

MASSHOUSING SITE ELIGIBILITY APPLICATION

Winder Estates – Medfield, MA

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**Comprehensive Permit
SiteApproval Application
Homeownership**

www.masshousing.com | comppermit.masshousing.com

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") Homeownership Projects**

Section 1: GENERAL INFORMATION

Name of Proposed Project: Winder Estates

Municipality: Medfield

County: Norfolk

Site Address: 86 Plain St.

Cross Street:

Zip Code: 02052

Tax Parcel I.D. Number(s):

Name of Proposed Development Entity: 86 Plain St, 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 Been Formed? Yes

State Formed: Massachusetts

Name of Applicant: 86 Plain St, LLC

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

Applicant's Web Address: www.GUARDLAW.net

Does the applicant have a related party relationship with any other member of the development team? Yes

If yes, please explain:

Faceoff Holdings, LLC, Steve Guard is the seller of the property and 86 Plain St., LLC is buyer of property, Steve Guard. 86 Plain St., LLC was formed specifically for this project.

Primary Contact Information

Contact Name: Paul E Cusson

Company Name: Delphic Associates

Address: 651 ORCHARD ST

Municipality: New Bedford **State:** Massachusetts **Zip Code:** 02744

Phone: **Cell Phone:** **Email:** Paul@Delphicassociates.com

Relationship to Applicant:

consultant

Other Contact Information

Contact Name: Steve Guard

Company Name: 86 Plain St, LLC

Address: 1165 Washington St

Municipality: Hanover **State:** Massachusetts **Zip Code:** 02339

Phone: (781) 681-6665 **Cell Phone:** **Email:** Steve@GuardLaw.net

Relationship to Applicant:

Anticipated Financing: NEF Bank

Name of Lender (if not MassHousing Financed): Camden National Bank

Age Restriction: None

Brief Project Description:

Winder Estates is an existing 14+ acre site is located about 25 miles from Boston, at 86 Plain St. and is surrounded on three sides by conservation land. A paved driveway from Plain Street leads to a single-family home on the site built in 1984. The home will be razed for this project. Surrounding the existing home are fenced fields for horses and alpacas, a barn, paths, and forested land.

The proposed homes of Winder Estate are designed to integrate with the rural agricultural setting of the area. There are three different house designs: each with two variations for affordable and market rate options. Depending on the design, finished spaces can range from 1812 to 2636 square feet with a two-car garage, unfinished basement, and an unfinished attic.

**Application for Chapter 40B Project Eligibility / Site Approval
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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:	14.86
Wetland Area (per MA DEP):	5.04
Flood Hazard Area (per FEMA):	3.18
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:	8.22
Total Buildable Area:	6.64

Current use of the site and prior use if known:

Currently there are buildings on site, that will be razed. The remaining land is heavily wooded.

Is the site located entirely within one municipality? Yes

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

How much land is in each municipality?

Additional Site Addresses:

Address 1	Address 2	Municipality	State	Zip Code	Tax Parcel ID

Current Zoning classification and principal permitted uses:

Residential (R1)

Previous Development Efforts:

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

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

None

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

If Rejected, Please Explain:

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater: Private Wastewater Treatment	Yes	Title V septic with I/A Nitrogen reduction
Wastewater: Public Sewer	No	
Storm Sewer	Yes	DEP Compliant Drainage Mitigation Design
Water: Public Water	Yes	town water
Water: Private Well	No	
Natural Gas	Yes	
Electricity	Yes	OHW from street to site
Roadway Access to Site	Yes	New bitcon road
Sidewalk Access to Site	No	
Other	No	

Describe Surrounding Land Uses:

Residential homes are located nearby, with wooded land surrounding the area.

Surrounding Land Use/Amenities	Distance from Site (miles)	Available by Public Transportation?
Shopping Facilities	3.20	Yes
Schools	1,802.60	Yes
Government Offices	3.50	Yes
Multi-Family Housing	3.00	Yes
Public Safety Facilities	3.60	Yes
Office/Industrial Uses	3.50	Yes
Conservation Land	4.10	Yes
Recreational Facilities	4.90	Yes
Houses of Worship	2.70	Yes
Other	0.00	N/A

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

All amenities are accessible by bus.

Site Characteristics and Development Constraints

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

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing Financed and New England Fund (“NEF”) Homeownership 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:	24	Total Number of Affordable Units:	6
Number of Market Units:	18	Number of AMI 50% Affordable Units:	0
		Number of AMI 80% Affordable Units:	6

Unit Information:

Unit Type	Bedrooms	Baths	# Units	Unit Sq. Ft.	Sales Price	Condo/HO Fee
Affordable Unit - Below 80%	3 Bedroom	1.5 Baths	2	2,040	\$0	\$0
Market	4 Bedroom	3.5 Baths	9	2,040	\$0	\$0
Market	4 Bedroom	3.5 Baths	6	2,600	\$0	\$0
Affordable Unit - Below 80%	4 Bedroom	1.5 Baths	1	2,024	\$0	\$0
Affordable Unit - Below 80%	3 Bedroom	1.5 Baths	3	1,812	\$0	\$0
Market	3 Bedroom	2.5 Baths	3	1,812	\$0	\$0

Approach to calculating any additional fees relating to Condominium Association or Homeowners Association:

Percentage of Units with 3 or More Bedrooms: 100.00

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

Handicapped Accessible Units - Total: 0

Market Rate: 0

Affordable: 0

Gross Density (units per acre): 1.62

Net Density (units per buildable acre): 3.61

Building Information:

Building Type	Building Style	Construction Type	Stories	Height	GFA	Nbr Buildings
Residential	Single family detached	Construction	2	34	0	24

Will all features and amenities available to market unit residents also be available to affordable unit residents? No

If not, explain the differences:

The exteriors will be substantially the same, the interior however, will be slightly different, including but not limited to cabinets, counters, flooring, etc. and all materials are of good quality.

Parking:

Total Parking Spaces Provided: 96

Ratio of Parking Spaces to Housing Units: 4.00

Lot Coverage:

Application ID: 352 / Winder Estates, Medfield

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Buildings:	8%	Parking and Paved Areas:	10%
Usable Open Space:	39%	Unusable Open Spaces:	43%
Lot Coverage:	17%		

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

**Application for Chapter 40B Project Eligibility / SiteApproval
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Section 4: Site Control

Grantor/Seller: Faceoff Holdings, LLC

Grantee/Buyer: 86 Plain St. 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 Lease(s): 5/22/2024

Purchase Price: \$100

For Purchase and Sales Agreements or Option Agreements:

Date of Agreement:

Expiration:

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

For Easements:

Date of Agreement:

Purchase Price: \$0

For Easement Purchase and Sales Agreements or 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") Homeownership 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

Sales/Revenue

Market	\$22,775,000
Affordable	\$1,500,000
Related Party	\$0
Other Income	\$0
Total Sales/Revenue	\$24,275,000

Pre-Permit Land Value

Item	Budgeted
As-Is Market Value*:	\$3,600,000
Reasonable Carrying Costs:	\$0
Total Pre-Permit Land Value:	\$3,600,000

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

Uses (Costs)

Item	Budgeted
Acquisition Cost (Actual)	
Actual Acquisition Cost: Land	\$3,600,000
Actual Acquisition Cost: Buildings	\$0
Reasonable Carrying Costs	\$0
Subtotal: Acquisition Costs	\$3,600,000
Construction Costs-Building Structural Costs (Hard Costs):	
Building Structure Costs	\$9,091,200
Hard Cost Contingency	\$577,810
Subtotal: Residential Construction (Hard Costs)	\$9,669,010
Construction Costs-Site Work (Hard Costs):	
Earth Work	\$75,000
Utilities On-Site	\$60,000
Utilities Off-Site	\$85,000
Roads and Walks	\$1,805,000
Site Improvement	\$65,000
Lawns and Plantings	\$0
Geotechnical Conditions	\$0
Environmental Remediation	\$0
Demolition	\$0
Unusual Site Conditions/Other Site Work	\$425,000
Subtotal: Site Work (Hard Costs)	\$2,515,000
Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs):	
General Conditions	\$545,472
Builder's Overhead	\$181,824
Builder's Profit	\$545,472
Subtotal: General Conditions, Builder's Overhead & Profit	\$1,272,768
General Development Costs (Soft Costs):	
Appraisal and Marketing Study (<i>not 40B "As Is" Appraisal</i>)	\$9,500
Lottery	\$0
Commissions/Advertising-Affordable	\$75,000
Commissions/Advertising-Market	\$1,138,750
Model Unit	\$0
Closing Costs (<i>unit sales</i>)	\$0
Real Estate Taxes (<i>during construction</i>)	\$65,000
Utility Usage (<i>during construction</i>)	\$0
Insurance (<i>during construction</i>)	\$103,200
Security (<i>during construction</i>)	\$0
Inspecting Engineer (<i>during construction</i>)	\$35,000
Construction Loan Interest	\$1,091,606
Fees to Construction Lender:	\$0
Fees to Other Lenders:	\$0
Architectural	\$38,000

General Development Costs (Soft Costs) continued:

Item	Budgeted
Engineering	\$249,500
Survey, Permits, etc.	\$84,000
Clerk of the Works	\$0
Construction Manager	\$0
Bond Premiums	\$0
Legal	\$91,800
Title (including title insurance) and Recording	\$108,267
Accounting and Cost Certification (including 40B)	\$20,000
Relocation	\$0
40B Site Approval Processing Fee	\$8,118
40B Technical Assistance/Mediation Fee	\$3,700
40B Land Appraisal Cost (as-is value)	\$4,500
40B Final Approval Processing Fee	\$90,912
40B Subsidizing Agency Cost Certification Examination Fee	\$0
40B Monitoring Agent Fee	\$0
40B Surety Fees	\$0
Other Financing Fees	\$0
Development Consultant	\$0
Other Consultant:	\$0
Other Consultant:	\$0
Soft Costs Contingency	\$231,994
Other Development Costs:	\$60,000
Subtotal: General Development Costs (Soft Costs)	\$3,508,847
Developer Overhead	
Developer Overhead	\$96,000
Subtotal: Developer Overhead	\$96,000

Summary of Subtotals

Item	Budgeted
Sales/Revenue	\$24,275,000
Pre-Permit Land Value	\$3,600,000
Residential Construction	\$9,669,010
Site Work (Hard Costs)	\$2,515,000
General Conditions, Builder's Overhead & Profit (Hard Costs)	\$1,272,768
Developer Overhead	\$96,000
General Development Costs (Soft Costs)	\$3,508,847
Total Sales/Revenue	\$24,275,000
Total Development Costs (TDC)	\$20,661,625
Profit (Loss) from Sales Revenue	\$3,613,375
Percentage of Profit (Loss) Over the Total Development Costs (TDC)	17.4883%

**Application for Chapter 40B Project Eligibility / SiteApproval
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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 Desc	Applicant	Dev Entity	Primary
86 Plain St, LLC	Steve Guard	Attorney	Yes	Yes	Yes
Delphic Associates	Paul E Cusson	Consultant - Local Permit	No	No	Yes

Entities Responsible for Development Tasks:

Development Task	Developer / Applicant	Consultant Name

Affiliated Entities:

Company Name	Individual	Affiliation	Relation

Previous Applications:

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

Certification and Acknowledgement

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

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

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

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

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

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

Signature:

8/6/2024

Date:

Name: Steve Guard
Title: Manager

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

Section 7: NOTIFICATION AND FEES

Notices:

Event	Date
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Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing: 1/1/2024

Date of Pre-Application Meeting with MassHousing:

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

Date notice of application sent to DHCD:

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:	\$8,118	payable to MassHousing
Chapter 40B Technical Assistance/Mediation Fee:	\$2,500	(Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000)
Unit Fee:	\$1,200	(\$50 per Unit)
Total TA/Mediation and Unit Fee:	\$3,700	(Payable to Massachusetts Housing Partnership)

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

**Application for Chapter 40B Project Eligibility / SiteApproval
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Section 8: SUSTAINABLE DEVELOPMENT CRITERIA

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 2 - Consistency With Sustainable Development Principles

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

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

Optional - Demonstration of Municipal Support

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

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

Explanation (Required)

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

(1) Concentrate Development and Mix Uses

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

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

Explanation (Required)

The Massachusetts Comprehensive Permit law, M.G.L. c40B sections 20-23 allows for a compact development that otherwise would not be allowed under the town's regulations. The proposed development conserves land and creates a small development which creates an enclave onto itself.

(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	No
- Creates affordable housing in high poverty area	No
- Promotes diversity and social equity and improves the neighborhood	No
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community	No
- Other (discuss below)	No

Explanation (Required)

Promotes equitable sharing of the benefits and burdens of development. The benefits are shared by the owners of the affordable designated units as well as the market rate units.

(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	No
- Environmental remediation or clean up	No
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.)	No
- Eliminates or reduces neighborhood blight	No
- Addresses public health and safety risk	No
- Cultural or Historic landscape/existing neighborhood enhancement	No
- Other (discuss below)	No

Explanation (Required)

The Comprehensive Permit allows for increased density, thus preserving open space.

(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	Yes
- Uses low impact development (LID) for other innovative techniques	No
- Other (discuss below)	No

Explanation (Required)

Through the efficient use of land and infrastructure we conserve natural resources by reducing waste. The site will be engineered in accordance with DEP Storm-water management, Low impact design standards, to utilize rain gardens and permeable pavement and other techniques.

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

Explanation (Required)

There are a total of 24 single family homes to be built, of which 6 (25%) will be designated affordable. The affordable units will be sold to eligible families whose household incomes do not exceed 80% of the median income as adjusted for family size. The balance of the units will meet the needs for people of all abilities, income levels, and household types.

(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	No
- 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)

Site is located at 86 Plain St. Medfield MA

(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	No
- Jobs near housing, service or transit	No
- Housing near an employment center	No
- Expand access to education, training or entrepreneurial opportunities	No
- Support local business	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)

The development of the infrastructure and the construction of the homes will create construction jobs. In addition to 24 families that will help to support local business.

