and supplies for pool and landscape maintenance.

Tabular Zoning Analysis – 500 Main Street Groton MA

| | Required | Proposed | |
|---|-----------------|---------------------|------------------|
| Lot Area | 40,000 | 1,152,452 | |
| Frontage | 175 | 110 | |
| Front Setback | 20 | >20 | |
| Side Setback | 15 | >15 | |
| Rear Setback | 15 | >15 | |
| Max Impervious Coverage | 50% | 28% | |
| Max Building Height | 35 | 41'10.5" and 158'1" | |
| Number of Stories | 3 | 4 | |
| Max Gross Floor Area Ratio | na | 277,788.48 | |
| Units Per Acre | 2 | 8 | *7.56 calculated |
| Number of Parking Spaces Per Unit (min) | 1.5/unit | 1.8/unit | |
| Number of Parking Spaces Per Unit (max) | 3/Unit | 1.8/unit | |
| Total Number of Parking Spaces | 316 | 405 | |



TOWN OF GROTON

173 Main Street
Groton, Massachusetts 01450-1237
Tel: (978) 448-1111
Fax: (978) 448-1115

Select Board

Rebecca H. Pine, *Chair*
Alison S. Manugian, *Vice Chair*
Peter S. Cunningham, *Clerk*
John F. Reilly, *Member*
Matthew F. Pisani, *Member*

Town Manager
Mark W. Haddad

June 6, 2022

Mr. Michael Busby, Relationship Manager
Massachusetts Housing Finance Agency
One Beacon Street
Boston, MA 02108

RE: Proposed 40B – Redevelopment of Deluxe Property
500 Main Street
Groton, MA

Dear Mr. Busby:

I am the Town Manager for the Town of Groton and I am writing to you today in support of the proposal from Omni Properties to redevelop the former Deluxe Property, located at 500 Main Street, Groton, MA. It is my understanding that the redevelopment proposal is for the construction of 200 rental units, of which twenty-five (25%) percent will be affordable pursuant to Massachusetts General Law, Chapter 40B. I have reviewed the proposed development and I believe this proposal is in the best interests of the Town of Groton.

For the record, I believe this proposal will:

1. Will produce 50 units of deed restricted affordable housing, although 200 units will be added to the SHI List;
2. The 150 units of market rate housing units will provide needed rental housing in the Town of Groton at a price point lower than other rental units in Groton.
3. All units in the apartment buildings will be handicapped accessible; all of the townhomes will be designed to accommodate accessibility and aging-in-place (although they are not regulated by MAAB).
4. Future residents of this development may benefit from proximity to the Mill Run Plaza that has restaurants and shops to provide a high quality of life.

The Deluxe Property was once the highest taxpayer in the Town of Groton. This redevelopment will reestablish this property as the highest taxpayer in Town and provide needed tax revenue to the Town, while having a minimal impact on Town services.

Mr. Michael Busby
Redevelopment of Deluxe Property
Groton, MA
June 6, 2022
page two

In addition, the Developer of this property will work in conjunction with our Sewer and Water Departments to improve the Sewer Pump Station and Water Mains in the area to the benefit of the rate payers in Groton. All permit fees for this project will be paid to the Town, providing a needed boost to local revenues. I can not think of a better redevelopment project of this very important parcel in the Town of Groton.

I strongly recommend that the Massachusetts Housing Finance Agency move this project along for local approvals.

Thank you for your attention to this matter.

Sincerely,



Mark W. Haddad
Town Manager
Town of Groton

MWH/rjb



500 Main Street Groton, MA / Entrance Rendering / 07 April 2022

Nearly 30 Years of Shaping the Exceptional / 200 Ayer Road Suite 200 / Harvard MA 01451 / 978 456 2800 / MAUGEL.COM



500 Main Street Groton, MA / Axon Rendering / 07 April 2022

Nearly 30 Years of Shaping the Exceptional / 200 Ayer Road Suite 200 / Harvard MA 01451 / 978 456 2800 / MAUGEL.COM



500 Main Street Groton, MA / Axon Rendering / 07 April 2022

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Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

| | |
|--|----------------------|
| Document Number | : 200895 |
| Document Type | : DEED |
| Recorded Date | : September 09, 2021 |
| Recorded Time | : 11:47:56 AM |
| Recorded Book and Page | : 78658 / 210 |
| Number of Pages(including cover sheet) | : 7 |
| Receipt Number | : 2715171 |
| Recording Fee (including excise) | : \$13,151.00 |

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 09/09/2021 11:47 AM
Ctrl# 345921 19868 Doc# 00200895
Fee: \$12.996.00 Cons: \$2.850.000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

DELUXE CORPORATION, a Minnesota Corporation with a principal place of business located at 3680 Victoria Street North, Shoreview, Ramsey County, Minnesota, for full consideration of Two Million Eight Hundred Fifty Thousand and 00/100 Dollars (\$2,850,000.00) paid, grant to 500 MG LLC, a Massachusetts limited liability company with a principal place of business located at 6 Lyberty Way, Suite 203, Westford, Middlesex County, Massachusetts,

with Quitclaim Covenants,

the land and buildings thereon situated in Groton, Middlesex County, Massachusetts, more particularly described in Exhibit A attached hereto.

PROPERTY ADDRESS: 500 Main Street, Groton, MA 01471

Said premises are conveyed subject to and with the benefit of easements, rights and restrictions of record, insofar as the same are now in force and applicable, and to real estate taxes and other municipal assessments not yet due and payable.

The Grantor herein certifies that the premises do not constitute all or substantially all of its assets situated in the Commonwealth of Massachusetts and that this transfer is being made in the ordinary course of the Grantor's business.

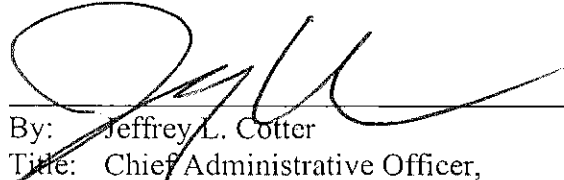
Meaning and intending to convey the same premises conveyed to the Grantor by quitclaim deed of Deluxe Business Operations, Inc. dated December 19, 2013 and recorded with the Middlesex South Registry of Deeds in Book 63144, Page 174.

[Signature Page to Follow]

500 Main Street, Groton MA

Executed as a sealed instrument this the 7TH day of SEPTEMBER, 2021.

DELUXE CORPORATION,
a Minnesota Corporation,


By: Jeffrey L. Cotter
Title: Chief Administrative Officer,
Sr. Vice President, General Counsel and
Secretary

STATE OF MINNESOTA

COUNTY OF HENNEPIN, ss

This instrument was acknowledged before me on SEPTEMBER 17, 2021 by
Jeffrey L. Cotter, as Chief Administrative Officer, Sr. Vice President, General Counsel and
Secretary of Deluxe Corporation, a Minnesota Corporation.



(seal)


Notary Public

Name: _____

My Commission Expires: _____

EXHIBIT ALegal DescriptionPARCEL I

A certain parcel of land with the buildings, structures and improvements thereon situated in the Town of Groton, County of Middlesex, Massachusetts, being more particularly bounded and described as follows:

| | |
|---------------|--|
| NORTHERLY | by land now or formerly of John J. Franczek as shown on a plan hereinafter mentioned, nine hundred forty-nine and 89/100 (949.89) feet; |
| EASTERLY | by land now or formerly of said Franczek generally following the wire fence as shown on said plan, one thousand thirty-five and 61/100 (1,035.61) feet; |
| SOUTHERLY | by land formerly of Ethel F. Taylor, Taylor Street and land formerly of Mayo A. and Laries B. Darling as shown on said plan, seven hundred twenty-four and 69/100 (724.69) feet; |
| WESTERLY | by land formerly of Fred A. and Isabel Porter as shown on said plan, two hundred and 19/100 (200.19) feet; |
| SOUTHERLY | by land formerly of said Porter, five hundred two and 30/100 (502.30) feet; |
| WESTERLY | by Route 119 as shown on said plan, two hundred sixty-eight and 71/100 (268.71) feet; |
| NORTHERLY | by land formerly of Sidney L. and Charlotte L. Carkin as shown on said plan, three hundred seventy-six and 26/100 (376.26) feet; |
| WESTERLY | by land formerly of said Carkin and by land now or formerly of John M. and Elizabeth T. Crowley as shown on said plan, four hundred thirty-one and 02/100 (431.02) feet; and |
| NORTHWESTERLY | by land now or formerly of said Crowley, three hundred twenty-one and 92/100 (321.92) feet; |

Said Premises contain 27.144 acres of land, more or less and are shown on a plan entitled "Plan of Land in Groton, Mass. (Middlesex County), Oct. 25, 1977 Scale 1' = 100', Robinson & Fox, Civil Engineers – Land Surveyors" recorded with the Middlesex South Registry of Deeds in Plan Book 1977, Page 1358.

