Town of Braintree
Zoning Board of Appeal

Comprehensive Permit Application

Parkside Apartments

383-385 Washington Street
Braintree, MA

Applicant: 383 Washington Street, LLC
Prepared by: LDS Consulting Group, LLC
Date: February 8, 2017

LYNNE D. SWEET, MANAGING MEMBER   ldsweet@ldsconsultinggroup.com
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February 8, 2017

Mr. Jeremey Rosenberger
Zoning Administrator, Town of Braintree
1 JKF Memorial Drive
Braintree, MA 02184

Re: **383-385 Washington Street, Braintree – MA (Parkside Apartments)**

Dear Mr. Rosenberger:

It is my pleasure to provide an application to the Town of Braintree Zoning Board of Appeals ("ZBA") on behalf of 338 Washington Street, LLC for a comprehensive permit under M.G.L. Chapter 40B for 70 units of mixed income rental apartments to be known for purposes of this application as "Parkside Apartments". The property was purchased by 383 Washington Street, LLC by a deed dated December 27, 2012 and recorded with the Norfolk County Registry of Deeds in Book 30862, Page 314. As part of this application, we are requesting that the ZBA stamp an "Approval Not Required Plan" to divide the property described in said deed into two lots, one for apartments and one for condominiums. The Parkside Apartments will be located on Lot 1, a 93,866-square foot lot which will be sold to Braintree Parkside Apartments, LLC. The Parkside Condominiums will be located on Lot 2, a 20,327-square foot lot which will be sold to Braintree Parkside Condominiums, LLC. Lot 1 will grant Lot 2 an easement to pass and repass for purpose of access and egress for cars and pedestrians and parking on a small portion of land coming off Storrs Avenue.

As required by the Town of Braintree Zoning Board of Appeals Comprehensive Permit Regulations dated October 25, 2016, we have included with our delivery the following:

- Twenty-Four (24) paper copies of the application and one digital copy.
- One abutters list certified by the Braintree Board of Assessors.
- Two sets of envelopers addressed to the certified abutters including postage and no return address.
- Completed Gatehouse Media New England Advertisement Agreement
- Original Mylar Subdivision Plan
- Four sets of full size plans (Please let us know if you need more)
- Check in the amount of $10,000.

We look forward to answering any questions you may have on this matter. Thank you for your time and consideration.

Sincerely,
LDS Consulting Group, LLC

By: _____
      Lynne D. Sweet, Managing Member

cc: Chrystal Kornegay, Undersecretary of Housing and Community Development

Attachments to the Parkside Apartments M.G.L. Chapter 40B
Comprehensive Permit Application

1. Braintree ZBA Application
   a. ZBA Zoning Computation Form/Tabular Zoning Analysis
2. Development Summary
3. Portions of MassHousing Comprehensive Permit Site Approval Application
4. MassHousing Site Eligibility Letter
5. Evidence of Site Control
   a. Deed
   b. Certificate of Legal Existence of Applicant and Manager
   c. Applicant Status
   d. Portion of Owners Title Insurance Policy
   e. Copy of most recent tax bills
6. Site Report on existing and proposed conditions prepared by DeCelle-Burke
7. Existing and Proposed Conditions Plans
   a. Cover Sheet
   b. Existing Conditions
   c. Construction Management
   d. Subdivision
   e. Proposed Site Layout
   f. Proposed Site Grading
   g. Proposed Utility
   h. Construction Detail
8. Architectural Plans
   a. Narrative Approach to design
   b. Cover Sheet
   c. Floor Plans showing affordable units
   d. Exterior elevations
   e. Unit Plans and Wall Sections
   f. Site Section
9. List of Requested Waivers
10. Pro-Forma
11. Sustainable Development Scorecard
12. Executive Summary of Phase II Environmental Report
13. Affirmative Marketing and Resident Selection Plan
14. Development Team Resumes and Qualifications
    a. The Holland Companies: Project Sponsor
    b. DeCelle-Burke: Project Site and Civil Engineer
    c. VMY Architects LLC: Project Architect
    d. LDS Consulting Group, LLC: Development Consultant and Market Researcher