(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	No
- 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)

All of the appliances and heating equipment will have high energy efficient ratings. In addition, high-efficient insulation ratings

(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)

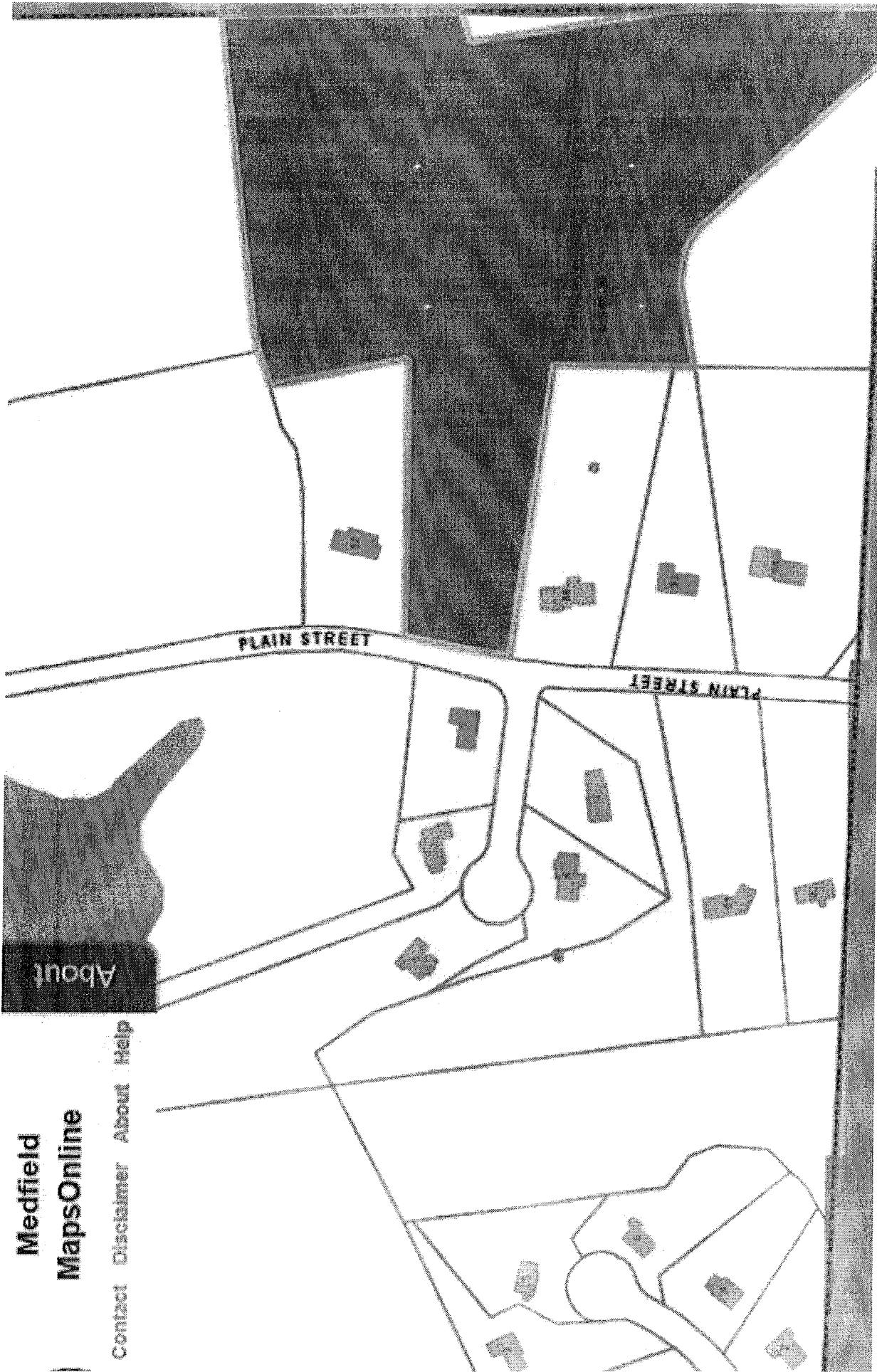
The proposed development with the designation of 25% of the units being affordable will have a local and regional benefit.

JULY 31, 2024



2024 MoesGIS GOOGLE MAP

— VICINITY MAP —



Medfield MapsOnline

[Contact](#) [Disclaimer](#) [About](#) [Help](#)

A 1 N Beacon St, Boston, Massachusetts, United States
B 86 Plain St, Medfield, Massachusetts, United States

42 min, 28.2 miles
Light traffic
Via I-90 W, I-95 S
• Toll on route



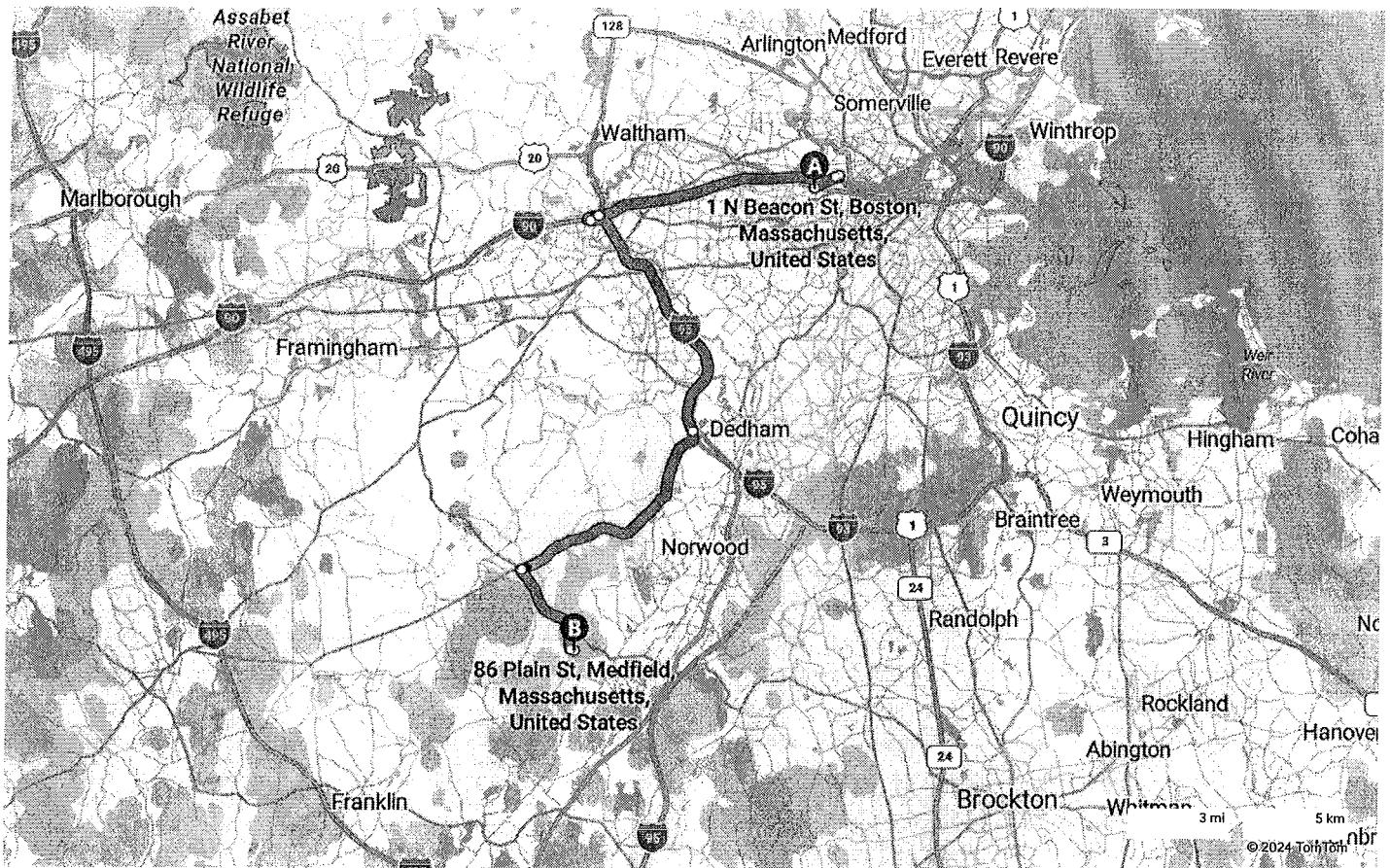
A 1 N Beacon St, Boston, Massachusetts, United States

↑	1.	Head east on Cambridge St toward Cambridge St ▲ <i>Moderate congestion</i>	56 ft
↑	2.	Bear left onto Cambridge St Roxy's Grilled Cheese on the corner	0.7 mi
↗	3.	Take the ramp on the right for I-90 and head toward Boston / Worcester • <i>Toll road</i>	0.1 mi
↗	4.	Keep right , heading toward Worcester Pass Four Points by Sheraton Boston Newton on the right in 3.5 mi • <i>Toll road</i>	7.9 mi
↗	5.	At Exit 123A , head right on the ramp for I-95 toward Providence RI / Waltham • <i>Toll road</i>	0.5 mi
↗	6.	Keep right , heading toward Dedham / PROVIDENCE / RI • <i>Toll road</i>	8.2 mi
109	7.	At Exit 31B , head right on the ramp for MA-109 West toward Westwood Pass Sunoco Gas Station on the right in 3.1 mi	7.5 mi
↖	8.	Turn left onto MA-27 / Spring St	2.3 mi
↗	9.	Turn right onto Plain St	0.8 mi
↖	10.	Turn left	0.1 mi

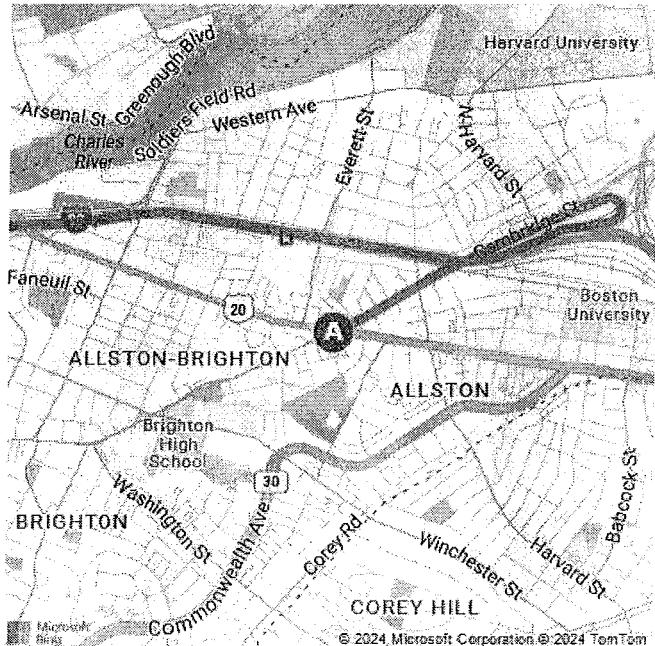
Arrive at your destination on the right

11. The last intersection before your destination is Plain St

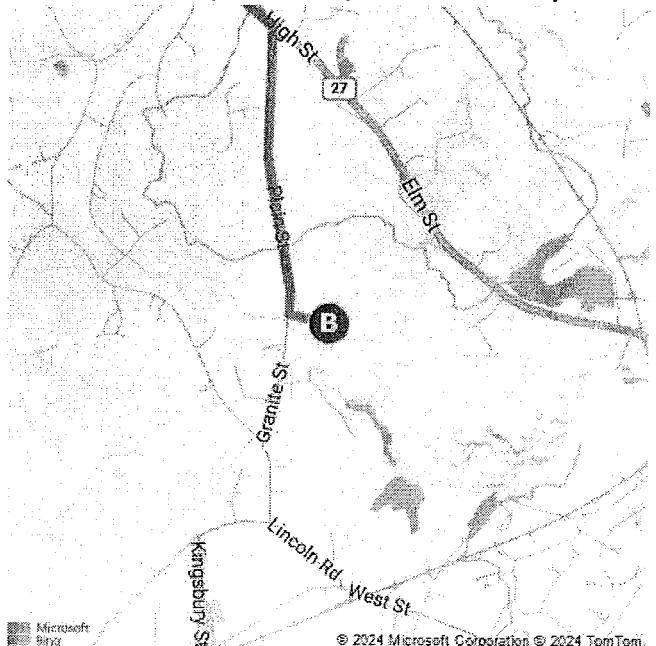
B 86 Plain St, Medfield, Massachusetts, United States



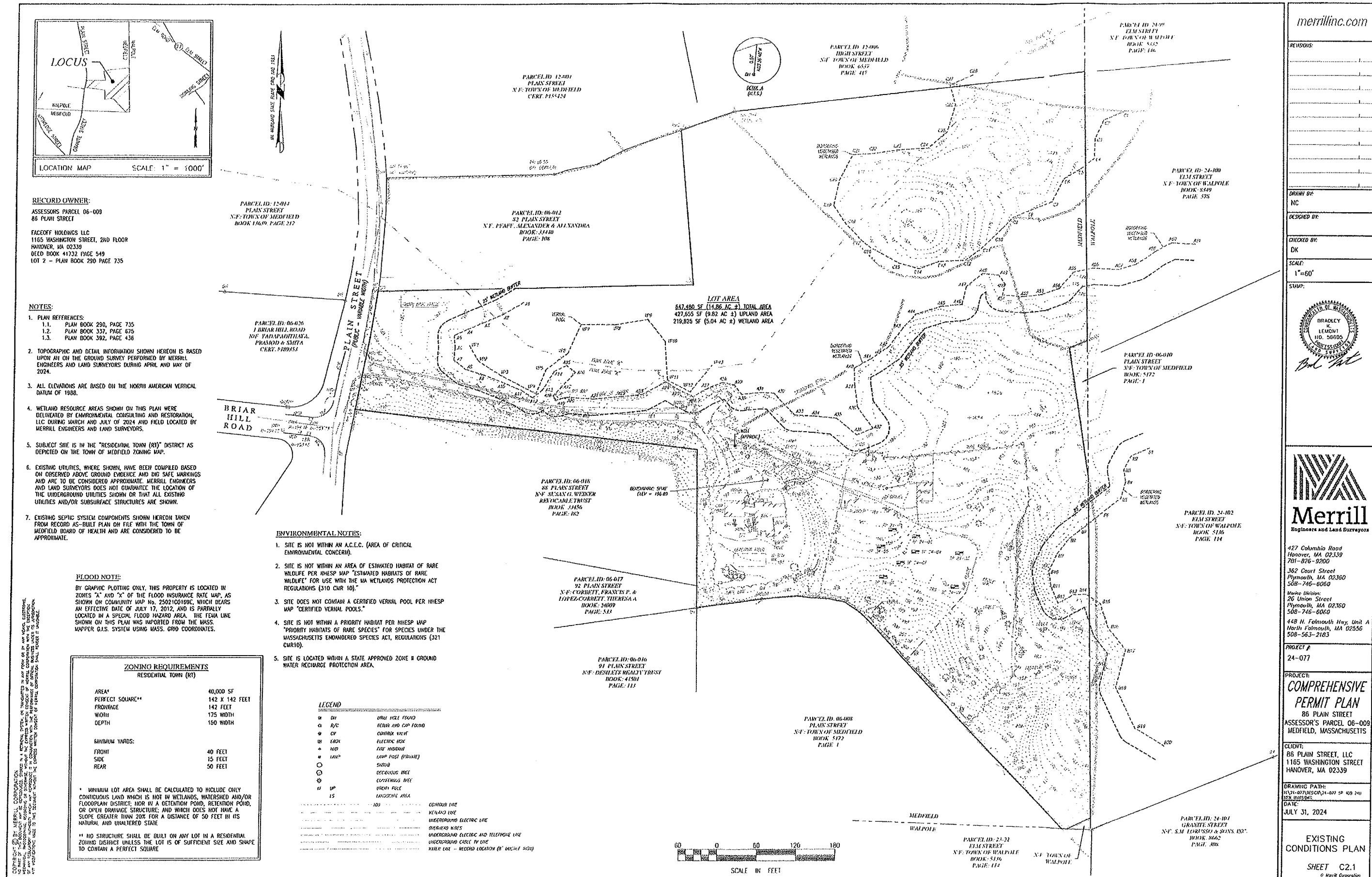
A 1 N Beacon St, Boston, Massachusetts, United States