PARCEL II

That certain parcel of land with the buildings, structures and improvements thereon in Groton, Middlesex County, Massachusetts shown as Lot "B" on a plan entitled "Plan of Land in Groton, Mass. Scale 1" = 80' dated January 2, 1981 (revised April 6, 1981) Dana F. Perkins and Assoc. Inc., Civil Engineers and Surveyors" recorded with the Middlesex South Registry of Deeds in Plan Book 1981, Page 357, bounded and described as follows:

| | |
|-----------|--|
| WESTERLY | by Main Street, one hundred sixty-eight and 96/100 (168.96) feet; |
| NORTHERLY | by land formerly of Forrest O. and Helen E. Johnson, five hundred three and 13/100 (503.13) feet and by other land of New England Business Service, Inc., now known as Deluxe Business Operations, Inc., four hundred fourteen and 20/100 (414.20) feet; |
| EASTERLY | by Lot "C" on said plan, one hundred seventy-one and 53/100 (171.53) feet; |
| SOUTHERLY | by land now or formerly of Floyd A. and Eleanor Burrill, one hundred eighty and 39/100 (180.39) feet and six hundred thirty-four and 6/100 (634.06) feet. |

Said parcel contains 3.21 acres or land, more or less according to said plan.

PARCEL III

The land with the buildings, structures and improvements thereon in Groton, Middlesex County, Massachusetts situated on Taylor Street and shown as Lot "C" on a plan entitled "Plan of Land in Groton, Mass. Scale 1" = 80' dated January 2, 1981 (revised April 6, 1981) Dana F. Perkins and Assoc. Inc., Civil Engineers and Surveyors" recorded with the Middlesex South Registry of Deeds in Plan Book 1981, Page 357.

Said premises are bounded and described, according to said plan, as follows:

Beginning as a point on said Taylor Street as corner of land of Floyd A. & Eleanor Burrill, as shown on said plan:

Thence S 80° 00'49" E 313.45 feet by land now or formerly of one Carbo to a corner;

Thence N 06° 29'48" E 383.29 feet by land now or formerly of Franczek to a corner;

Thence S 79° 06'50" W 310.49 feet by land of New England Business Service, Inc. now known as Deluxe Business Operations, Inc. to a corner;

Thence S 09° 59' 11" W 271.95 feet to the point of beginning.

Containing 2.28 acres of land, more or less, according to said plan.

PARCEL IV

A certain parcel of land with the buildings, structures and improvements thereon, situated in Groton, Middlesex County, Massachusetts, and bounded and described as follows:

Situated on the Easterly side of the road leading from Groton to the former Hollingsworth Paper Mill in Groton, Middlesex County, Massachusetts and bounded and described as follows:

BEGINNING at the Southwesterly corner of the granted premises at an iron pipe at the Easterly side of the road at the corner of land formerly of Michael Donahue; thence running in a

NORTHERLY direction by said Road, Two Hundred (200) feet to an iron pipe at land formerly of Frank H. Wright; thence running in an

EASTERLY direction by said Wright land, Five Hundred (500) feet to an iron pipe; thence running in a

SOUTHERLY direction by said Wright land, Two Hundred (200) feet to an iron pipe at said land formerly of Donahue; thence running in a

WESTERLY direction by said Donahue land, Five Hundred (500) feet to the point of beginning.

Said parcel contains 100,000 square feet or land, more or less.

PARCEL V

A certain parcel of land with the buildings, structures and improvements thereon situated in Groton, Middlesex County, Massachusetts containing about fifteen acres, more or less, and bounded and described as follows:

Beginning at a point on the easterly side of the main road leading from Groton to Townsend at land of the Town of Groton (being school house lot formerly called No. 15):

Thence northeasterly by said lot about eight rods;

Thence northeasterly by land late of J.M. Hollingsworth, deceased, about ten rods to an oak tree;

Thence in the same direction by said Hollingsworth land to a stone bound at land formerly of S.W. Rowe, deceased;

Thence easterly by said Rowe land to a stone bound at land late of Charles Prescott, deceased;

Thence southerly by said Prescott land to a stone set in the ground at land formerly of John Reidy, deceased;

Thence westerly by said Reidy land to a stone bound at said road;

Thence northerly by said road to the point of beginning.

Excepting about one acre of land contained in the above description which was conveyed by Walter Shattuck to Bridget Carrig by deed dated June 9, 1870 and recorded with Middlesex South District Deeds, Book 1119, Page 341.

Exception also that land contained in the above description which was conveyed to Sidney L. Carlin and Charlotte L. Carlin to George H. Pierce by deed dated December 14, 1935 and recorded with Middlesex South District Deeds, Book 6001, Page 305.



March 24, 2022

John Amaral
Omni Properties LLC
6 Lyberty Way, Suite 203
Westford MA 01886

RE: 500 MG LLC
500 Main Street, Groton, MA

Dear Mr. Amaral:

This letter shall confirm Enterprise Bank's interest in financing the above proposed project, which will include 168 garden style units in 3 buildings and 32 townhomes in 8 buildings, for a total of 200 units. The project will include 25% of the units that will designated as affordable to residents at 80% of area median income.

As a FHLBB Member Bank, Enterprise would finance the construction of this project through the New England Fund (NEF) program and shall comply with all NEF requirements.

If you should require anything further, please contact me at 978-656-5665.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Patty LoFaro Wilson'.

Patty LoFaro Wilson
Senior Vice President
Regional Commercial Lending Manager

Groton Competitive Rental Analysis

April 7, 2022

Recap

| Unit type | Subject | | | Bell Westford | | | Paddock Estates | | | Avalon Acton II | | | Village Green | | | Princeton Westford | | | Tara Helghts | | |
|---------------|-----------------|---------|-----------|---------------|---------|-----------|-----------------|---------|-----------|-----------------|---------|-----------|---------------|---------|-----------|--------------------|---------|-----------|--------------|---------|-----------|
| | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF |
| Studio | | 558 | | | | | | | | | | | | | | | | | 0 | 0 | #DIV/0! |
| | Indicated rent: | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF |
| | \$ 2,373 | | 4.25 | N/A | | | N/A | | | N/A | | | | | | | | | \$ - | | #DIV/0! |
| One Bedroom | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF |
| | | 794 | | 2411 | 725 | \$3.33 | 2238 | 1063 | \$2.11 | 2699 | 1063 | \$2.54 | 2248 | 806 | \$2.79 | 2200 | 740 | \$2.97 | 2002 | 784 | \$2.55 |
| | Indicated rent: | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF |
| Two Bedroom | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF |
| | | 1295 | | 3340 | 1237 | \$2.70 | 2808 | 1177 | \$2.39 | 3714 | 1637 | \$2.27 | 2661 | 1182 | \$2.25 | 2895 | 1152 | \$2.51 | 2427 | 1099 | \$2.21 |
| | Indicated rent: | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF |
| Three Bedroom | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF |
| | | 1545 | | | | | 3160 | 1446 | \$2.19 | | | | | | | | | | 4970 | 1247 | \$3.99 |
| | Indicated rent: | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | Onl | Adj. RPSF | Adj. Rent | | Adj. RPSF | Adj. Rent | | Adj. RPSF |
| | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF | Rent | Sq. Ft. | RPSF |
| | | | | | | | | | | | | | | | | | | | | | |
| | \$ 4,423 | | 2.86 | | | | \$ 3,574 | | 2.47 | | | | \$ 3,537 | | | \$ - | | | \$ 5,829 | | 4.67 |

Garden Unit Type:

| | Sq. Ft. | Rate |
|-----------------|---------|------|
| A 2BR | 1111 | 2705 |
| B 1BR | 704 | 2136 |
| C 1BR | 794 | 2409 |
| D1 & D2 1BR+Den | 926 | 2528 |
| E 2BR | 1273 | 3100 |
| F 2BR | 1295 | 3153 |
| G Studio | 558 | 1862 |

Only one comp - projected from 1 BR

Townhome Type

| | Sq. Ft. | Rate |
|----------|---------|------|
| A 3BR TH | 1545 | 4423 |
| B 2BR TH | 1465 | 4194 |
| C 3BR TH | 1655 | 4738 |
| D 3BR TH | 1630 | 4667 |

**OMNI DEVELOPMENT LLC
&
OMNI PROPERTIES LLC**

**MULTIFAMILY DEVELOPMENT
AND
REAL ESTATE HIGHLIGHTS**



OMNI DEVELOPMENT LLC

**6 LYBERTY WAY
WESTFORD MA 01886
978.369.4884**

WWW.OMNIPROPERTIES.COM



Omni Properties LLC and Omni Development LLC together (Omni) are full service Real Estate Companies with a strong focus on multifamily development. Omni's businesses include commercial and residential real estate development, commercial and residential brokerage, development consulting, and property management. Omni operates as a developer for its own account as well as on a joint venture basis.

Omni's expertise includes land entitlement and development as well as the construction, financing and management of multifamily, retail, office and childcare properties. Omni assembles and manages teams of engineers, architects, lawyers, bankers, environmental consultants, real estate brokers, and appraisers to achieve superior results.

Omni's Partners have varied backgrounds and over 90 years of cumulative experience in the real estate industry. The combination of the partners' multifamily management, entitlement, construction, and finance expertise along with local real estate knowledge provides a strong basis for success.

Omni has developed numerous projects under various entity names:

- VGR LLC
- VGL LLC
- 128 Main Street LLC
- 120 Boston Road LLC
- 55 SS LLC



OMNI DEVELOPMENT LLC

MULTI-FAMILY DEVELOPMENT

VILLAGE GREEN LITTLETON

Between 2011 and 2015 Omni assembled and entitled a 56-acre development parcel in Littleton MA. The Development consists of 3 separate projects designed to share a single wastewater treatment facility and other common infrastructure.

The core of the development is Village Green Littleton, a 144-unit class A 40B rental complex with amenities consisting of 66 one bed, 66 two bed and 12 three bed units housed in three 48-unit buildings. Two of the buildings are 4 story slab on grade construction and one building is a four story building over structured parking.

In addition to the 144-unit rental complex, Omni entitled a 56-unit 40B condominium development and a 24-unit subdivision that were built concurrently with the apartment development. Both the condominium and subdivision were sold and built by others.



OMNI DEVELOPMENT LLC

MULTI-FAMILY DEVELOPMENT

NAGOG 40B ACTION, WESTFORD, & LITTLETON



In the early 2000's Omni assembled 85 acres of land from multiple sellers and entitled 380 rental apartments in Acton and Westford and 64 condominiums in Acton.

The development presented a variety of challenges including questionable access rights, lack of municipal sewer, no municipal water on the Westford side, and regulated habitat for the blue spotted salamander. Omni identified all the challenges at the outset and created workable solutions for each.

The 85 acres was sufficient land to permit a wastewater treatment facility, create a conservation restriction to protect salamander habitat and allow the project to proceed. Omni also negotiated an agreement for access rights through Nagog Park, negotiated an agreement with Littleton Light and Water to provide municipal water to the Westford side of the project, and received 40B permits from two towns.

Omni sold the land and permits to Avalon Bay in 2006 and Avalon constructed the project now known as Avalon Acton.



OMNI DEVELOPMENT LLC

MIXED-USE DEVELOPMENT

VILLAGE GREEN TEWKSBURY



Omni's mixed-use "Village Green" development demonstrates Omni's vision, market knowledge, permitting expertise and financial acumen. In 2003, Omni purchased 30,000 square feet of office space and 4.5 acres of land with frontage on MA Route 38 and subsequently acquired 3 additional single-family homes with frontage on Route 38. Omni's vision was a community-oriented development which would take advantage of the demographics, the traffic on MA Route 38 and the proximity to the town center and middle school.

Village Green became a 10-acre, 6 building, 145,000 square foot, mixed-use development. The project consists of two rehabbed multi-tenant office buildings totaling 30,000 feet, a 10,000 square foot childcare center, a 20,000 square foot retail/service building, a bank and a 56-unit 40B apartment building. Tenants include a local childcare operator, Saints Hospital Family Medical, other specialty medical and dental tenants, credit union, restaurant, tanning salon, insurance agency, dance studio, beauty salon, women's fitness franchise, butcher/convenience store, music studio and a variety of office tenants.



OMNI DEVELOPMENT LLC

GROTON INN AND FORGE & VINE RESTAURANT

GROTON



When the oldest operating inn in the country was destroyed by fire in 2011, Omni decided to create an upgraded version of this historic landmark. The Groton Inn “rose from ashes” with help from the Town of Groton, the Historic District Commission (HDC), dozens of investors, the Migis Hotel Group and the hard work of our development team.

Omni purchased the property a few years after the inn burned down and went through several iterations of design before gaining agreement on the final concept. The team completed the permitting process which included approvals from HDC, Planning Board, Conservation Commission and SWM Committee. Site work began in late 2016, construction started in early 2017 and The Groton Inn opened for business in May of 2018.

The goal was not to reproduce the old inn but to create a new landmark that shared the styles of the past while integrating the amenities of today. The Groton Inn, with an exterior that is similar in appearance to the original, has many upgrades and provides first class amenities for lodging as well as corporate and leisure events.



The site of The Groton Inn provided Omni with the ideal location for a new restaurant to service Inn guests. Forge & Vine overlooks the scenic Gibbet Hill and offers a menu designed to delight your senses. Omni permitted and managed the design and construction of the restaurant. Design features include 250-year old reclaimed barn wood bar top, polished concrete floors, exposed steel trusses and an open kitchen with a custom wood burning grill.

The collaboration between the various Town of Groton boards, Historic District Commission, and the development team was instrumental in the design and completion of the restaurant which opened in November of 2018.



OMNI DEVELOPMENT LLC

MERCHANT BUILDER PROJECTS – CHILD CARE

MASSACHUSETTS



Omni, either jointly with venture partners or on its own, operates as a merchant builder within the childcare niche. The merchant builder strategy entails developing and leasing facilities with a goal of selling within 1 to 5 years of completion. Omni has developed the following Childcare Centers:



| | <u>Location</u> | <u>Year Sold</u> |
|-------------------------|-----------------|------------------|
| Knowledge Beginnings | Tewksbury | 2006 |
| Bright Horizons | Newburyport | 2005 |
| Bright Horizons | Boxboro | 2007 |
| Little Sprouts | N. Andover | 2011 |
| The Learning Experience | Chelmsford | 2008 |
| The Learning Experience | Danvers | 2012 |
| The Learning Experience | Billerica | 2012 |
| The Learning experience | Littleton | 2012 |



OMNI DEVELOPMENT LLC

DEVELOPMENT CONSULTING PROJECTS



Client: D'Ambrosia Enterprises

Omni Properties provided development and financing services for the development of an 80,000 square foot facility in Devens Massachusetts. Omni negotiated the acquisition of the land from MassDevelopment, assembled and oversaw the team of development professionals (architect, engineers, and general contractor), negotiated leases, and secured financing.

Client: Metro Credit Union

In 2005, Metro entered into an agreement to purchase a pad site within Village Green for a new branch. Metro also retained Omni to arrange architectural design services and obtain building permits for the Tewksbury site. Based upon the relationship developed at Village Green, Metro subsequently engaged Omni to assist in executing expansion into additional locations. Metro retained Omni to locate, acquire, permit and develop branch locations in Framingham, Lynn, Chelsea, and Boston.



OMNI DEVELOPMENT LLC

PROJECT PERMITTING



Walpole 40B – 268 Units Rental and Ownership

55 SS LLC, a development entity within Omni Properties received 40B Comprehensive Permit for 268 Units in the Town of Walpole in 2021. The project consists of both Rental and Ownership affordable housing. The rental portion (212 units) is a mix of multifamily buildings (2 5-story buildings) and townhomes (11 4 & 6-unit buildings). The Ownership side of the project has single family and duplex units for a total of 56 homes.

The project building permits have not been pulled as of the date of this writing.

THE PARTNERS

John Amaral (Groton, MA) John is a founding member of Omni Properties, LLC. John's focus within the company is development consulting, financing, brokerage services and real estate development. John's experience in the financial industry adds a significant dimension to the services that Omni provides. He has played a substantial role in the acquisition, permitting and construction of many of the company's recent projects including The Groton Inn, Forge & Vine Restaurant, Medical Office space in Groton as well as several other projects. John's strongest points during construction are management of the process, negotiation of contracts, communication with the contractor and creating a team that produces successful projects.

Prior to starting Omni, John worked for fifteen years in commercial lending, he is a graduate of Bentley University with a Bachelor of Science Degree in Economics and Finance and holds a Massachusetts Real Estate License.

George Robb (Concord, MA) George is the founder of Omni Properties, LLC. With extensive experience in the real estate business, George has been a significant part of most of the company's transactions and guides the success of the brokerage team.

George has been key in many of the projects that Omni has worked on. His insight into the market as well as his creative approach to design and solutions have made Omni's projects the success they are today.

Prior to the founding of Omni Properties, LLC, George was President of Carlson Commercial Services Inc. for 20 years. George is a graduate of Wesleyan University.

George is a Realtor and members of the GBREB and holds a Massachusetts Brokers License.

Tyler Spring Tyler is a native New Englander with over fifteen years of real estate and corporate finance experience. His expertise is focused on providing an array of real estate asset solutions to both corporate tenants and property owners. He has developed a deep professional network with a client base of national and global institutions.

Tyler holds a B/A in Economics from University of New Hampshire and holds a Massachusetts Real Estate License.