B 86 Plain St, Medfield, Massachusetts, United States

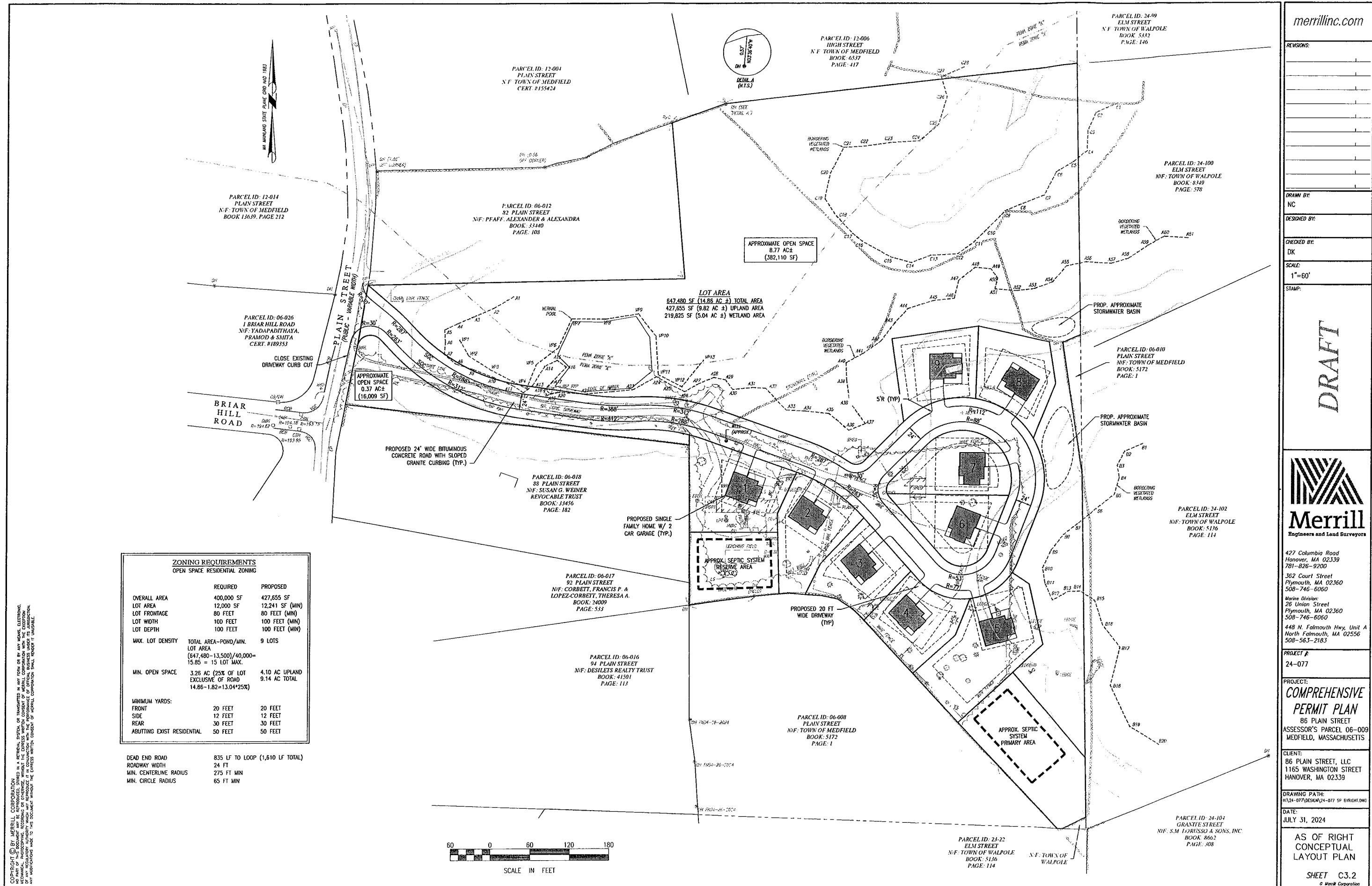


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GOOGLE LOCUS





WINDER ESTATES RESIDENTIAL DEVELOPMENT

M.G.L. C. 40B COMPREHENSIVE PERMIT PROJECT
86 PLAIN STREET
MEDFIELD, MASSACHUSETTS

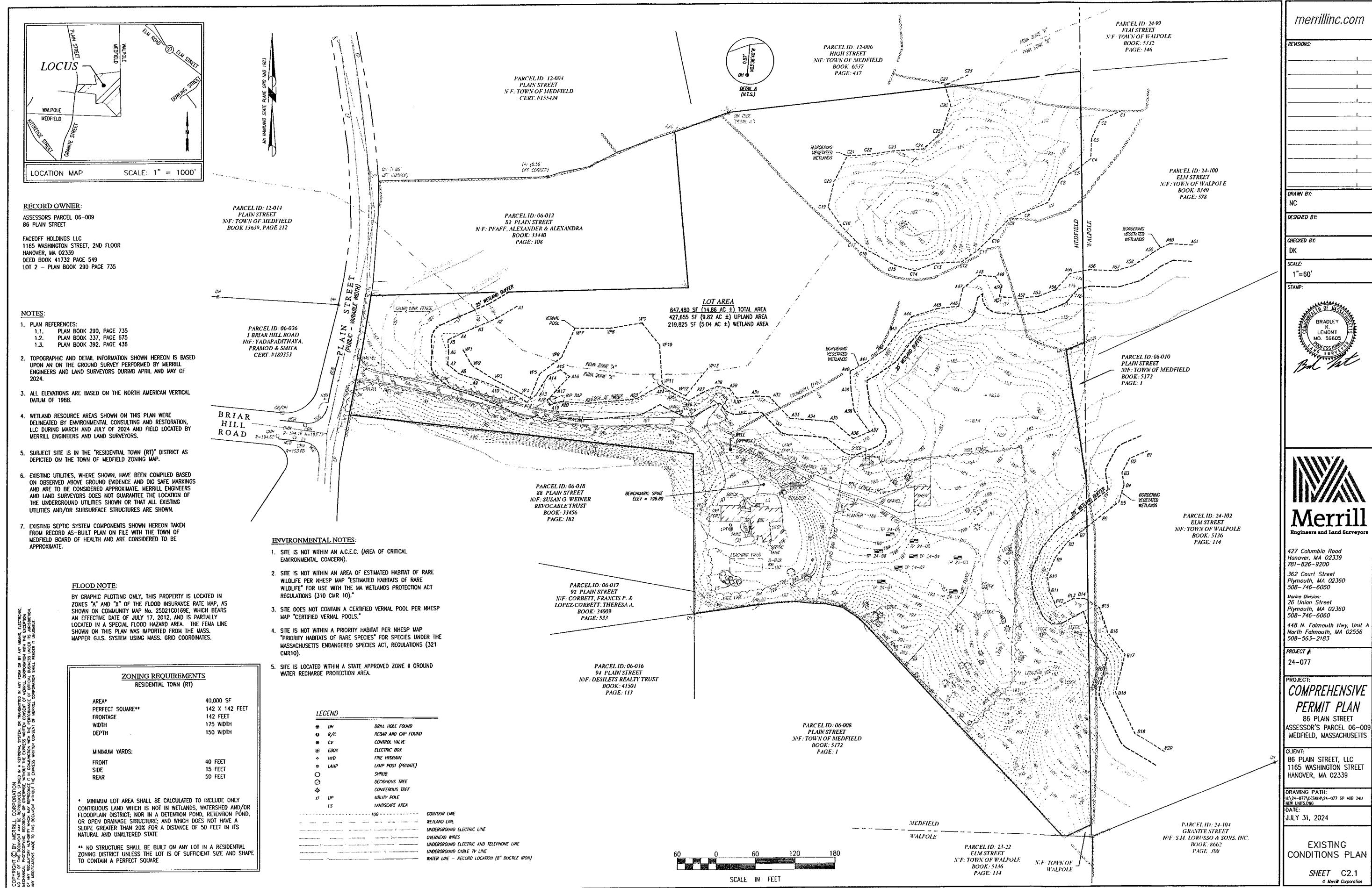
JULY 31, 2024

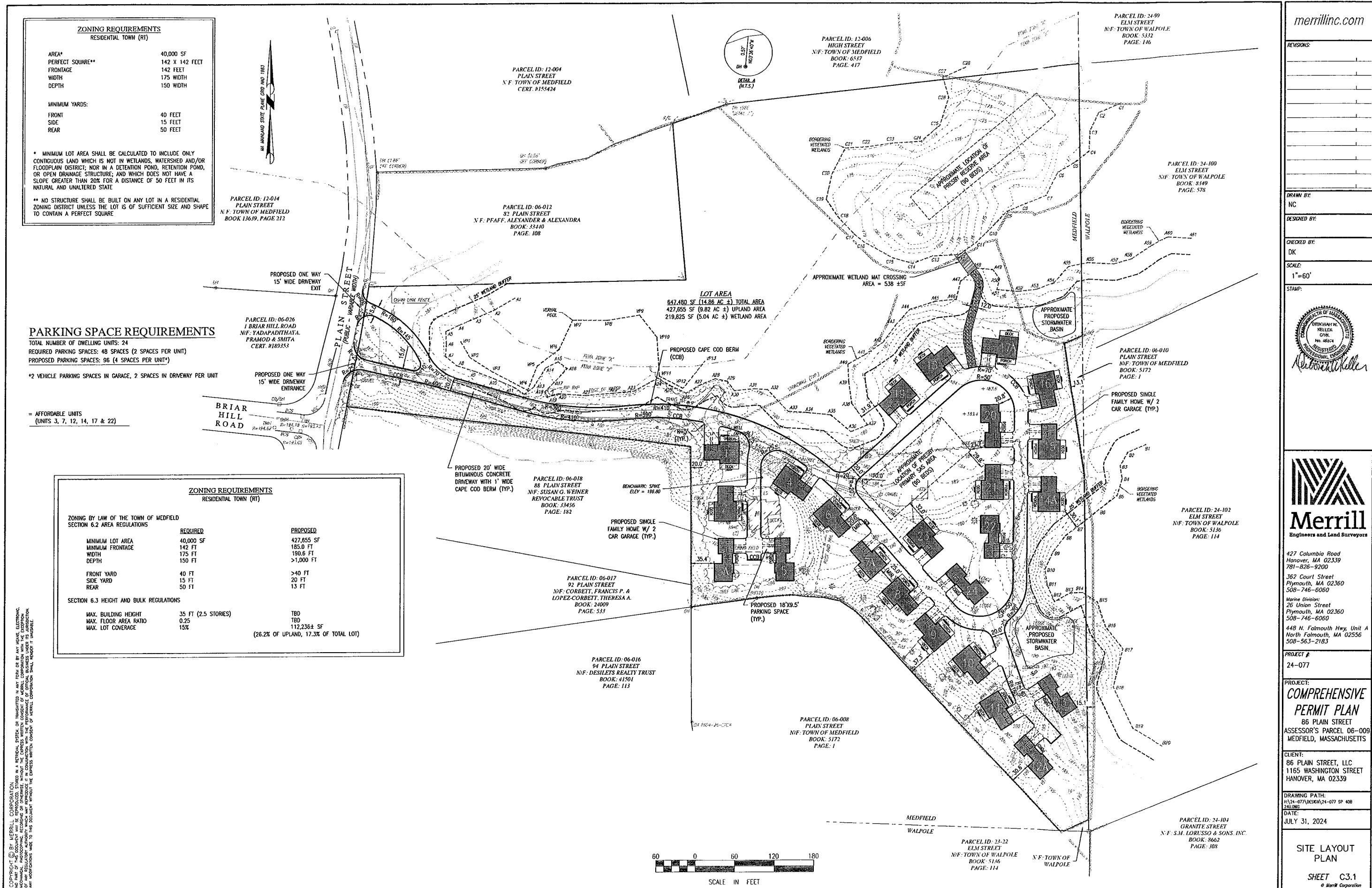


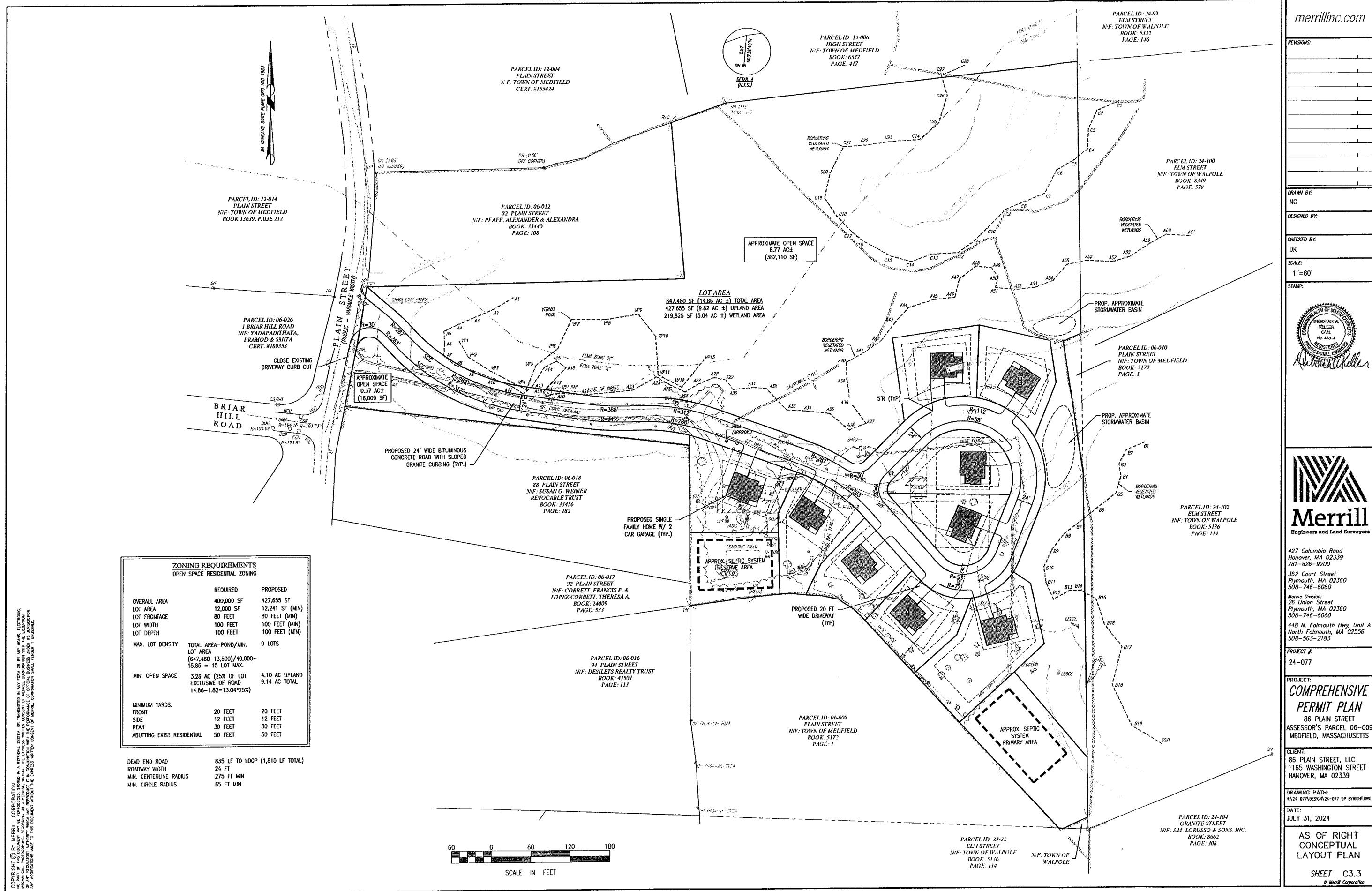
— VICINITY MAP —

SCALE: 1"=600'
0 600 1200 1800
SCALE IN FEET

REVISIONS:		
DRAWN BY:	NC	
DESIGNED BY:		
CHECKED BY:	DK	
SCALE:	AS NOTED	
STAMP:		
 Merrill Engineers and Land Surveyors		
427 Columbia Road Hanover, MA 02339 781-826-9200		
362 Court Street Plymouth, MA 02360 508-746-6060		
Marine Division: 26 Union Street Plymouth, MA 02360 508-746-6060		
448 N. Falmouth Hwy, Unit A North Falmouth, MA 02556 508-563-2183		
PROJECT #: 24-077		
COMPREHENSIVE PERMIT PLAN 86 PLAIN STREET ASSESSOR'S PARCEL 06-009 MEDFIELD, MASSACHUSETTS		
CLIENT: 86 PLAIN STREET, LLC 1165 WASHINGTON STREET HANOVER, MA 02339		
DRAWING PATH: H:24-077\DESIGN\24-077 SF 406 240 M:24-077.DWG DATE: JULY 31, 2024		
COVER AND INDEX PLAN SHEET C1.1 © Merrill Corporation		







Merrill
Engineers and Land Surveyors

427 Columbia Road
Hanover, MA 02339
781-826-9200
362 Court Street
Plymouth, MA 02360
508-466-6060
Marin Division:
26 Union Street
Plymouth, MA 02360
508-466-6060
448 N. Falmouth Hwy, Unit A
North Falmouth, MA 02556
508-563-2183