For additional information, contact Omni Properties LLC - Omni Development LLC:

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AFFILIATIONS

Middlesex West Chamber of Commerce

Concord Chamber of Commerce

Nashoba Valley Chamber of Commerce

Greater Boston Real Estate Board

National Association of Realtors®

SHAPING THE
EXCEPTIONAL



MAUGEL
ARCHITECTS

MULTIFAMILY QUALIFICATIONS FOR

Omni Properties

23 MARCH 2022



TABLE OF CONTENTS

| | | |
|---------------------------|----|----|
| About Mangel | PG | 03 |
| Project Approach | PG | 06 |
| Services Offered | PG | 08 |
| Multifamily Experience | PG | 11 |
| Project Team | PG | 27 |
| Testimonials & References | PG | 32 |

SHAPING THE EXCEPTIONAL



ABOUT THE FIRM

Every project we take on — whether for a company, organization or institution — begins with the question “How?”

How can we bring your vision to the world? How can we maximize your value from the project? How can we anticipate your needs today and tomorrow? Lastly, how can our shared endeavor be exceptional and visionary in every way?

About Maugel Architects



SHAPING THE EXCEPTIONAL

Our Story

For nearly 30 years, Maugel Architects has been shaping exceptional residential properties. Our designs come to life in millions of square feet of commercial real estate throughout New England for a wide range of industries, including multifamily, custom residential, mixed-use, healthcare, life sciences, and industrial.

With a staff of 40 professionals in strategic planning, architecture, and interior design, Maugel has the expertise to provide services for everything from long-range master planning to the design and execution of complex multi-million dollar construction projects and asset repositionings.

We are fortunate to have a wide range of housing experience that includes the design and renovation of apartment and condominium complexes, affordable housing, retirement communities, and mixed-use developments. Maugel's residential projects are designed with people in mind: the clients who collaborate on the design process; the people who will live or experience the space; and the people who may use it in the future.

We take the long view beginning with our first conversation. It is our responsibility to understand your wishes and leverage our expertise to present an array of pathways you can take to achieve your vision. We value long term partnerships with our clients, many of whom choose Maugel time and again to help them realize their vision.

Related Housing Articles From Our Multifamily Blog:

- [Senior Housing Designed for How We Want to Live: Is it Possible?](#)
- [Vertical Housing Development in Suburban Markets: The Time is Now](#)
- [Shingle by Shingle: Designing Quality in a Housing Crisis](#)
- [Four Ways Multifamily Developers are Making Life Easier](#)
- [A Multifamily Design Concept Re-discovered: The Big House](#)

Multifamily Client List

An important indication of our success has been our exponential growth in repeat business and our ability to retain our clients, many from the earliest days, nearly 30 years ago. That tells us that we do more than just good work — it says we listen to our clients carefully and continually exceed their expectations.

AFFORDABLE / 40B

- **The Village at Bedford Woods**
Treetop Group
26 Townhomes - \$10 million
- **Northgate Meadows**
Whitney Companies
216 units - \$30 million
- **Andover Housing / Andover MA**
Bill Perkins
40 units - \$12 million
- **Concord Housing / Concord MA**
DiGiovani Realty
80 units - \$20 million
- **Hatter's Point / Amesbury MA**
Bill Sullivan
60 units - \$18 million
- **Ivory Keys / Leominster MA**
LD Russo
41 units - \$10 million
- **Lorden Housing / Townsend / Lunenburg MA**
Gary Lorden
154 units - \$40 million
- **Norwood Crossing / Norwood MA**
Oak Tree Green Development
109 units - \$24 million
- **Riverview Commons / Andover MA**
JM Corcoran Company
200 units - \$40 million
- **Salisbury Square / Salisbury MA**
YWCA Greater Newburyport / LD Russo
42 units - \$9.5 million

MARKET RATE

- 25 Maplewood Ave / Portsmouth NH
- 100 Washington Street / Dover NH
- Albany Fellows / Boston MA
- Beacon Village / Burlington MA
- Bedford Woods / Bedford MA
- Blake Block / Bedford MA
- Bowers Brook Senior Housing / Harvard MA
- Boynton Meadows / Groton MA
- Burlington Heights / Burlington MA
- Cascade Apartments / Saco ME
- Five Chimneys / Concord MA
- Harbour Hill / Portsmouth NH
- Lake Point / Lakeville MA
- Northgate Meadows / Sterling MA
- Norwood Crossing / Norwood MA
- Oakridge / Burlington MA
- Old High School Commons / Acton MA
- Porter St. Townhomes / Portsmouth NH
- Portwalk Place / Portsmouth NH
- Residences at Riverfront Landing / Nashua NH
- Shaw's Landing / New London CT
- Sundial Residences / Manchester NH
- Warner Woods / Concord MA
- Washington on the Square / Brookline MA
- 222 Brooks St / Worcester



Project Approach

Project Approach

Relationship-building is an important part of what we do. Taking the time to understand what's important to our clients is one of our core values. Mutual respect, understanding and openness are the keys to designing a project that expresses not only a shared goal, but a shared vision.

OUR WORKSTYLE

A member of your team

We become a member of your team and look out for your interests. We listen, roll up our sleeves and work side by side to design environments that exceed your expectations in the most strategic, advantageous, functional, and visually expressive way possible.

Maugel recognizes that enjoying each other's company is just as important as enjoying the work. The energy it creates is contagious for our clients and helps build relationships that last. We understand that going through the architectural process can have its unique challenges. Our staff is responsive, attentive and receptive, with the goal of making the process as easy and enjoyable as possible. We are always available to answer questions, adjust strategy and address concerns.

What's different about us is that everyone on the project team is well-versed in all phases of the project, from planning to design to delivery. Our design teams have partnered with a wide variety of clients to create custom, exceptional visions for projects. Because we have agile dedicated teams with deep experience in multi-residential design, we can assign experts to focus on your specific needs and partner with you throughout the process. We always make sure there is a senior designer on every project — which means you'll be getting our A-team every time.

INNOVATIVE PROBLEM SOLVING

A fresh approach to any challenge

Everyone likes to lay claim to "being innovative," but at Maugel Architects, we utilize innovation to solve problems. We're not afraid to think differently, or think big, because that approach has always served our clients well in all of the industries we serve.

As architects, we're problem solvers who take innovation to the next level in finding you the best solution and design. Everyone at Maugel Architects goes above and beyond what's requested. We take into account our clients' needs for future growth and property sustainability, developing a fresh approach to any design challenge. We approach all projects with an open mind, looking for opportunities to use our design expertise to create innovative solutions and present multiple design options for clients.

Our approach is to never say "No," but always ask "How?" to find creative and novel approaches to client requests, tight budgets or unique design challenges. We avoid overdesign that can lead to high construction costs with little end-user benefit, favoring instead an approach that addresses current needs and anticipates future needs. Our clients have benefited from millions of dollars in savings resulting from smart design recommendations, making Maugel the ideal choice for long-term return on your investment.



Services Offered

Services Offered

Maugel has served as a trusted strategic advisor to many of the Greater Boston area's most successful commercial real estate entities for nearly 30 years.

STRATEGIC PLANNING

A trusted advisor

As true partners, we assist clients in planning for strategic growth, expansion, renovation, and repurposing their real estate assets. We emphasize ROI, while leveraging leadership expertise to eliminate short term obstacles.

Our team instills a culture of accountability, strategic thinking and innovation. We have an exceptionally high ratio of senior design professionals readily available to quickly respond to your needs. Some of the strategic planning services we provide include the following:

- Property Assessments
- Site Analysis and Site Planning
- Zoning Compliance and Approval Strategies
- Asset Repurposing Strategies
- Mixed-use Master Plan Design
- Property and Building Branding
- Smart Growth Community Design

ARCHITECTURAL SERVICES

Experts in creating value

Maugel Architects has one of the most diverse design portfolios in New England—ranging dramatically in size, complexity and building type. We are particularly adept at needs assessment, envisioning, branding and bringing your vision to life. It is our mission to shape exceptional solutions to your goals and objectives and to maximize the value of your property by virtue of great design.

Our team is agile, responsive, and committed to anticipating your short term needs and your long term vision. We provide the following architectural services:

- Envisioning and Branding
- Best-use Property Assessments
- Concepts Design
- 3D Illustrations and Virtual Reality Videos
- Zoning Assessments/Approvals
- Sustainable Design/Rooftop Gardens Design
- Schematic Design
- Design Development
- Construction Documents
- Construction Administration

Services Offered

CONTINUED

INTERIOR DESIGN

Designed with people in mind

We design branded residential developments that engender a sense of well-being and community. At Mangel Architects, we believe that spaces need to be designed with people in mind: the clients who collaborate on the design process; the people who work, live, or play in the space; and the people who may use it in the future. While always functional and pragmatic, our designs dramatically enhance the visual, cultural and branding identity for your company.

We partner with you to fully understand your mission and provide a clear vision of how to attain it. We have a highly skilled interior design team devoted to sustainability in finishes, furniture, and product selections that will help shape and execute your vision. We provide the following interior design services:

- Fit Plans
- Space Planning
- Programming
- Master Planning for Future Growth
- Phasing
- Corporate Branding & Identity Design
- Furniture, Finishes and Equipment Selection
- Schematic Design
- Design Development
- Construction Documents
- Building Code Analysis





Relevant Experience

EXPERIENCE

274 Franklin Street

GoVenture / TMO / Worcester, MA



SCOPE

- Apartment Complex
- Six Stories (5 over 1 podium)
- Wrap design with a Four-story Precast Parking Structure

SIZE

- 421 Dwelling Units
- 431, 000 Square Feet Residential
- 360 Parking Spaces

Maugel Architects is working with the joint venture of GoVenture Capital Group and The Michaels Organization joint venture for development of 274 Franklin Street. The design includes 421 residential dwelling units of approximately 431,000 SF along with a four-story precast parking structure with 360 parking spaces. The design team will build a Construction Document set from the Site Planning, Conceptual Design Services, and Planning Board/Permitting phases previously provided by Maugel Architects. These documents are currently awaiting approval from the Worcester Planning Board.



EXPERIENCE

Northgate Meadows

Sterling, MA



SCOPE

- Three 4-story wood walk-out basement parking buildings
- Affordable & Market Rate
- One- and Two-Bedroom Units

SIZE

- 216 Total Units
- 318,000 Total Square Feet

Northgate Meadows is a three-building 216-unit multi-residential housing development located on Research Drive in Sterling. Each 106,000 SF, 72-unit podium-style building features four stories of residential living with one and two bedroom affordable and market rate units. Rentable storage units and plenty of open space are located on each floor. The 26,500 SF of parking located beneath each building provides ample space for vehicles and a dog grooming station.

EXPERIENCE

Lake Point Village Condominiums

Lakeville, MA



SCOPE

- Two 3-story wood walk-out buildings with basement parking
- 55+ age restricted condominiums
- Two Bedrooms + Den
- Smart Technologies

SIZE

- 66 Units

The 66-unit Lake Point Village senior housing development is beautifully sited on a high bluff overlooking cranberry bogs and Pocksha Pond on the scenic Betty's Neck peninsula. By giving the illusion of singular mansions, Maugel's novel approach to the Big House design style brings a fresh approach to typical multi-residential design throughout the region. Lake Point Village pays homage to the elegance of a bygone era often seen in large New England lake houses and turn of the century homes in the Hamptons. The spacious two bedrooms units feature a den, smart technologies, sustainable materials and panoramic views of Lakeville ponds.



EXPERIENCE

222 Brooks Street

Worcester, MA



SCOPE

- Apartment Complex
- Studios, 1-beds and 2-beds
- Four Stories
- Open-air parking below building

SIZE

- 111 Dwelling Units
- 145,000 Square Feet

Brooks Street is a 145,000 SF apartment complex with 111 dwelling units. Cost efficiency is the highlight of the project. Creative building code solutions, along with innovative structural and mechanical design make this building product extremely cost effective during escalated material costs in the Covid-era.

The building features four-stories of residential living with an open parking garage below. Sited in an area with a mix of commercial and single-family homes, the design features modern industrial forms and materials and a residential scale to blend into the surrounding context. Tenant amenities include professional workspaces, storage areas and a fitness center.

EXPERIENCE

The Village at Bedford Woods

Bedford, MA



SCOPE

- Luxury Townhome Condominiums
- Diverse Floor Plans
- Aging-in-place and Visit-ability

SIZE

- 26 Units

Four distinct housing types were designed to create a village-style aesthetic for the 26-unit Bedford Woods townhome development. Located on Albion Road, the three building development was designed with several different roof configurations to provide distinct character while preserving continuity throughout the project.

Durable stone veneer bases were used to ground the buildings and provide tangible texture. A combination of clapboard and board and batten style siding provides visible texture and variety to the buildings. All units feature a contemporary open concept floor plan with shaker-style cabinetry, marble backsplashes, and rustic hardwood floors.



EXPERIENCE

Residences at Riverfront Landing

Nashua, NH



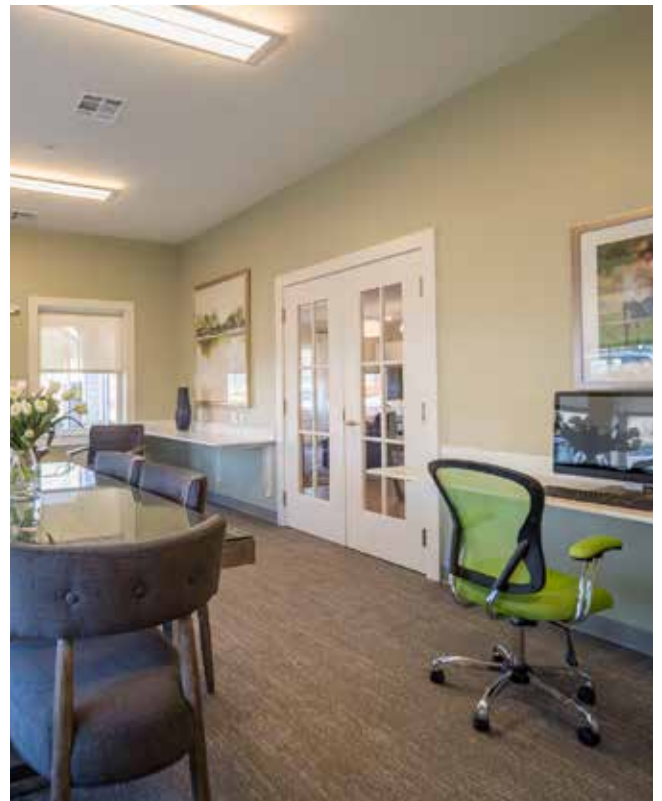
SCOPE

- Repurposed Industrial Property
- Three 4-story, wood walk-out buildings with basement parking
- Clubhouse
- Retail

SIZE

- 360 Market-rate Units

The team worked with a national and regional development team to provide a new eastern gateway into downtown Nashua, New Hampshire. The Residences at Riverfront Landing is the first phase of the major redevelopment to this former industrial property. The 360 unit market-rate project features three 4-story residential buildings with parking podiums. A clubhouse serves residents' needs for leasing, fitness and community spaces while an additional building along the river provides modest retail needs. The site is surrounded by a trail system that boasts views of the confluence of the Merrimack and Nashua Rivers.



EXPERIENCE

Burlington Heights

Burlington, MA



SCOPE

- Ground-up
- Condominiums

SIZE

- 42 Units

Maugel Architects designed this 42-unit condominium complex in the business overlay district on Cambridge Street in Burlington, MA. The permitting process required approvals from both the Rt. 3 business district subcommittee and the planning board. The buildings feature oversized two-bedroom units on three levels over subterranean parking.

EXPERIENCE

Cedar Crossing

Walpole, MA



SCOPE

- Three Neighborhoods
- 5 over 1 podium apartments
- Townhouses
- Single Family Homes

SIZE

- 300 Units

This 300 unit apartment development in Walpole is designed around wetlands to create three neighborhoods with distinct housing styles: the first is a four building, 4-story garden style apartment complex with a clubhouse; the second is a townhouse community; and the third neighborhood will feature single family homes.

EXPERIENCE

Cascade Apartments

Saco, ME



SCOPE

- New Construction
- Micro Units
- One and Two Bedroom units
- Central Amenity Tower
- Cyber Lounge

This new construction project features two-bedroom, one-bedroom and micro unit options - each with a walk-out balcony. The exterior features lapboard siding, shingles and vertical board paneling to fit the context of the surrounding landscape. Two wings of apartments branch off a central tower, grounding the space and adding unique detail to the design. The open entry design of the tower showcases cascading stairs, a cyber lounge and a library.

EXPERIENCE

Bowers Brook Senior Housing

Harvard, MA



SCOPE

- Senior Housing
- Affordable

SIZE

- 40 Units

Maugel designed this three-story 40-dwelling residential home for seniors at the Harvard Park mixed-use development. The units feature large one and two-bedroom units with solid surface kitchens, energy star appliances, and hardwood floors throughout. The facility has common laundry rooms on each floor and a banquet room adjacent to an outdoor seating garden.

EXPERIENCE

Harbour Hill Condominiums

Portsmouth, NH



SCOPE

- Urban Residential Complex
- 1, 2, 3 Bedrooms
- Access to Hotel Lobby
- Garage Parking

SIZE

- 36 Units
- 820 - 2,200 Square Feet

In conjunction with a new hotel development, this residential project served as the announcement of things to come in an area that was ready for change. There is an art to making a new building feel old. That art is evident in the thoughtful design of Harbour Hill, where traditional materials such as brick, clapboard, and stone have been used to craft a building in keeping with the historic structures of downtown Portsmouth.