PROJECT #:
24-077

PROJECT:
**COMPREHENSIVE
PERMIT PLAN**
86 PLAIN STREET
ASSESSOR'S PARCEL 06-009
MEDFIELD, MASSACHUSETTS

CLIENT:
86 PLAIN STREET, LLC
1165 WASHINGTON STREET
HANOVER, MA 02339

DRAWING PATH:
H:\24-077\DESIGN\24-077 SP BRIGHTLINE

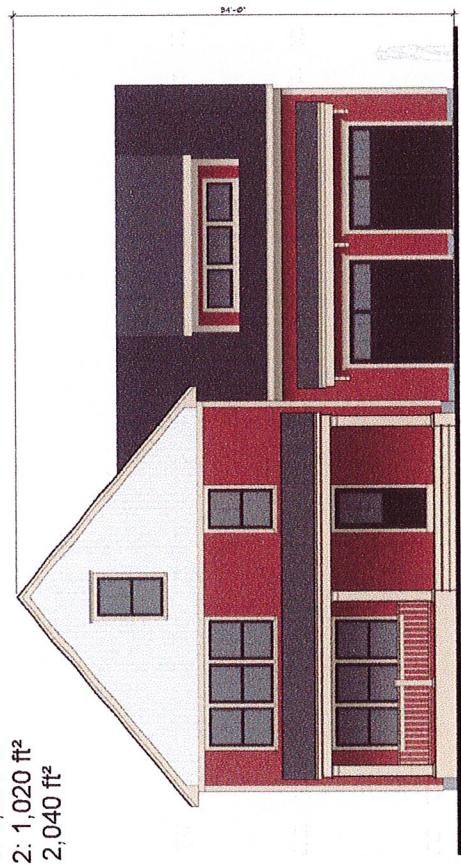
DATE:
JULY 31, 2024

AS OF RIGHT
CONCEPTUAL
LAYOUT PLAN

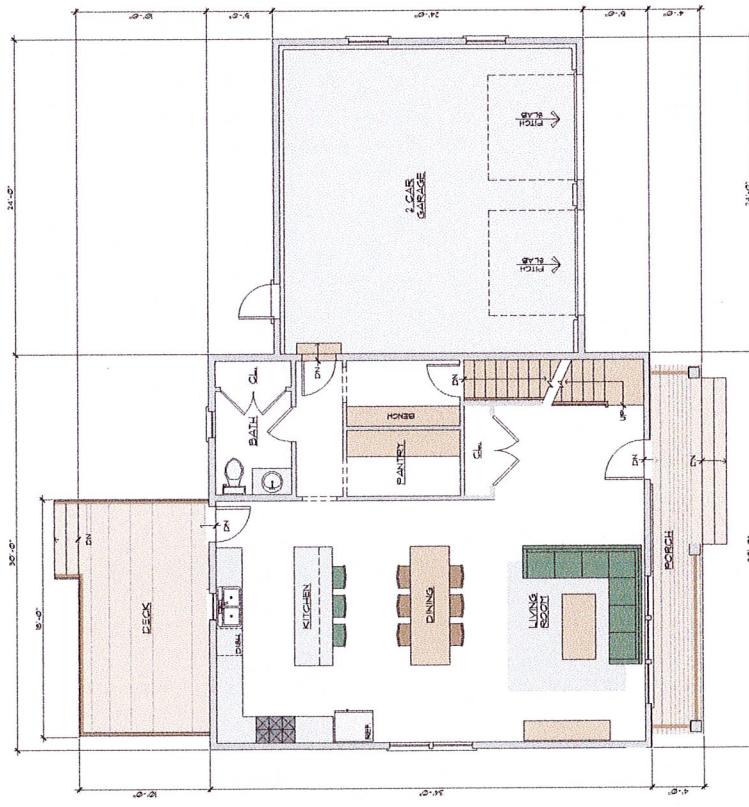
SHEET C3.3
© Merrill Corporation

Model A2 - Affordable Rate

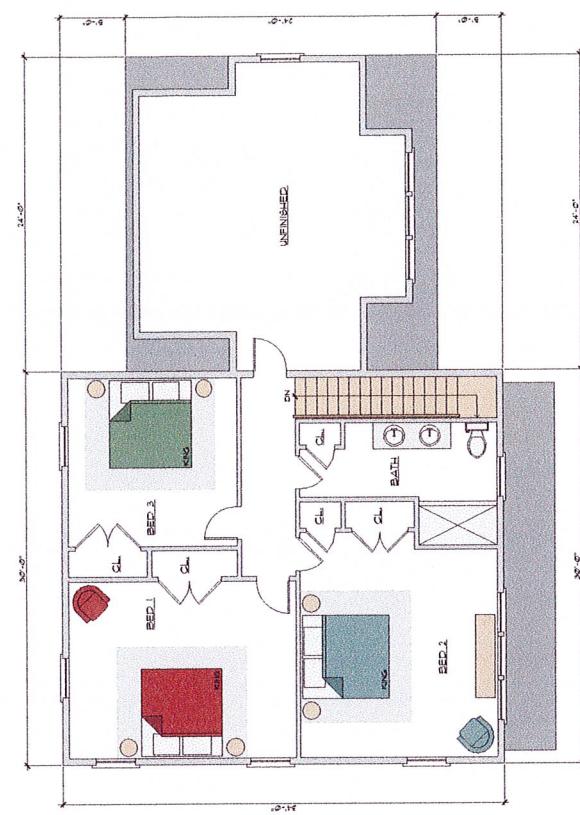
3 Bedrooms, 1.5 Baths
Floor 1: 1,020 ft²
Floor 2: 1,020 ft²
Total: 2,040 ft²



Front Elevation



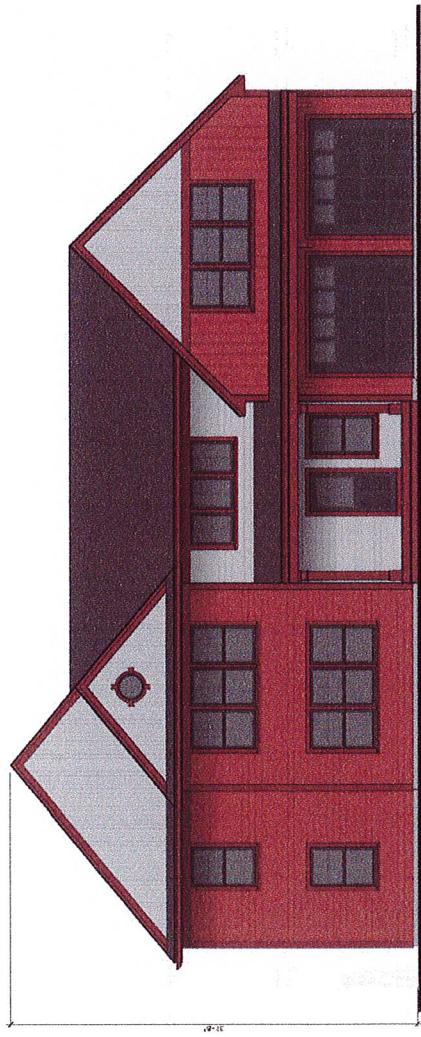
First Floor Plan



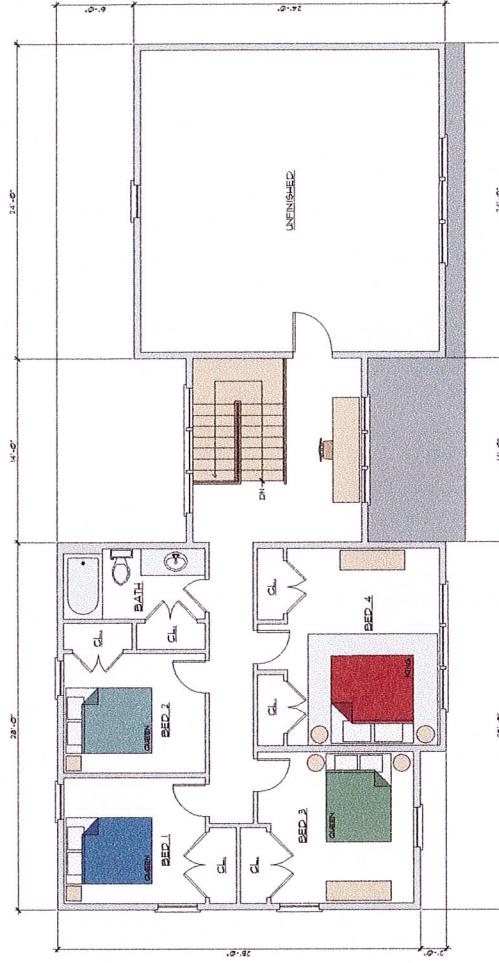
Second Floor Plan

Model B2 - Affordable Rate

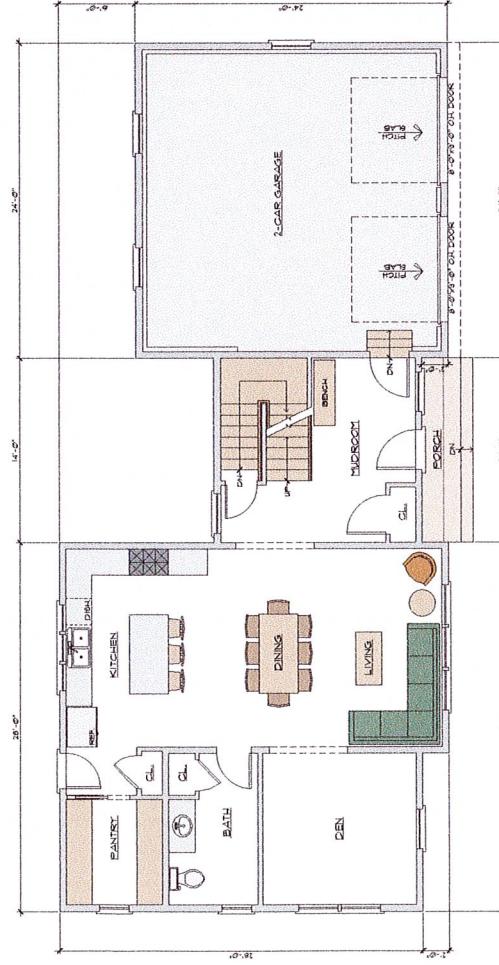
4 Bedrooms, 1.5 Baths
Floor 1: 1,048 ft²
Floor 2: 1,048 ft²
Total: 2,096 ft²



Front Elevation



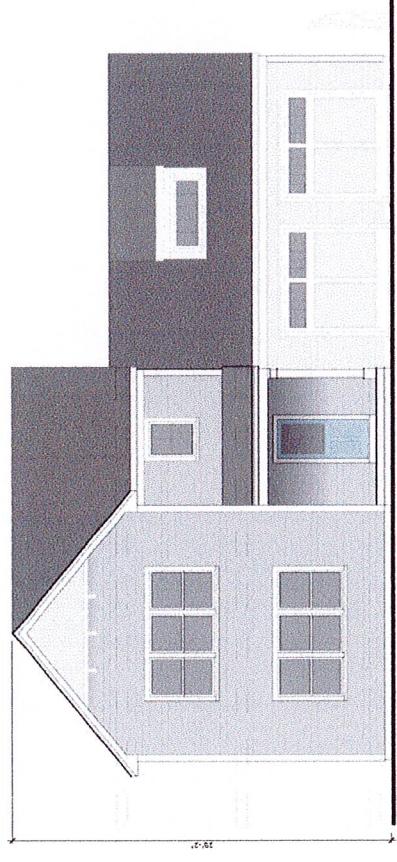
Second Floor Plan



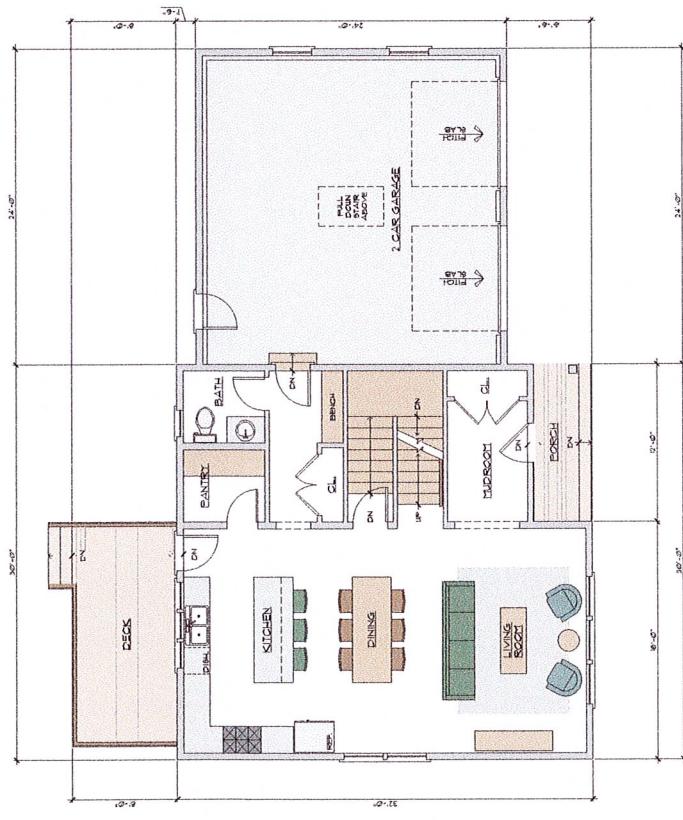
First Floor Plan

Model C2 Affordable Rate

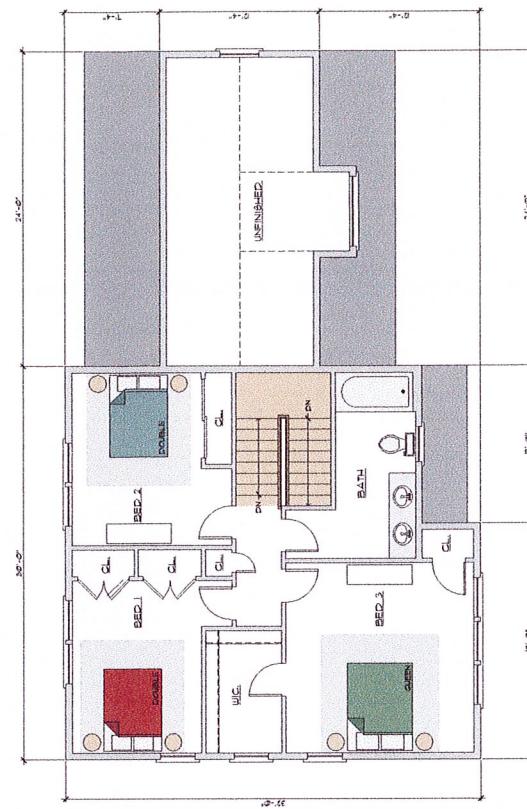
3 Bedrooms, 1.5 Baths
Floor 1: 906 ft²
Floor 2: 906 ft²
Total: 1,812 ft²