One, two and three bedrooms are spread across a variety of floor plans from 820 to 2,200 SF. Each residence includes lofty ceilings, elegant French doors and Juliet balconies. A common roof terrace provides a social atmosphere for residents, offering exceptional harbor views. Other advantages include covered garage parking and lobby access to the hotel.



Project Team

Brent Mangel AIA

PRESIDENT



REGISTRATIONS

Registered Architect: MA #5554

Registered Architect: RI #3140

Registered Architect: NH #00029

Registered Architect: CT #9440

CERTIFICATIONS AND AFFILIATIONS

Boston Society of Architects

American Institute of Architects

American Society of Architectural
Perspectivists

NCARB

COMMUNITY SERVICE

YMCA Basketball Coach

Melrose Planning Board

Melrose Open Space Committee

Loaves and Fishes

Habitat for Humanity

Boston Architectural College, Thesis
Advisor

Fidelity Bank Corporator

Concord Business Partnership

Roger Williams College, Guest Critic

EDUCATION

Bachelor of Architecture, Boston
Architectural Center

Bachelor of Science, Bowling Green
State University

Brent Mangel is the founder and president of Mangel Architects.

Brent is a noted design influencer who has 40 years of innovative architectural design and project management experience. He has designed over 30 million square feet of commercial and residential space throughout New England. Brent's service-oriented approach and mission to enrich people lives has been the foundation of the firm's success.

Prior to starting Mangel Architects in 1993, Brent worked for renowned architectural firms in Boston. Strategic planning for large properties and campuses is a passion for Brent. His expertise includes the strategic master planning and design of large scale mixed-use developments, office and industrial parks, healthcare facilities, multifamily complexes, retail developments, and MBTA stations. The influence of his work is evident at many of the Greater Boston area's office parks, including Network Drive, Northwest Park, the District Burlington and the XChange Bedford.

Mark Pelletier AIA

PRINCIPAL



PROFESSIONAL REGISTRATIONS

Registered Architect:

MA #20053, NH #03887

National Council of Architects

Registration Board: #38496

Leadership in Energy and Environmental
Design Accredited Professional, 2008

CERTIFICATIONS AND AFFILIATIONS

Clean Room Design-Build
Short Course

American Institute of Architects

Boston Society of Architects

EDUCATION

Bachelor of Architecture, Wentworth
Institute of Technology

Mark is a principal in the firm. He has over 20 years of experience in the design of complex projects in the residential, recreation and commercial sectors.

Marks's expertise includes master planning and programming, building design and detailing, code analysis, and project support through construction.

- **Project Manager/Designer, Residential Housing**
Mark was responsible for schematic design, design development, programming, construction documents, construction administration, and estimating in the area of residential architecture and multi-family housing. He is knowledgeable in wood frame construction and code requirements relating independent building and shared communities.
- **Lynn YMCA, Lynn, MA**
Mark was the lead architect for the new 70,000 SF Lynn YMCA located in Lynn. The new facility features a community wing that includes a wellness clinic, an instructional kitchen, and community gathering spaces. Exercise venues feature a state-of-the-art wellness center, gymnasium, indoor track, and aquatics center.
- **Grist Mill Apartments, Chelmsford, MA**
Mark worked closely with Winstanley and Princeton Properties to design a mix of unit sizes appropriately scaled to the neighborhood. To complement the historical context of the community, the building features a mansard roof and traditional detailing in cornice mouldings, window trim, and dormers. A mix of underground and surface parking was also designed to provide ample parking for 138 vehicles.
- **Project Manager/Designer, Health Care Facilities**
Mark designed and assisted in the project management of a series of highly specialized adult day care facilities for Boston University and East Boston Neighborhood Health Center in the greater Boston area. Other projects included the expansion of the rehab and adult day care services for Cape Cod Hospital, a 45-bed Alzheimer Suite for the German Center for Extended Care, and a state-of-the-art sports therapy and rehab facility in Salem.

Jeremy Baldwin AIA

ARCHITECT



PROFESSIONAL REGISTRATIONS

Registered Architect: MA #951043

CERTIFICATIONS AND AFFILIATIONS

American Institute of Architects

Boston Society of Architects

National Council Architectural
Registration Board (NCARB)

EDUCATION

Master of Architecture, Boston
Architectural College

Bachelor of Architectural Engineering
Tech, Wentworth Institute of Technology

Jeremy joined Mangel in 2017. He brings 18 years of experience as a project manager and Registered Architect to the firm.

Jeremy has led teams on a broad range of project types and sizes and has a long track record of helping clients formulate strategy and execute projects efficiently. He has particular expertise in the multifamily housing sector and is experienced with 3D/4D modeling, specifications writing, and building code analysis. He is also an experienced presenter to town forums and historical committees.

- **274 Franklin Street, Worcester, MA**

A GoVenture Capital and The Michaels Organization joint venture, the Franklin Street scope includes 421 residential units of approximately 431,000 SF residential with a wrap design of a four-story precast parking structure with 360 parking spaces.

- **Lake Point Village Senior Housing, Lakeville, MA**

The 66-unit Lake Point senior housing residences pay homage to the elegance of a bygone era often seen in large New England lake houses and turn of the century homes in the Hamptons. The spacious two bedrooms units feature a den, smart technologies, sustainable materials and panoramic views of Lakeville ponds.

- **Village at Bedford Woods, Bedford, MA**

Four distinct housing types were designed to create a village-style aesthetic for the 26-unit Bedford Woods townhome development. Located on Albion Road, the three building development was designed with several different roof configurations to provide distinct character while preserving continuity throughout the project.

- **Cedar Crossing, Walpole MA**

This 300 unit apartment development in Walpole is designed around wetlands to create three neighborhoods with distinct housing styles: the first is a four building, 4-story garden style apartment complex with a clubhouse; the second is a townhouse community; and the third neighborhood will feature single family homes.

Jeremy Baldwin AIA

RESUME CONTINUED

- **Northgate Meadows, Sterling, MA**

Northgate Meadows is a 72-unit multi-residential housing development located on Research Drive in Sterling. The 106,000 SF podium-style building features four stories of residential living with one and two bedroom affordable and market rate units. Rentable storage units and plenty of open space are located on each floor. The 26,500 SF of parking located beneath the building provides ample space for vehicles and a dog grooming station.

- **222 Brooks Street, Worcester, MA**

Brooks Street is a 145,000 SF apartment complex with 111 dwelling units. Cost efficiency is the highlight of the project. Creative building code solutions, along with innovative structural and mechanical design make this building product extremely cost effective during escalated material costs in the Covid-era. The building features four-stories of residential living with an open parking garage below. Sited in an area with a mix of commercial and single-family homes, the design features modern industrial forms and materials and a residential scale to blend into the surrounding context. Tenant amenities include professional workspaces, storage areas and a fitness center.

- **Genesis Healthcare, Dracut, Massachusetts.**

Jeremy is the lead architect for Genesis Healthcare's new four-story, 80,000 SF skilled rehabilitation facility in Dracut.



emily's way

Testimonials & References

Client Testimonials



Omni Properties

"Omni Properties has partnered with Mangel since 1999. Our projects require multiple iterations because of ongoing permitting. We have relied heavily on their flexibility and their ability to respond quickly and accurately while producing outstanding work. Their team is an integral part of our design process from conception to finish—our success is due in large part to the Mangel team."

David Hale, Partner, Omni Properties



LR Russo Development

"As developers, we rely on thoughtful design and accurate construction documents. For over 20 years, Mangel has consistently provided both. While their design skills are exceptional, their real value to us is their knowledge of how to design great looking buildings while respecting our budgetary constraints. Mangel's thoroughness, accuracy, and attention to detail has saved us significant constructions costs."

Lou Russo, President, LD Russo Development



Broadway Supportive Housing

"Mangel performed design and construction monitoring tasks above expectations including review of contractor's performance, monitoring the construction budget, and addressing unknown conditions that often arise in rehabilitation work. Mangel also served as Common Ground's architect on two other projects: Old High School Commons, a conversion of an historic Town of Acton school building into affordable housing, and Residences at Kelley's Corner, a new construction, 31 unit affordable rental housing for seniors also in Acton."

Steve Joncas. Dir RE Development, Common Ground Development Corp.



CLIENT REFERENCES

Lou Russo, LD Russo Development

198 Ayer Road
Harvard, MA 01451

p 978 456 3500

e lou@ldrusso.com

John Amaral, Omni Properties

6 Lyberty Way, Suite 203
Westford, MA 01886

p 978 369 4884

e jamaral@omniproperties.com

Steven Joncas, Joncas Associates

21 George Street, Suite 304
Lowell, MA 01852

p 978 452 3956

e sjoncas@att.net



MAUGEL
ARCHITECTS

200 Ayer Road / Suite 200 / Harvard, MA 01451 / 978 456 2800

22 Ladd Street / Portsmouth, NH 03801 / 603 431 8701



M A U G E L . C O M

Gregory S. Roy, P.E.
Vice-President

Mr. Gregory Roy has over 20 years of experience in both the public and private fields of Civil Engineering. His work in construction oversight and management aides his abilities in plan preparation and permitting for commercial and residential sites. Mr. Roy's skill in managing complex projects proves to be a strength in water distribution design. His specialties include site planning, road and utility design, drainage design, wastewater design and public water supply permitting and design. He enjoys working closely with clients through representation and presentation of projects at public hearings.

Registrations:

Registered Professional Engineer- Massachusetts - 2004

Key Projects:

Game On Sports – Fitchburg, MA

Mr. Roy functioned as lead Civil Engineer for a sports complex in Fitchburg, MA. The project included 9 outdoor artificial turf sports surfaces with lights and an 100,000 SF indoor sports facility. The work included design and permitting including site grading, drainage design, design of an onsite sewer lift station, water pumping station design, parking design and design of all outdoor sports surfaces.

Pilot Grove Apartments – Stow, MA

Mr. Roy was project manager on the project which included the design, permitting and construction of 30 garden style apartments units at the site. The work included the design, permitting and construction of a Public Water Supply System, an on-site sewage disposal system, grading, drainage, utility design and construction support.

Regency at Bolton – Bolton, MA

Mr. Roy was a project engineer on the 60 unit, age restricted condominium development project in Bolton. The work included design and layout of the proposed roads, design and permitting of the drainage system, utility design, design and permitting of the Public Water Supply System, and design and permitting of the on-site sewage disposal system.

Plantation Apartments – Stow, MA

Mr. Roy is currently working with the Stow Elderly Housing Corporation to develop 37 additional residential units for elderly housing. As lead Civil Engineer for the project, the responsibilities include site design, grading, drainage, utility design, water supply permitting and future support through the construction of the project.

Stanley R. Dillis, P.L.S
President

Mr. Stanley Dillis offers over 40 years experience as a land surveyor, Mr. Dillis has developed a strong rapport with municipal boards and committees. He often represents long-term clients in attaining permits and determining land use. As chief surveyor for this multi-discipline firm, Mr. Dillis offers leadership in the areas of land planning and land use.

Registrations:

Massachusetts Registered Professional Land Surveyor, 1987

Certifications:

Soil Evaluator- Massachusetts Department of Environmental Protection

Key Projects:***Sewer Base Mapping – Billerica, MA***

Mr. Dillis is currently overseeing the base mapping of 20,000 feet of proposed sewer extension using GPS and conventional survey methods for Beta and Town of Billerica. Also, Mr. Dillis oversaw the surveying and designing of an 11 Lot Residential Open Space Subdivision protecting over 25 acres along Squanacook River in Townsend.

Lawrence Academy – Groton, MA

Mr. Dillis has working with Lawrence Academy Campus in Groton, MA on several project throughout the years. Work has included providing base mapping for the campus, project management of a new high profile entrance road to the site from Route 119, project management and oversight for the design of additional staff housing and several other building improvement projects.

Pilot Grove Apartments – Stow, MA

Mr. Dillis was responsible for the survey work to support the design and construction of 30 units at the site in Stow, MA. The work included base survey mapping, preparation of and Alta Survey for both the Pilot Grove 1 and 2 phases, construction layout and site as-built services.

Regency at Bolton – Bolton, MA

Mr. Dillis was responsible for the survey work during construction at the site. This work included construction layout, and site utility and infrastructure as-builts. His work also included the preparation of recordable Condominium Site Plans for the project.

PILOT GROVE APARTMENTS RESIDENTIAL DEVELOPMENT

STOW, MA

CLIENT:

STOW ELDERLY HOUSING CORPORATION
22 JOHNSTON WAY
STOW, MA

PROJECT DETAILS:

30 GARDEN STYLE APARTMENT UNITS
ON-SITE SEWAGE DISPOSAL SYSTEM
PUBLIC WATER SUPPLY SYSTEM WITH TREATMENT

KEY PERSONNEL:

GREGORY S. ROY, P.E., PROJECT MANAGER
STANLEY R. DILLIS, P.L.S, SURVEYOR



DILLIS & ROY CIVIL DESIGN GROUP, INC. COMPLETED THE DESIGN AND THE PERMITTING FOR THE 30 UNIT APARTMENT RESIDENTIAL HOUSING PROJECT IN STOW. DESIGN ELEMENTS FOR THE SITE INCLUDED, PERMITTING OF A COMPLEX PUBLIC WATER SUPPLY SYSTEM WHICH INCLUDED AN OFFSITE WELL, A LARGE ON SITE SEWAGE DISPOSAL SYSTEM WITH THE ASSOCIATED WASTEWATER COLLECTION SYSTEM, UTILITY, AND DRAINAGE SYSTEM DESIGN. THE WORK ALSO INCLUDE CONSTRUCTION SUPPORT THROUGH BIDDING ASSISTANCE AND ON-SITE CONSTRUCTION OBSERVATION.

PERMITS, APPROVALS AND AN ORDER OF CONDITIONS WERE REQUIRED WITH THE TOWN OF STOW, ZONING BOARD OF APPEALS, CONSERVATION COMMISSION, BOARD OF HEALTH AND MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.

PLANTATION APARTMENTS—ELDERLY RESIDENTIAL HOUSING DEVELOPMENT

STOW, MA

CLIENT:

STOW ELDERLY HOUSING CORPORATION
22 JOHNSTON WAY
STOW, MA

PROJECT DETAILS:

37 GARDEN STYLE APARTMENT UNITS
ON-SITE WASTEWATER TREATMENT SYSTEM
PUBLIC WATER SUPPLY SYSTEM

KEY PERSONNEL:

GREGORY S. ROY, P.E., PROJECT MANAGER
STANLEY R. DILLIS, P.L.S, SURVEYOR



DILLIS & ROY CIVIL DESIGN GROUP, INC. IS CURRENTLY ENGAGED IN THE DESIGN AND THE PERMITTING FOR A 37 UNIT APARTMENT RESIDENTIAL HOUSING PROJECT IN STOW. THE PROJECT WILL PROVIDE ADDITIONAL AGE RESTRICTED HOUSING OPTIONS FOR ELDERLY RESIDENTS. DESIGN ELEMENTS FOR THE SITE INCLUDED PERMITTING OF A PUBLIC WATER SUPPLY SYSTEM WHICH INCLUDED AN OFFSITE WELL WHICH IS BEING DESIGNED TO ACCOMMODATE THE NEW PROJECT AS WELL AS THE EXISTING 52 UNITS ON THE SITE TODAY. THE WORK ALSO INCLUDES SITE DESIGN, DRAINAGE DESIGN AND UTILITY DESIGN SERVICES ALONG WITH CONSTRUCTION SUPPORT.

PERMITS, APPROVALS AND AN ORDER OF CONDITIONS WERE REQUIRED WITH THE TOWN OF STOW, ZONING BOARD OF APPEALS, CONSERVATION COMMISSION, BOARD OF HEALTH AND MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.

REGENCY AT BOLTON 40B OVER 55 RESIDENTIAL DEVELOPMENT

BOLTON, MA

CLIENT:

TOLL BROTHERS
83 CEDAR STREET
MILFORD, MA 01757

PROJECT DETAILS:

60 AGE RESTRICTED CONDO UNITS
ON-SITE SEWAGE DISPOSAL SYSTEM
PUBLIC WATER SUPPLY SYSTEM WITH TREATMENT

KEY PERSONNEL:

GREGORY S. ROY, P.E., PROJECT MANAGER
STANLEY R. DILLIS, P.L.S., SURVEYOR



DILLIS & ROY CIVIL DESIGN GROUP, INC. COMPLETED THE DESIGN AND THE PERMITTING FOR THE 60 UNIT TOWNHOUSE, OVER 55 RESIDENTIAL HOUSING PROJECT IN BOLTON. DESIGN ELEMENTS FOR THE 23 ACRE SITE INCLUDED, ACCESS ROAD LAYOUT, BUILDING PLACEMENT, GRADING, DRAINAGE DESIGN INCLUDING RETENTION POND AND SEDIMENT FOREBAY, 2,500 FT OF 12" - 36" DRAIN, 2,800 FT OF 6" WATER MAIN, 2,100 FT. OF 6" GRAVITY SEWER. THE DESIGN OF A 9,090-GALLON PER DAY PRESSURE DISTRIBUTION ON-SITE SEWAGE DISPOSAL SYSTEM AND A PUBLIC WATER SUPPLY SYSTEM WERE COMPLETED.

PERMITS, APPROVALS AND AN ORDER OF CONDITIONS WERE REQUIRED WITH THE TOWN OF BOLTON, ZONING BOARD OF APPEALS, CONSERVATION COMMISSION, BOARD OF HEALTH AND MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.