Front Elevation



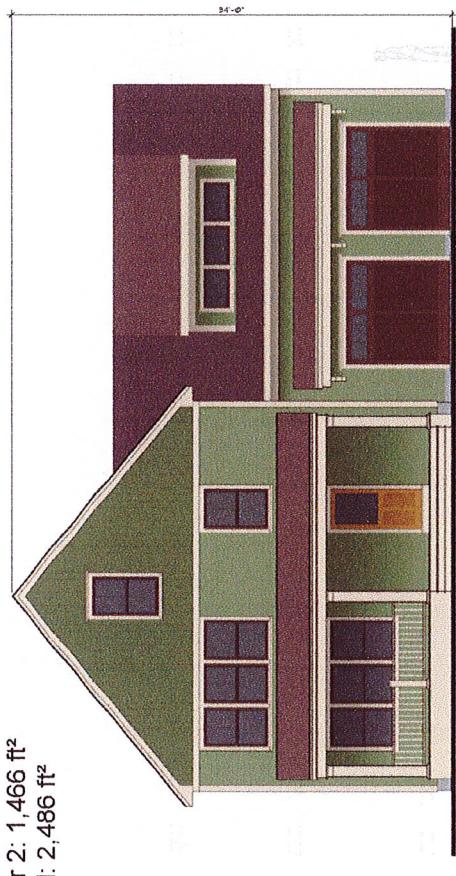
First Floor Plan



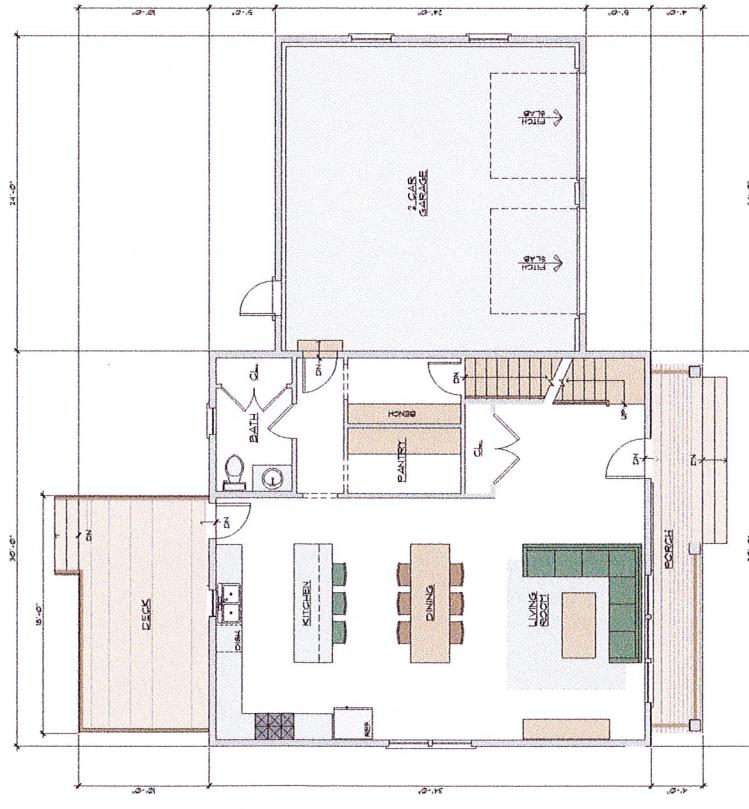
Second Floor Plan

Model A - Market Rate

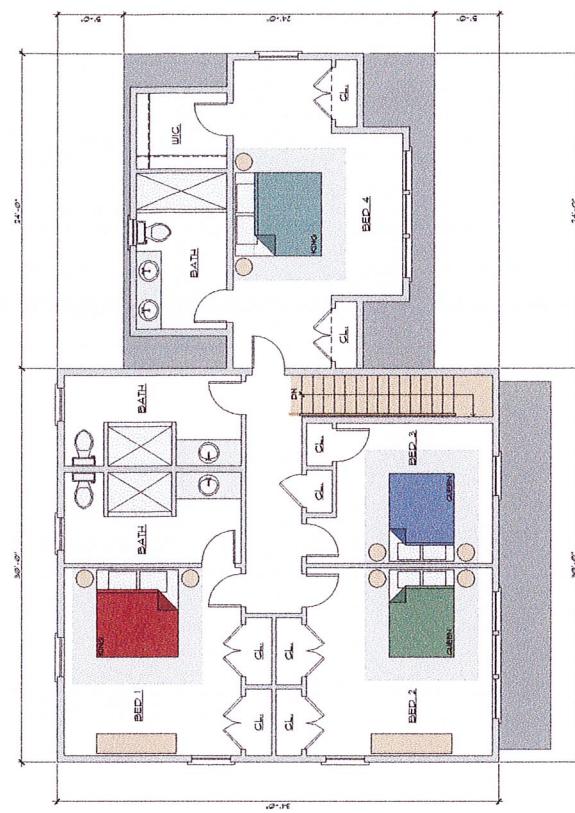
4 Bedrooms, 3.5 Baths
Floor 1: 1,020 ft²
Floor 2: 1,466 ft²
Total: 2,486 ft²



Front Elevation



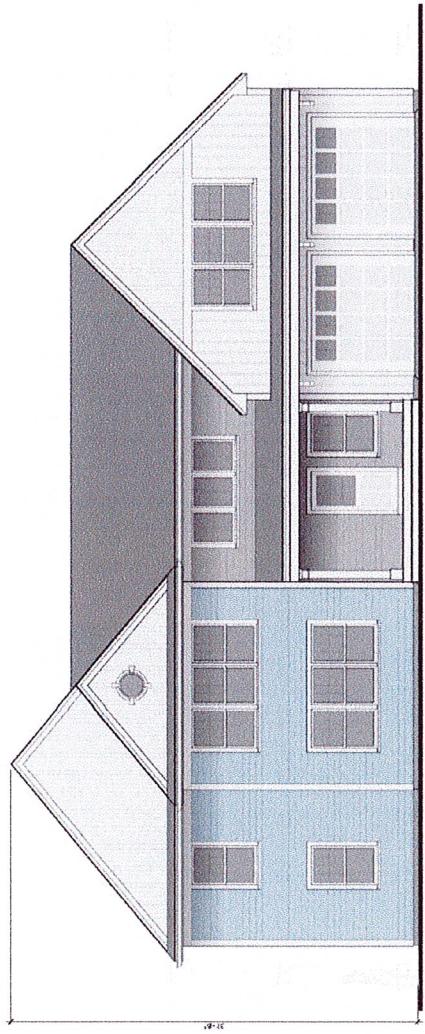
First Floor Plan



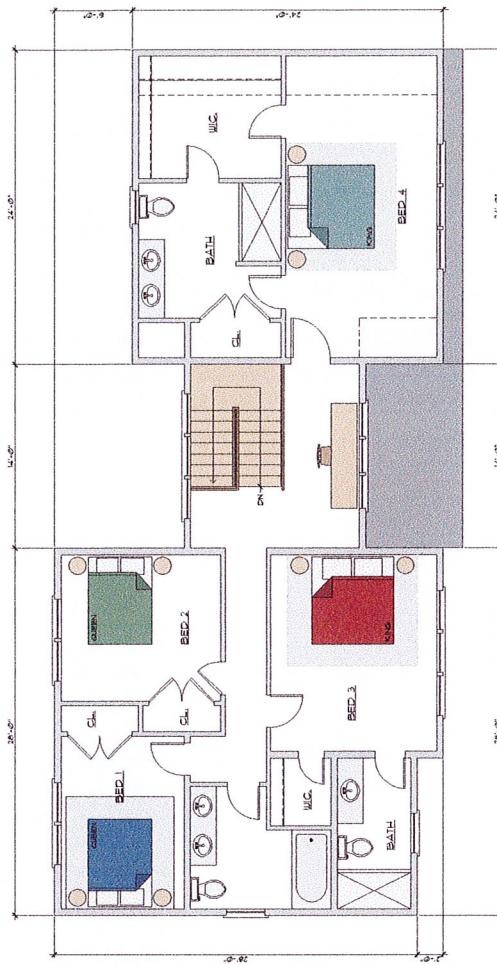
Second Floor Plan

Model B - Market Rate

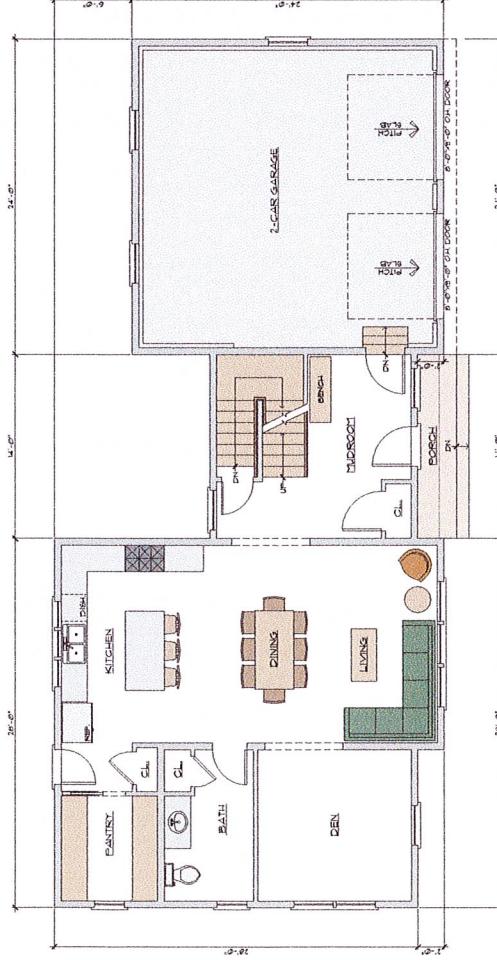
4 Bedrooms, 3.5 Baths
Floor 1: 1,048 ft²
Floor 2: 1,588 ft²
Total: 2,636 ft²



Front Elevation



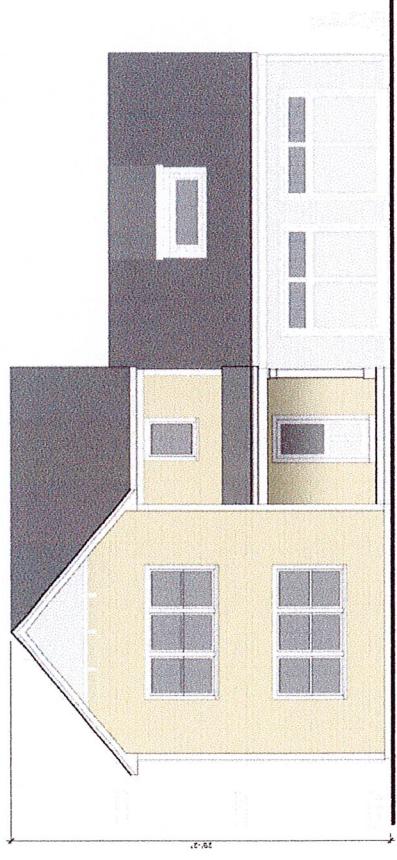
Second Floor Plan



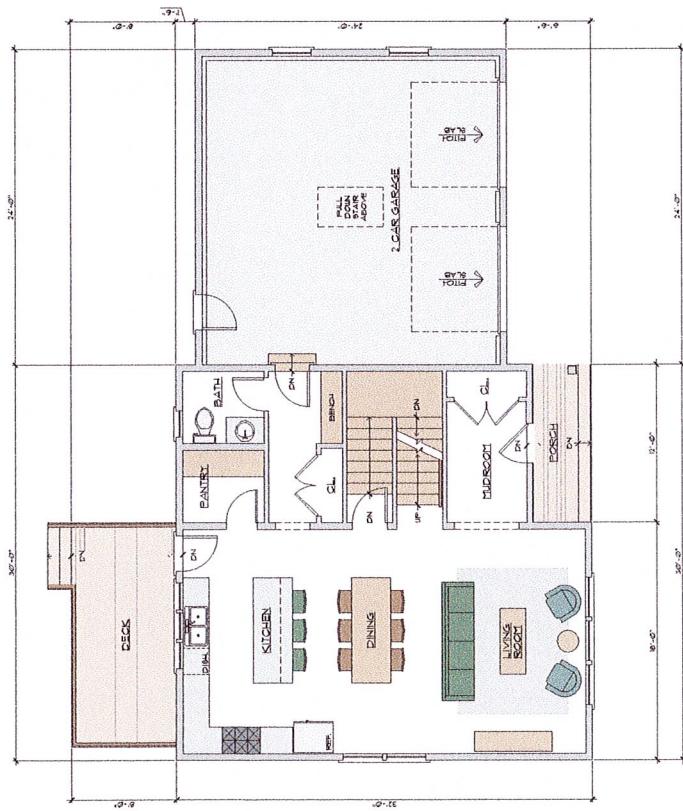
First Floor Plan

Model C - Market Rate

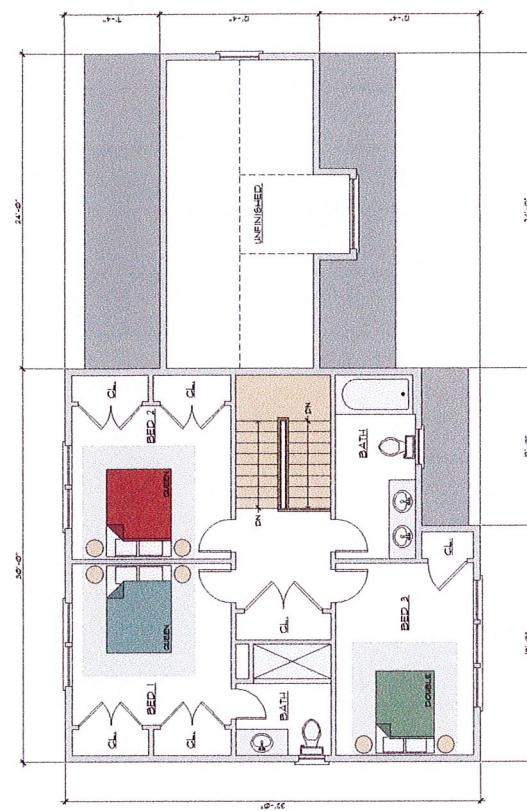
3 Bedrooms, 2.5 Baths
Floor 1: 906 ft²
Floor 2: 906 ft²
Total: 1,812 ft²



Front Elevation



First Floor Plan



Second Floor Plan

Winder Estate

Design Narrative

86 Plain Street
Medfield, MA. 02052

bf architects

Bill Fornaciari Architects, Inc.

34 Main Street
Suite 203
Plymouth, MA. 02360
Phone: 508.746.2036

Existing Site Conditions

The existing 14+ acre site is located about 25 miles from Boston, and is surrounded on three sides by conservation land. A paved driveway from Plain Street leads to a single family home on the site built in 1984. The 3,925 square foot home is contemporary in appearance with shed roofs, casement windows, and beige vinyl siding. Surrounding the home are fenced fields for horses and alpacas, a barn, paths, and forested land. An existing site plan has been generated by Merrill Engineers and Land Surveyors which indicates the locations of the property lines, setbacks, wetlands, structures, and topography.

Architectural Design

The proposed homes of Winder Estate are designed to integrate with the rural agricultural setting of the area. Each home is sited to fit into the natural contours of the site to minimize disruption to the environment. The homes are wood framed structures with traditional gabled roofs, double hung windows, front porches, trim details, and paint colors. The colors recall historic New England architecture, and create a varied yet harmonious neighborhood.

There are three different house designs; each with two variations for affordable and market rate options. Depending on the design, finished spaces can range from 1812 to 2636 square feet with a two car garage, unfinished basement, and an unfinished attic. The first floor of the homes take advantage of an open-concept design for the kitchen, living room and dining space. Additional spaces on the first floor consist of a pantry, mudroom and half-baths for ease of living while keeping them tucked away from the primary living areas. The second floor houses the bedrooms which, depending on the model, can range from 3-4 bedrooms and 1-3 full bathrooms. Above the 2 car garage, some models utilize this space as a primary bedroom suite with a full bathroom and walk-in closets. Other models allow access into the unfinished space above the garage for a large and easily accessible storage area.

“Winder Estates”

Medfield, MA.

Waivers

***Town of Medfield
Zoning Board of Appeals
459 Main Street
Medfield, MA. 02052***

07/30/24

Re: Waivers from local bylaws and regulations requested for the issuance of a Comprehensive Permit for an affordable housing project located at 86 Plain Street and known as “Winder Estates”.

The Board expressly waives any and all local rules, regulations and/or bylaws necessary to construct the project consistent with the plans of approval as stipulated in the decision by the Medfield Zoning Board of Appeals, including the requirements in the Town of Medfield’s Zoning Bylaw and Subdivision Rules and Regulations, and Conservation Local By-Law, only to the extent necessary in order to build the Project that is shown on the Plans, as most recently approved Final Site Plans as set forth in this Exhibit “A.”

To the extent the approved plans and the conditions of approval set forth in the decision with any unwaived local regulations, the requirements of the plans and conditions as approved shall supersede such conflicting regulations.

Nothing herein may be construed as a waiver of any applicable state or federal law.

The Board grants waivers from any local requirements for stormwater management, including for stormwater management and the Rules and Regulations of the Conservation Commission, Board of Health and Planning Board, provided that the Applicant fully complies with the conditions of this decision as they apply to stormwater management, per MADEP Stormwater regulations.