Omni Development / 500 MG LLC

<https://omniproperties.com/portfolio/development/>

6 Lyberty Way Suite 203 Westford MA 01886 978.369.4884

Cedar Edge and Cedar Crossing

Permitted 2021

Construction expected to begin Summer 2022

Village Green Littleton

Completed 2015 144 Apartment Rental

Cost Certification Completed

Village Green Tewksbury

Completed 2009 56 Unit Apartment Rental

Cost Certification Completed

Avalon Acton

380 Unit Apartment/Townhome Rental

Permit sold to Avalon 2007

86 Main Street Norfolk, MA 02056

Maugel Architect

<https://www.maugel.com/multi-family-design/>

200 Ayer Road Quite 200 Harvard, MA 01451 978.456.2800

Northgate Meadows / Sterling, MA – 216 Units

The Village at Bedford Woods / Bedford, MA - 26 Units

Andover Housing / Andover, MA - 40 units

Concord Housing / Concord, MA - 80 units

Hatter's Point / Amesbury, MA - 60 units

Ivory Keys / Leominster, MA - 41 units

Lorden Housing / Lunenburg, MA - 154 units

Norwood Crossing / Norwood, MA - 109 units

Riverview Commons / Andover, MA - 200 units

Salisbury Square / Salisbury, MA - 42 units

Bowers Brook / Senior Housing, Harvard, MA - 40 units

Grist Mill / Chelmsford, MA – 70 units

500 Main Street
Groton MA
Fair Housing Experience

Omni Development Fair Housing Experience

Omni's Fair Housing experience began with the Tewksbury 40B project located at 1535 Main Street in Tewksbury in 2009. This project consisted of a 56-unit apartment building with 1-, and 2-, bedroom units. The project was 20% affordable at 50% which included 2 Community Based Housing units. Omni worked with the Tewksbury Housing Authority (THA) to manage the AHMP and the lottery as the THA provided project-based vouchers for the affordable units. Omni (as Village Green Residential, LLC) was engaged throughout the process and leveraged the THA's experience to ensure that Fair Housing requirements were adhered to throughout the process.

The Village Green Littleton project (completed 2015) consisted of 144 apartment units (1-,2- and 3-bedroom) and was a 25% affordable at 80% AMI project. Omni (as VGL, LLC) engaged SEB to develop the AFHMP and manage the lottery.

Ongoing recertification of tenants was accomplished by Omni in Tewksbury and in Littleton by the property managers which were Lincoln Properties and then Princeton Properties.

Certification and Acknowledgement

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

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

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

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

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

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

Signature: _____

Name: JOHN B. AMARAL

Title: MANAGER / MEMBER

Date: JUNE 9, 2022

500 Main Street
Groton MA
Project Narrative

**The Groton Farms 40B
Rental
Meetings with Municipal Officials**

Omni and it's affiliates have been doing development in the Town of Groton for years. We have had many successful projects in town including medical office building, The Groton Inn, Forge & Vine restaurant, and the Groton school. For this project to date we have had discussions with the Sewer committee and the Board of Selectmen:

Groton Sewer Commission 8/21/21 – Received technical report on Sewer Capacity Evaluation
Groton Sewer Commission 10/13/2021 – Discussed load increase on sewer capacity
Groton Sewer Commission Chairman / Town Manager 10/20/2021 - Discussed impact of residential development on current sewer system

Miscellaneous one on one conversations with Town Manager regarding purchase and redevelopment of former Deluxe site May 2021-April 2022

Select Board 4/25/2022 – Presented update on the status of the development

*Groton Farms
6 Lyberty Way
Suite 203
Westford, MA 01886*

June 28, 2022

Executive Director
Massachusetts Department of Community and Housing Development
100 Cambridge Street
Suite 300
Boston, MA 02114

RE: Groton Farms, Groton Massachusetts

This letter is to provide you notification that 500 MG LLC has applied for a Site Eligibility letter from MassHousing. The proposed project is located at 500 Main Steet, Groton, MA. Attached please find a binder of the application along with the required exhibits. Should you have any questions regarding the enclosed document or require additional information, please do not hesitate to call or write.

Sincerely,

A handwritten signature in blue ink that reads "John B. Amaral". The signature is written in a cursive style with a large, stylized "J" and "A".

John B. Amaral, Manager
500 MG LLC
978.835.0629

Leslie French

From: Wenhan Chang <Wenhan.Chang@ebtc.com>
Sent: Monday, June 27, 2022 1:44 PM
To: Leslie French
Subject: Outgoing Wire Transfer Notification

Your wire transfer on 06/27/22, in the amount of \$7,650.00, was successfully sent to MASS HOUSING at BK AMER NYC.

Contact ENTERPRISE BANK at (877) 671-2265 if you have any questions regarding this transaction. Refer to wire sequence number 226037 in your inquiry.

Debited from account number ending with 934
Wire Fee: \$35.00

OMAD: 20220627B6B7HU4R00984306271341FT03
IMAD: 20220627GMQFMP01016661

NAME CONT. GENERAL LOCKBOX ACCOUNT
500 MAIN STREET GROTON
SITE ELIGIBILITY APPLICATION

This message is intended only for the persons or entities to which it is addressed. The information transmitted herein may contain proprietary or confidential material. Review, reproduction, retransmission, distribution, disclosure or other use, and any consequent action taken by persons or entities other than intended recipients, are prohibited and may be unlawful. If you are not the intended recipient, please delete this information from your system and contact the sender. The information contained herein is subject to change without notice. Although reasonable precautions have been taken to ensure that no viruses are present, the sender makes no warranty or guaranty with respect thereto, and is not responsible for any loss or damage arising from the receipt or use of this email or attachments hereto.

CONFIDENTIAL: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Enterprise Bank

CREATE SUCCESS

222 MERRIMACK STREET
LOWELL MA 01852
(877) 671-2265

Your wire request for \$7,650.00 will be debited from account 4127934.
In addition, a \$35.00 wire fee has been assessed.

*** WIRE DETAILS ***

Wire Sequence

226037

Business Code / Wire Type

CTR-Customer Transfer
1000-Basic Funds Transfer

Originator Information

Originator

500 MG LLC
D [REDACTED]
6 LYBERRY WAY STE 203
WESTFORD MA 01886-3642
United States

Originator To Beneficiary

NAME CONT. GENERAL LOCKBOX ACCOUNT
500 MAIN STREET GROTON
SITE ELIGIBILITY APPLICATION

Entered Date

06/27/2022 01:19 PM Eastern Time

Effective Date

06/27/2022

Receiving Financial Institution

026009593 BK AMER NYC

Beneficiary Information

Beneficiary

MASS HOUSING
D 4628795913
ONE BEACON ST
BOSTON, MA 02108
United States

SIGNATURE

DATE 06/27/2022

Settlement instructions are required prior to the cutoff time on the Beneficiary Delivery Date for this transaction to settle on time. Wire transfers may be subject to review and certain restrictions may apply based on the specific circumstances of each wire transfer request.

The undersigned originator requests payment to be made to the beneficiary or account number named above. To the extent not prohibited by law, the undersigned agrees that this wire transfer is irrevocable and that the sole obligation of Enterprise Bank is to exercise ordinary care in processing this wire transfer and that it is not responsible for any losses or delays which occur as a result of any other party's involvement in processing this transfer. The originator also acknowledges the accuracy of the wiring instructions, and has verbally verified with the beneficiary the authenticity of information that was provided through electronic channels, such as email.

40B Technical Assistance Fee Coversheet

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

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

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

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

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

- Subsidizing Agency: MassHousing
- Project Applicant: 500 MG LLC
- Project Name: Groton Farms
- Municipality: Groton MA
- Number of Units: 200
- Number of acres of site: 26.45
- Rental or Homeownership: Rental
- 40B TA Amount (Base Fee + \$50/Unit) 12,500

1055

500 MG LLC

6 Liberty Way, Suite 203
Westford, MA 01886
(978) 369-4884

**Enterprise
Bank**

Enterprise Bank & Trust Company
LOWELL, MASSACHUSETTS
53-274/113



6/10/2022

PAY TO THE
ORDER OF **Massachusetts Housing Partnership**

\$ ****12,500.00**

Twelve Thousand Five Hundred and 00/100*****

DOLLARS

MHP Fund
ATTN: Emma McGurren
P.O. Box 845437
Boston, MA 02284

MEMO

Groton Farms, Groton MA



[Signature]
AUTHORIZED SIGNATURE

⑈001055⑈ ⑆011302742⑆

500 MG LLC

Massachusetts Housing Partnership

6/10/2022

1055

| Date | Type | Reference | Original Amt. | Balance Due | Discount | Payment |
|-----------|------|--------------|---------------|-------------|--------------|-----------|
| 6/10/2022 | Bill | Groton Farms | 12,500.00 | 12,500.00 | | 12,500.00 |
| | | | | | Check Amount | 12,500.00 |

Enterprise - Checking Groton Farms, Groton MA

12,500.00