No waivers are granted from requirements that are beyond the purview of M.G.L. c. 40B, §§20-23.

TOWN OF MEDFIELD BOARD OF APPEALS COMPREHENSIVE PERMIT RULES:

ZBA Rule 5(b) & 5(b)(i) - The applicant requests a waiver as this local rule is not a requirement of 760CMR56.04(2).

ZBA Rule 7 - The applicant requests a waiver of this local fee requirement.

TOWN OF MEDFIELD Zoning Bylaws:

ZBA S300-5.1 Applicability of use regulations – The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted.

ZBA S300-5.2 Permitted Uses - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted.

ZBA S300-5.3 Uses subject to other regulations - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted.

ZBA S300-5.4 Table of use regulations - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted.

ZBA S300-6.2 Area regulations - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted.

ZBA S300-7.4 Compliance with subdivision regulations - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted.

ZBA S300-8.1 Table of off street parking standards - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted.

ZBA S300-8.2 General parking and loading standards - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted.

ZBA S300-12.1 Earth removal permit regulations - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted.

ZBA S300-14.5 Permit and certificate fees - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted without fees.

TOWN OF MEDFIELD Subdivision regulations:

SR 310-1.2 Authority - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted since this project is not a subdivision of land.

SR 310-2.1 General requirements for subdivision - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted since this project is not a subdivision of land.

SR 310-4 Subdivision approval procedure for plans to be approved under subdivision control - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted since this project is not a subdivision of land.

SR 310-5 Streets and improvements - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted since this project is not a subdivision of land.

TOWN OF MEDFIELD Wetlands bylaw and rules and regulations:

Wetlands 290.2 Restricted activities; application for permit; outside consultants - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted under the jurisdiction of the “Wetlands Protection Act” only.

Wetlands 290.3 Applicability - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted under the jurisdiction of the “Wetlands Protection Act” only.

Wetlands 290.9 Rules and regulations - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted under the jurisdiction of the “Wetlands Protection Act” only.

Wetlands 290.9 Rules and regulations - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted under the jurisdiction of the “Wetlands Protection Act” only.

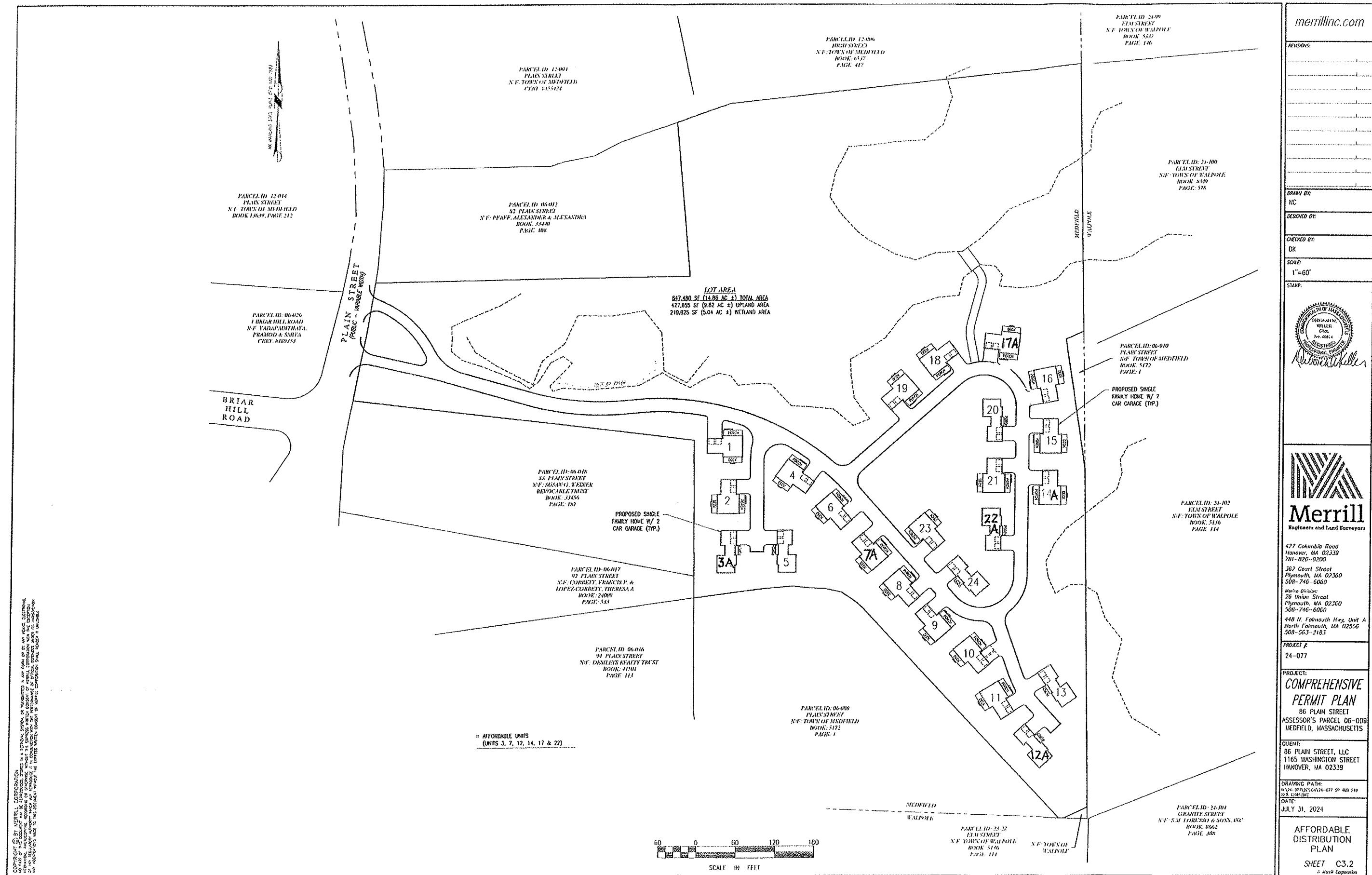
Wetlands 290.12 Security - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted under the jurisdiction of the “Wetlands Protection Act” only and without posting security as described under this section.

Town of Medfield Bylaws:

Town of Medfield Bylaws Part II Ch 150 Historic Preservation - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted.

Town of Medfield Bylaws Part II Ch 210 Scenic Roads - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted.

Town of Medfield Bylaws Part II Ch 235 Stormwater management - The applicant requests a waiver to allow the project to be constructed and used as shown on the plans submitted under the jurisdiction of the DEP Stormwater Management Regulations only.



QUITCLAIM DEED

Faceoff Holdings LLC, a Massachusetts Limited Liability Company, with a mailing address of 1165 Washington Street, Second Floor, Hanover, Massachusetts 02339 (the "Grantor")

*For nominal consideration paid and in full consideration of less than \$100.00
(One Hundred Dollars)*

grant to 86 Plain Street, LLC, a Massachusetts Limited Liability Company, with a mailing address of 1165 Washington Street, Second Floor, Hanover, Massachusetts 02339

WITH QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situated in Medfield, Norfolk County, Massachusetts, being designated and shown as Lot 2 on a plan entitled "Plan of Land in Medfield, Mass." By Norwood Engineering Co., Inc., dated February 19, 1981, which plan is filed in Norfolk Registry of Deeds as Plan No. 735 of 1981, Plan Book 290, bounded and described according to said plan as follows:

WESTERLY by the Easterly line of Plain Street, by four lines measuring 56.93 feet, 50.10 feet, 50.02 feet and 28 feet;

NORTHERLY by Lot 1, as shown on said plan, 480 feet;

WESTERLY again by Lot 1, as shown on said plan, 239.34 feet;

NORTHERLY in part by land marked "Robert P. Holmquist" and in part by land marked "Frederick and Lucy Ellen Hill" on said plan, by two lines measuring 87.13 feet and 539.69 feet;

EASTERLY by land marked "Alexander H. McNeil" on said plan, 414.61 feet;

SOUTHEASTERLY by land marked "Town of Medfield" on said plan, 29.83 feet;

NORTHEASTERLY again by land marked "Town of Medfield" on said plan, 202.38 feet;

EASTERLY by land marked "Town of Walpole" on said plan, 523.72 feet;

SOUTHEASTERLY by land marked "Town of Walpole" on said plan, 40.40 feet;
SOUTHERLY again by land marked "Town of Walpole" on said plan, 7.84 feet;
SOUTHWESTERLY by land marked "Town of Medfield" on said plan, by four lines measuring
130.49 feet, 312.21 feet, 14.80 feet and 27.15 feet;
SOUTHERLY again by land marked "Town of Medfield" on said plan, by six lines
measuring 25.01 feet, 25.20 feet, 25.07 feet, 25.93 feet, 25.99 feet and
100.16 feet;
WESTERLY by land marked "Albert and Helen Rackis" on said plan, 243.71 feet; and
SOUTHERLY again by land marked "Albert and Helen Rackis" on said plan, 524.97 feet.

Containing, according to said plan, 14.86 acres.

Meaning and intending to convey and hereby conveying the same premises conveyed to the
Grantors by deed dated April 18, 2024 and recorded with the Norfolk County Registry of Deeds in
Book 41732, Page 549.

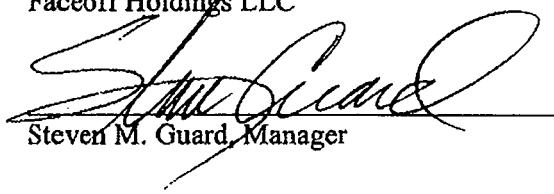
This conveyance is subject to that certain Mortgage and Security Agreement dated April 19, 2024
recorded with the Norfolk County Registry of Deeds in Book 41732, Page 553 which Grantee
assumes pursuant to the Assignment and Assumption of Mortgage and Security Agreement
recorded herewith.

The Grantor is not classified as a corporation for federal tax purposes for the current taxable year.

SIGNATURE PAGE FOLLOWS

Witness our hands and seals this 22nd day of May, 2024.

Faceoff Holdings LLC

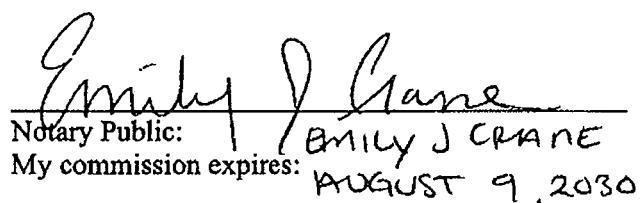
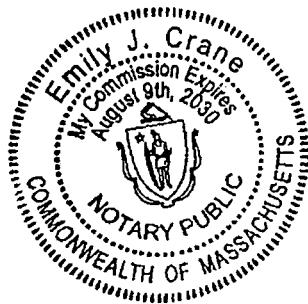


Steven M. Guard, Manager

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 22 day of April, 2024, before me, the undersigned notary public, personally appeared Steven M. Guard, Manager of Faceoff Holdings LLC proved to me through satisfactory evidence of identification, which were personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purposes in his capacity as aforesaid as the voluntary act of Grantor.



Emily J. Crane
Notary Public: EMILY J CRANE
My commission expires: AUGUST 9, 2030



August 9th, 2024

Benjamin Virga
86 Plain St, LLC
1165 Washington St
Hanover, MA 02339

RE: Letter of Interest – 86 Plain St, LLC

Dear Benjamin and Steven,

This letter is meant to advise you that Camden National bank has interest in financing a development located at 86 Plain St., in Medfield, MA set on 14.8 acres, in which 24 single-family homes are being proposed in a development to be known as 'Winder Estates' in which 18 homes will be Market Rate and 6 homes will be designated as Affordable Homes.

Note: The letter is not to be construed as a financing commitment by Camden National Bank. Upon the receipt of further financials, projections and other required due diligence, the Bank would then continue with credit and underwriting in order to appropriately issue terms leading to a commitment.

Thank you for considering Camden National Bank for your upcoming financing needs.

Sincerely,

A handwritten signature in black ink, appearing to read "Oscar I. Moreno".

Oscar I. Moreno
Senior Vice President,
Director of Commercial Banking



Margaret T. Coppens, Esq.

REALTOR®

Cell 617.653.1377

Maggie.Coppens@NEmoves.com

692 High Street
Westwood, MA 02090

June 24, 2024

RE: 86 Plain St. Development, Widner Estates

To Whom It May Concern,

In accordance with your request, I have reviewed the proposed design for a future Widner Estates development at the parcel now known as 86 Plain St. Medfield, Massachusetts. I have considered 18 market rate homes consisting of approximately 2,800 square feet of above grade living space with 4 bedrooms and 2.5 bathrooms each. My estimated value for these homes is \$1,285,000.

In estimating the fair market value of the subject, I have considered sales of comparable properties in the same or similar neighborhoods in the last six months. I have also considered the town as a whole; Medfield attracts buyers for its community, quality of schools, commutability and dedication to outdoor preservation. It is very common to see multiple offers on well-appointed, updated single family homes.

- Buyer demand for new construction is substantial and very few new construction single family homes are on the market annually.
- Medfield has been a sellers market since January 2021 and since the beginning of 2024, has not had more than one month of available inventory as evidenced by the absorption rate chart attached.
- On average, single family homes accept an offer within 9 days.
- The current average sales price in Medfield is 104% of its asking price evidencing competition amongst buyers.
- There are currently 7 homes available on the market with 4 bedrooms and only 3 of these also offer 2000-3500 square feet of living space. 14 homes with this criteria have sold in the last 6 months.
- Within the last 90 days, 36 Single Family homes with 3-4 bedrooms and up to 3500 sq. feet have accepted offers or sold.

In establishing the estimated sales prices for the 18 proposed homes, the appeal of a new construction neighborhood is a factor. The new development will be in close proximity to a commuter rail stop, town owned forest, and most importantly, situated with like properties in a new community. These factors will help to boost sales prices. Alternatively, consideration was given to the smaller lot size in comparison to other homes in town and the modest square footage in comparison to other new

construction. While the new development will have small lots and modest finished area, I do not foresee this as a huge detriment to sales prices. The preference trend amongst modern buyers is for easily maintained lots. Similarly, well designed floorplans and space use will compensate for a smaller footprint.

Thank you for the opportunity to review the Widner Estates Development and complete this comprehensive market analysis. Based on current market conditions, comparable sales and additional supportive data on file at this office, it is my opinion that the estimated fair market value of the subject properties is \$1,285,000. Given market trends, I can see a high likelihood that the homes will sell at or in excess of list price. The demand simply far outweighs supply and buyers in the Medfield area are drawn to new construction properties and are consistently showing their willingness to pay for it.

Unless otherwise agreed the writer shall not be required to give testimony or appear in court because of having prepared this Comprehensive Market Analysis. Furthermore, possession of this letter does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the writer, and in any event, only in its entirety.

I have been well acquainted with real estate values in the area for more than 18 years, have been active in brokerage in the Greater Boston area for more than 15 years currently recognized as producing in the top 1% of New England agents.

I am aware of the criteria for fair market value - a willing buyer and a willing seller, both being aware of all relevant facts.

Yours truly,

Margaret. T Coppens, Esq.

Market Analysis Summary

Prepared for Face Off LLC

Properties Currently For Sale

Number of Properties: 1

Price Range: \$1,495,000 to \$1,495,000

Average Price: \$1,495,000

Median Price: \$1,495,000

Address	City	Beds	Baths Full	Baths Half	Living Area (Square Feet)	Days on Market	List Price
91 Spring St	Medfield, MA	4	3	1	3502	14	\$1,495,000

Market Analysis Summary

Prepared for Face Off LLC

Properties Currently Under Contract

Number of Properties: 3

Price Range: \$1,099,000 to \$1,300,000

Average Price: \$1,233,000

Median Price: \$1,300,000

Address	City	Beds	Baths Full	Baths Half	Living Area (Square Feet)	Days on Market	List Price
21 Adams St	Medfield, MA	4	2	1	2927	12	\$1,099,000
100 Harding St	Medfield, MA	4	2	1	3300	24	\$1,300,000
80 Main St	Medfield, MA	4	2	1	3178	6	\$1,300,000

Market Analysis Summary

Prepared for Face Off LLC

Properties Recently Sold

Number of Properties: 5

Price Range: \$1,210,000 to \$1,350,000

Average Price: \$1,276,200

Median Price: \$1,273,000

Address	City	Beds	Full	Half	Living Area (Square Feet)	Days on Market	List Price	Sale Price	SP% of LP	Sale Date
4 Philip St	Medfield, MA	4	2	1	3379	12	\$1,198,000	\$1,210,000	101%	5/30/2024
5 Snyder	Medfield, MA	4	2	1	2788	11	\$1,200,000	\$1,250,000	104%	4/25/2024
1 Shawnee Rd	Medfield, MA	4	3	1	2718	14	\$1,199,000	\$1,273,000	106%	5/28/2024
35 Longmeadow Road	Medfield, MA : Harding	4	3	0	3423	14	\$1,295,000	\$1,298,000	100%	9/29/2023
9 Hawthorne Rd	Medfield, MA	4	2	1	3319	17	\$1,289,900	\$1,350,000	105%	6/29/2023

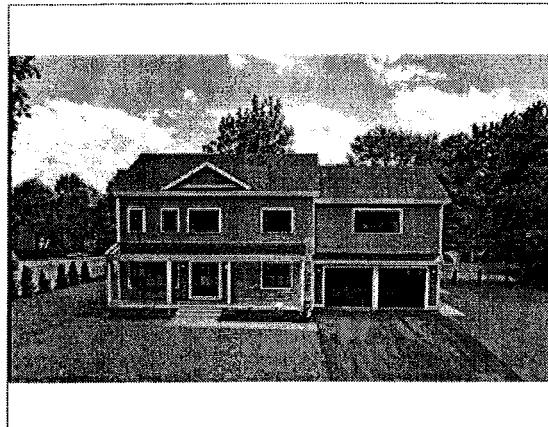
Property Descriptions

Prepared for Face Off LLC

91 Spring St
Medfield, MA 02052-2414
Single Family

MLS #: 73250817
List Price: \$1,495,000
List Date: 6/11/2024
Area:
List\$/SqFt: \$426.90
Days on Market (Total): 14

Status: Active
Off Market Date:
Days on Market (Office): 14



Property Features

Rooms: 10
Bedrooms: 4
Baths: 3f 1h
Main Bath: Yes
Fireplaces: 0
Year Built: 2024
Color: Gray
Garage: 2 Attached, Insulated
Parking: 4 Off-Street, Paved Driveway
Handicap Access/Features:
Foundation Size: (Poured Concrete)

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		--
Kitchen:	1		--
Main Bedroom:	2		--
Bedroom 2:	2		--
Bedroom 3:	2		--
Bedroom 4:	2		--
Bath 1:	2		--
Bath 2:	2		--
Bath 3:	2		--
Laundry:	2		--
Home Office:	1		--
1/4 Bath:	1		--
Nursery:	2		--
Other:			--

Features & Other Information

Appliances: Microwave, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR, Range - ENERGY STAR
Area Amenities: Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, Conservation Area, House of Worship, Private School, Public School, T-Station
Basement: Yes Full, Partially Finished, Walk Out, Interior Access, Exterior Access
Construction: Conventional (2x4-2x6)
Cooling: Central Air
Electric: 200 Amps
Exclusions:
Exterior: Stone, Fiber Cement Siding
Exterior Features: Porch, Patio, Gutters, City View(s)
Heating: Forced Air, Gas
Hot Water: Natural Gas
Interior Features: Cable Available, Walk-up Attic, Finish - Earthen Plaster, French Doors
Lead Paint: None, Unknown
Living Area Includes: Finished Basement
Roof: Asphalt/Fiberglass Shingles
Sewer Utilities: City/Town Sewer
Water Utilities: City/Town Water
Waterfront: No Water View: No
Short Sale w/LndrApp.Req: No
Lender Owned: No

Remarks

Can't fake that "NEW HOME SMELL"! Gorgeous custom new construction on a corner lot just outside the center of desirable Medfield, yet located on a neighborhood setting, short cul-de-sac street. Features include 9' ceilings, open floor plan, 2 car attached garage, huge windows and doors to let the natural light in, large primary suite with a "spa inspired" master bath and larger than average walk-in closet. 4 total bedrooms and a gourmet kitchen with brand name stainless steel appliances, quartz countertops with waterfall features. Finished lower-level ideal for a playroom or gym. Hurry and schedule a showing today, this one is an eye catcher! Homes on this inviting cul-de-sac command top resale Dollars!

Tax Information

2024 Taxes: \$6061 Assessment: \$414,000
Pin #: M:0037 B:0000 L:0002

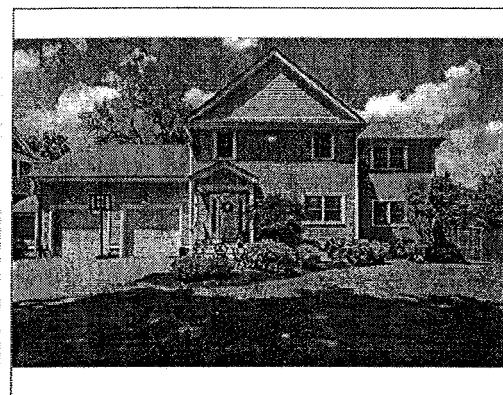
Cert: 00000000041758 Zoning Code: RU
Map: Block: Lot: Book: 40532 Page: 37

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21 Adams St
Medfield, MA 02052
Single Family

MLS #: 73239168
List Price: \$1,099,000
List Date: 5/16/2024
Area:
List\$/SqFt: \$375.47
Days on Market (Total): 12

Status: Under Agreement
Ant. Sale Date: 7/1/2024
Off Market Date: 5/28/2024
Days on Market (Office): 12



Property Features

Rooms: 9
Bedrooms: 4
Baths: 2f 1h
Main Bath: Yes
Fireplaces: 0
Year Built: 2012
Color: Yellow
Garage: 2 Attached, Garage Door Opener
Parking: 4 Off-Street
Handicap Access/Features: No
Foundation Size: (Poured Concrete)

Style: Colonial
Type: Attached
Approx. Acres: 0.78
Approx. Living Area Total: 2,927 SqFt
Living Area Includes Below-Grade SqFt: No
Approx. Above Grade: 2,927 SqFt
Approx. Below Grade:

Room Descriptions

Room	Level	Size	Features
Living Room:	1	16x22	Flooring - Hardwood, Deck - Exterior, Exterior Access, Recessed Lighting, Decorative Molding
Dining Room:	1	14x12	Flooring - Hardwood, Recessed Lighting, Decorative Molding
Family Room:	2	25x20	Flooring - Wall to Wall Carpet, Recessed Lighting
Kitchen:	1	26x16	Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Cabinets - Upgraded, Deck - Exterior, Exterior Access, Recessed Lighting, Slider, Stainless Steel Appliances
Main Bedroom:	2	20x17	Bathroom - Full, Ceiling Fan(s), Closet - Walk-In, Flooring - Hardwood, Recessed Lighting, Closet - Double
Bedroom 2:	2	11x12	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 3:	2	12x12	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 4:	2	12x12	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bath 1:	1	5x6	Flooring - Stone/Ceramic Tile, Pedestal Sink
Bath 2:	2	11x12	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting
Bath 3:	2	11x6	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	2	---	---
Foyer:	1	12x6	Closet, Flooring - Hardwood

Remarks

Beautifully maintained 4 bedroom Colonial, walkable to Medfield town center! Set back from the street with a private backyard, this home features a gorgeous kitchen w/granite counters, Cherry Shaker cabinets, SS appliances, gas range, coffee bar, dining area, wine fridge & walk-in pantry. Adjacent living & dining rooms have beautiful hardwood floors & decorative molding. Sliders off living room exit to large composite deck perfect for entertaining. 2nd flr includes primary suite w/2 walk-in closets, hardwood floor & private bath w/standing shower, soaking tub & double vanity, plus 3 additional bedrooms w/wall-to-wall carpet, ceiling fans & shared full bath. Laundry area & large family room complete 2nd flr. Home has C/A, irrigation system, basement with potential to finish & is wired for surround sound. Perfect quiet location close to Medfield parks & schools, 1/2 mile from restaurants & shops of town center. New refrigerator, microwave, dishwasher, washer & dryer, tree work done 2022.

Tax Information

2024 Taxes: \$14229 Assessment: \$971,900
Pin #: M:0042 B:0000 L:075-01

Cert: 000000082586 Zoning Code: RU
Map: Block: Lot: Book: 35408 Page: 519

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100 Harding St
Medfield, MA 02052
Single Family

MLS #: 73224857	Status: Under Agreement
List Price: \$1,300,000	
List Date: 4/17/2024	Ant. Sale Date: 6/28/2024
Area:	Off Market Date: 5/11/2024
Lists/SqFt: \$393.94	
Days on Market (Total): 24	Days on Market (Office): 24



Property Features

Rooms: 9	Style: Colonial, Greek Revival
Bedrooms: 4	Type: Detached
Baths: 2f 1h	Approx. Acres: 1.1
Main Bath: Yes	Approx. Living Area Total: 3,300 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 2021	Approx. Above Grade: 3,300 SqFt
Color: Grey	Approx. Below Grade:
Garage: 2 Attached, Garage Door Opener	
Parking: 6 Paved Driveway	
Handicap Access/Features: No	
Foundation Size: (Poured Concrete)	

Room Descriptions

Room	Level	Size	Features
Living Room:	1	--	
Dining Room:	1	13.4x15.2	Flooring - Hardwood, Open Floor Plan
Family Room:	1	18.9x19.8	Ceiling - Cathedral, Ceiling Fan(s), Ceiling - Coffered, Flooring - Hardwood, Open Floor Plan, Recessed Lighting, Slider
Kitchen:	1	29x17.8	Closet, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan, Paints & Finishes - Zero VOC, Recessed Lighting
Main Bedroom:	2	27.11x18.2	Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2	15.6x14.5	Closet, Flooring - Hardwood
Bedroom 3:	2	14.3x15.6	Closet, Flooring - Hardwood
Bedroom 4:	2	15.8x15.2	Closet, Flooring - Hardwood
Bath 1:	1	6.6x7.5	Bathroom - Half, Countertops - Stone/Granite/Solid
Bath 2:	2	9.10x7.8	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2	12.7x5.7	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - Tiled With Tub & Shower, Countertops - Stone/Granite/Solid, Paints & Finishes - Zero VOC
Laundry:	2	3.1x7.5	--
Mud Room:	1	--	
Den:	1	14x16	Bathroom - With Shower Stall, French Doors, Tray Ceiling
Other:		10.11x5.5	--

Features & Other Information

Appliances: Wall Oven, Dishwasher, Countertop Range, Refrigerator
Area Amenities: Park, Bike Path
Basement: Yes Full, Bulkhead, Concrete Floor
Construction: Frame
Cooling: Central Air
Electric: 200 Amps
Exclusions:
Exterior: Clapboard, Composite
Exterior Features: Deck, Deck - Composite, Gutters, Sprinkler System, Screens
Green Certified: No
Heating: Central Heat, Forced Air, Propane
Hot Water: Natural Gas
Interior Features: Security System, Cable Available
Lead Paint: Unknown
Living Area Disclosures: Open floor plan
Road Type: Public, Paved
Roof: Asphalt/Fiberglass Shingles
Sewer Utilities: City/Town Sewer
Water Utilities: City/Town Water
Waterfront: No Water View: No
Short Sale w/Lndr.App.Req: No
Lender Owned: No

Remarks

Sensational, 3 years young, 4BR/2.5 Bth Greek Revival Colonial offers move-in ready perfection. This spacious and immaculate home provides open floor plan with requisite stainless/granite kitchen flowing graciously into spectacular family room, including fireplace and a gorgeous array of 8 light-filled windows that enhance your living & entertaining space. An Office/DR option, mudroom and half bath complete this stunning first floor. Second floor is comprised of 4 generous BRs, including master suite w/ mbth & wic, plus large laundry and main bath. With hardwood throughout, discreet solar on rear roof providing potential electric economy, spacious unfinished basement with high ceilings, superb Medfield schools and vibrant community, this jewel of a home checks every box.

Tax Information

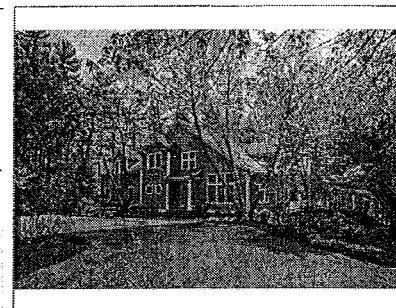
2024 Taxes: \$17444 Assessment: \$1,191,500
Pin #:

Cert: Zoning Code: Res
Map: Block: Lot: Book: 8357 Page: 703

80 Main St
Medfield, MA 02052
Single Family

MLS #: 73237355
List Price: \$1,300,000
List Date: 5/14/2024
Area:
List/Sqft: \$409.06
Days on Market (Total): 6

Status: Under Agreement
Ant. Sale Date: 9/4/2024
Off Market Date: 5/20/2024
Days on Market (Office): 6



Property Features

Rooms: 8
Bedrooms: 4
Baths: 2.1h
Main Bath: Yes
Fireplaces: 2
Year Built: 2000
Color: Briarwood
Garage: 2 - Attached, Garage Door Opener, Storage, Insulated
Parking: 5 - Off-Street, Stone/Gravel, Paved Driveway
Handicap Access/Features: No
Foundation Size: 46' x 40' (Poured Concrete)

Style: Other (See Remarks)
Type: Detached
Approx. Acres: 1.15
Approx. Living Area Total: 3,178 SqFt
Living Area Includes Below-Grade SqFt: No
Approx. Above Grade: 3,178 SqFt
Approx. Below Grade:

Room Descriptions

Room	Level	Size	Features
Living Room:	1	15'8" x 18'6"	Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Main Level, Exterior Access, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Lighting - Overhead, Crown Molding, Decorative Molding
Dining Room:	1	15'8" x 13'	Flooring - Hardwood, Balcony / Deck, French Doors, Main Level, Deck - Exterior, Exterior Access, Recessed Lighting, Lighting, Sconce, Lighting - Pendant, Lighting - Overhead, Crown Molding, Pocket Door, Tray Ceiling
Family Room:	1	19'4" x 13'6"	Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, French Doors, Main Level, Cable Hookup, Chair Rail, Deck - Exterior, Exterior Access, High Speed Internet Hookup, Open Floor Plan, Recessed Lighting, Sunken, Lighting - Sconce, Lighting - Overhead, Crown Molding
Kitchen:	1	29'6" x 13'	Closet/Cabinets - Custom Built, Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, French Doors, Main Level, Kitchen Island, Breakfast Bar / Nook, Cabinets - Upgraded, Exterior Access, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Gas Stove, Lighting - Pendant, Lighting - Overhead, Crown Molding, Closet - Double, Pocket Door
Main Bedroom:	2	15'8" x 18"	Ceiling - Vaulted, Closet - Walk-In, Flooring - Hardwood, Recessed Lighting, Lighting - Pendant, Lighting - Overhead, Crown Molding, Decorative Molding
Bedroom 2:	2	15'8" x 12'6"	Closet - Walk-In, Flooring - Hardwood, Recessed Lighting, Crown Molding, Decorative Molding
Bedroom 3:	2	12' x 14'	Ceiling - Vaulted, Closet, Flooring - Hardwood, Recessed Lighting, Decorative Molding
Bedroom 4:	2	15'8" x 15'	Closet - Walk-In, Flooring - Hardwood, Recessed Lighting, Lighting - Sconce, Decorative Molding
Bath 1:	1	7'5" x 6'3"	Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level, Recessed Lighting, Wallscaping, Lighting - Sconce, Lighting - Pendant, Crown Molding, Pedestal Sink, Decorative Molding
Bath 2:	2	11'8" x 9'10"	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - Tiled With Tub/Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub, Cabinets - Upgraded, Double Vanity, Recessed Lighting, Lighting - Sconce, Crown Molding, Ceiling - Half-Vaulted, Decorative Molding, Soaking Tub
Bath 3:	2	13'9" x 8'	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Ceiling - Vaulted, Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Double Vanity, Recessed Lighting, Lighting - Sconce, Lighting - Pendant, Crown Molding, Decorative Molding
Laundry:	1	7'5" x 6'3"	Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Upgraded, Main Level, Cabinets - Upgraded, Dryer Hookup - Gas, Recessed Lighting, Laundry Sink
Loft:	2	11'6" x 10'6"	Flooring - Hardwood, Cable Hookup, Recessed Lighting, Lighting - Pendant, Crown Molding, Decorative Molding, Tray Ceiling
Bonus Room:	B	15'3" x 30'4"	Closet - Walk-In, Flooring - Wall to Wall Carpet, Exterior Access, Open Floor Plan, Recessed Lighting, Lighting - Sconce
Foyer:	1	7'6" x 9'	Flooring - Stone/Ceramic Tile, Recessed Lighting, Lighting - Pendant, Crown Molding, Decorative Molding
Other:	1	12' x 12'	Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Exterior Access, Lighting - Sconce, Beadboard

Remarks

Offered for the first time, welcome to 80 Main Street, a custom-built home by the owner/designer as a personal residence. The home is surrounded by professionally designed gardens on a private, expansive 1.15-acre wooded lot. With abundant double windows that maximize the southwest exposures and breathtaking garden views, the outdoors is brought "IN." Enjoy your morning coffee on the sunny screened porch which leads to a large mahogany deck that steps down to a terraced bluestone patio. Four bedrooms PLUS a separate office loft. Exercise room in finished lower level. Attention was given to every construction detail. The high-end finishes include three-piece moldings, custom built-ins, tray ceilings, and porcelain hardware. Property owners are real estate Broker/licensees in MA, NH & ME.

Tax Information

2024 Taxes: \$15700 Assessment: \$1,072,400
Pin #: M0060 B:0000 L:0043

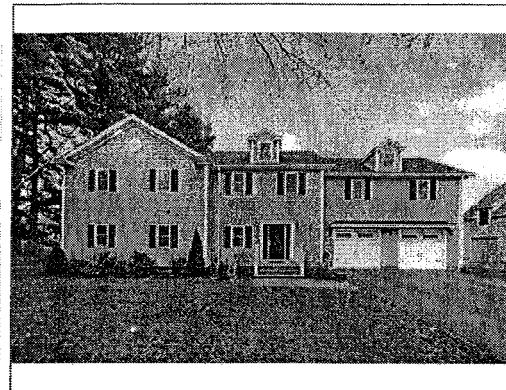
Cert: Zoning Code: RT
Map: 0060 Block: 0000 Lot: 0043 Book: 0 Page: 0

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4 Philip St
Medfield, MA 02052
Single Family

MLS #: 73219941
List Price: \$1,198,000
List Date: 4/4/2024
Area:
List\$/SqFt: \$354.54
Days on Market (Total): 12

Status: Sold
Sale Price: \$1,210,000
Sale Date: 5/30/2024
Off Market Date: 4/16/2024
Sold\$/SqFt: \$358.09
Days on Market (Office): 12



Property Features

Rooms: 8
Bedrooms: 4
Baths: 2f 1h
Main Bath: Yes
Fireplaces: 0
Year Built: 2016
Color: Tan
Garage: 2 Attached
Parking: 4 Off-Street, Paved Driveway
Handicap Access/Features:
Foundation Size: Irreg (Poured Concrete)

Style: Colonial
Type: Detached
Approx. Acres: 0.42
Approx. Living Area Total: 3,379 SqFt
Living Area Includes Below-Grade SqFt: No
Approx. Above Grade: 3,379 SqFt
Approx. Below Grade:

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, French Doors, Deck - Exterior, Exterior Access, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Chair Rail, Recessed Lighting
Family Room:	1		Closet, Flooring - Hardwood, Recessed Lighting
Kitchen:	1		Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Kitchen Island, Cabinets - Upgraded, Recessed Lighting, Stainless Steel Appliances, Crown Molding
Main Bedroom:	2		Closet - Walk-in, Flooring - Hardwood, Closet - Double
Bedroom 2:	2		Flooring - Hardwood, Closet - Double
Bedroom 3:	2		Flooring - Hardwood, Closet - Double
Bedroom 4:	2		Flooring - Hardwood, Closet - Double
Bath 1:	1		Bathroom - Half, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - With Tub, Countertops - Stone/Granite/Solid, Soaking Tub
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Countertops - Stone/Granite/Solid
Laundry:	2		--
Play Room:	B		Flooring - Wall to Wall Carpet

Features & Other Information

Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer
Area Amenities: Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, Conservation Area, House of Worship, Private School, Public School
Basement: Yes Full, Partially Finished, Interior Access, Bulkhead, Sump Pump
Construction: Frame
Cooling: Central Air
Exclusions: None
Exterior: Vinyl
Exterior Features: Deck - Wood, Deck - Composite, Gutters, Screens, Stone Wall
Green Certified: Unknown
Heating: Forced Air, Gas
Hot Water: Natural Gas, Tank
Interior Features: Cable Available, French Doors
Lead Paint: None
Road Type: Public, Paved, Publicly Maint., Sidewalk
Root: Asphalt/Fiberglass Shingles
Sewer Utilities: City/Town Sewer
Water Utilities: City/Town Water
Waterfront: No
Short Sale w/Lndr.App.Req: No
Lender Owned: No

Remarks

Come see this fabulous colonial home, only seven years young, tucked away on a serene, bucolic street. With its unbeatable location, enjoy peaceful strolls via sidewalks to: the town center, several of Medfield's top-rated schools, and Rocky Woods. Step inside to discover hardwood floors which lead to the white eat-in kitchen which features an island, granite counters, and stainless appliances. Entertain effortlessly in the spacious dining room and family room. The main level also hosts an inviting living room which accesses the large deck and the level, fenced backyard. An updated powder room completes the first floor. Upstairs, retreat to the luxurious primary suite with double walk-in closets, soaking tub, tiled shower, and double vanity. Three additional generously sized bedrooms, each with double closets, and a hall bath complete the second floor. The lower level offers a playroom and storage. Enjoy newer systems including: furnace, air conditioning, roof, appliances, and windows.

Tax Information

2024 Taxes: \$15407 Assessment: \$1,052,400
Pin #: M:0037 B:0000 L:0143

Cert: 000000110237 Zoning Code: RU
Map: Block: Lot: Book: 35606 Page: 326

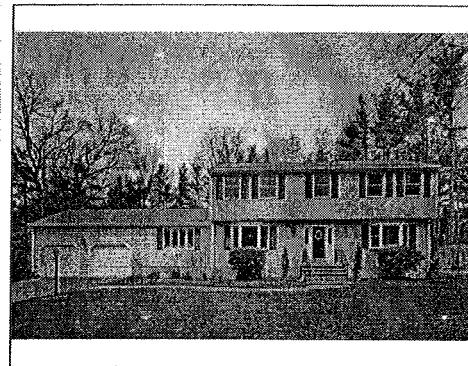
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Property Descriptions

Prepared for Face Off LLC

1 Shawnee Rd
Medfield, MA 02052
Single Family

MLS #: 73225049 Status: Sold
List Price: \$1,199,000 Sale Price: \$1,273,000
List Date: 4/17/2024 Sale Date: 5/28/2024
Area: Off Market Date: 5/1/2024
List/SqFt: \$441.13 Sold/SqFt: \$468.36
Days on Market (Total): 14 Days on Market (Office): 14
Neighborhood/Sub-Division: INDIAN HILL II



Property Features

Rooms: 9	Style: Colonial, Garrison
Bedrooms: 4	Type: Detached
Baths: 3 1/2	Approx. Acres: 0.94
Main Bath: Yes	Approx. Living Area Total: 2,718 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: No
Year Built: 1980	Approx. Above Grade: 2,718 SqFt
Color: Cream	Approx. Below Grade:
Garage: 2 Attached	
Parking: 4 Off-Street	
Handicap Access/Features:	
Foundation Size: 28x40 16x24 (Poured Concrete)	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Window(s) - Bay/Bow/Box, Crown Molding, Pocket Door
Dining Room:	1		Flooring - Hardwood, Window(s) - Bay/Bow/Box, Chair Rail, Lighting - Overhead, Decorative Molding
Family Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box, French Doors, Main Level, Exterior Access, Recessed Lighting
Kitchen:	1		Flooring - Hardwood, Window(s) - Picture, Dining Area, Countertops - Stone/Granite/Solid, Main Level, Recessed Lighting, Stainless Steel Appliances, Peninsula
Main Bedroom:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Ceiling Fan(s), Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2		Closet, Flooring - Hardwood
Bedroom 3:	2		Closet, Flooring - Hardwood
Bedroom 4:	2		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	2		--
Home Office:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood
3/4 Bath:	B		Bathroom - Tiled With Shower Stall, Flooring - Laminate, Recessed Lighting, Lighting - Overhead
Media Room:	B		Flooring - Laminate
Bonus Room:	B		Flooring - Laminate

Remarks

Beautifully updated Garrison Colonial on professionally landscaped corner lot in the highly desirable neighborhood of Indian Hill II. This meticulously crafted 4BR 3.5 BA home offers modern elegance with plenty of windows that flood the home with natural light. Open living on the first floor with a modern kitchen, granite countertops and casual dining area, Living room, Office w pocket doors for privacy, formal dining room. Gather in the inviting vaulted beamed family room with wood fireplace for extra warmth in the cooler months. The 2nd floor provides a front to back Main Suite with updated walk in closet and full bath, 3 larger sized bedrooms, Main Bath and laundry. Beautiful park like landscaping throughout the yard. Thoughtfully updated and enhanced with many major updates and upgrades (please see feature sheet attached) including new AC, new Whole House Gen, new Furnace, new Water Heater, and new Hardwood floors upstairs to name just a few!

Tax Information

2024 Taxes: \$14346 Assessment: \$979,900
Pin #: M:0001 B:0000 L:0031

Cert: 000000028092 Zoning Code: RT
Map: 01 Block: 0000 Lot: 31 Book: 39086 Page: 205

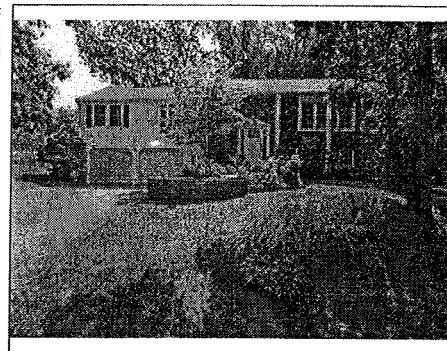
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Property Descriptions

Prepared for Face Off LLC

5 Snyder
Medfield, MA 02052
Single Family

MLS #: 73212261	Status: Sold
List Price: \$1,200,000	Sale Price: \$1,250,000
List Date: 3/14/2024	Sale Date: 4/25/2024
Area:	Off Market Date: 3/25/2024
List/SqFt: \$430.42	Sold/SqFt: \$448.35
Days on Market (Total): 11	Days on Market (Office): 11



Property Features

Rooms: 10	Style: Split Entry
Bedrooms: 4	Type: Detached
Baths: 2.1.1	Approx. Acres: 0.69
Main Bath: Yes	Approx. Living Area Total: 2,788 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: Yes
Year Built: 1973	Approx. Above Grade: 1,842 SqFt
Color:	Approx. Below Grade: 946 SqFt
Garage: 2 Attached, Garage Door Opener, Storage, Work Area, Side Entry, Insulated	
Parking: 4 Off-Street, Paved Driveway	
Handicap Access/Features:	
Foundation Size: (Poured Concrete)	

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Open Floor Plan, Recessed Lighting, Remodeled, Crown Molding, Decorative Molding, Window Seat
Dining Room:	1		Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Open Floor Plan, Remodeled, Lighting - Overhead, Crown Molding, Decorative Molding, Tray Ceiling, Window Seat
Family Room:	1		Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Main Level, Cable Hookup, Deck - Exterior, Exterior Access, Recessed Lighting
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Remodeled, Stainless Steel Appliances, Pot Filler Faucet, Gas Stove, Crown Molding, Decorative Molding, Tray Ceiling
Main Bedroom:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Ceiling Fan(s), Closet/Cabinets - Custom Built, Flooring - Hardwood, Closet - Double
Bedroom 2:	1		Flooring - Hardwood, Attic Access, Closet - Double
Bedroom 3:	1		Flooring - Hardwood, Closet - Double
Bedroom 4:	1		Flooring - Hardwood, Closet - Double
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet - Linen, Flooring - Marble, Double Vanity, Remodeled, Lighting - Sconce
Bath 2:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet/Cabinets - Custom Built, Flooring - Marble, Countertops - Stone/Granite/Solid, Main Level, Cabinets - Upgraded, Remodeled, Lighting - Sconce, Lighting - Overhead, Crown Molding, Decorative Molding
Bath 3:	B		Bathroom - Half, Flooring - Stone/Ceramic Tile, Beadboard
Laundry:	B		Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup, Beadboard
Den:	B		Fireplace, Flooring - Hardwood, Cable Hookup, Recessed Lighting, Remodeled, Crown Molding
Home Office:	B		Flooring - Hardwood, High Speed Internet Hookup, Lighting - Overhead, Pocket Door

Remarks

This stunning home has been beautifully renovated and sits on a corner lot in a highly desirable neighborhood on the south side of town. A well-designed kitchen is the heart of the home, featuring high end custom cabinetry & appliances that you will LOVE! It has a 9 foot island with Calacatta quartzite countertops. The space is open to the large living & dining rooms, featuring 9' ceiling heights & gorgeous high end crown molding, custom millwork, & beautiful boxed bay windows maximized to feature the pretty views. A bright, sunny family room overlooks the large backyard with basketball court. There are 4 spacious bedrooms w/ custom closets, including an 8' wall of custom cabinetry in the primary. Bathrooms were renovated with beautiful marble tile & heated floors. The lower level includes a fireplace, family room w/ custom cabinetry & stonework, a home office w/ pocket french door, laundry, 1/2 bath & mudroom. The features and finishes are exquisite and will surpass your expectations!

Tax Information

2024 Taxes: \$10848 Assessment: \$741,000

Pin #:

Cert: Zoning Code: RT

Map: 0010 Block: 0000 Lot: 0062 Book: 25111 Page: 259

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Property Descriptions

Prepared for Face Off LLC

9 Hawthorne Rd
Medfield, MA 02052
Single Family

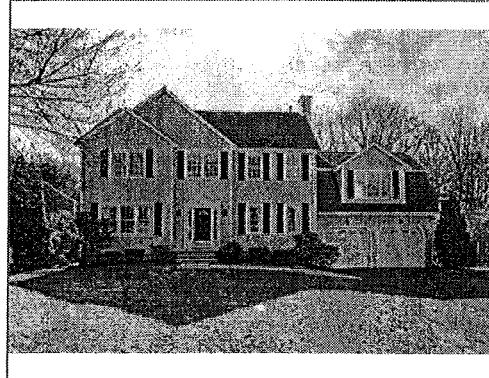
MLS #: 73094985
List Price: \$1,289,900
List Date: 4/4/2023
Area:
List\$/SqFt: \$388.64
Days on Market (Total): 17
Neighborhood/Sub-Division: Hawthorn Village Association

Status: Sold
Sale Price: \$1,350,000
Sale Date: 6/29/2023
Off Market Date: 4/20/2023
Solds/SqFt: \$406.75
Days on Market (Office): 17

Property Features

Rooms: 8
Bedrooms: 4
Baths: 2f 1h
Main Bath: Yes
Fireplaces: 1
Year Built: 1995
Color: Light Blue
Garage: 2 Attached
Parking: 6 Off-Street, Paved Driveway
Handicap Access/Features:
Foundation Size: Irreg (Poured Concrete)

Style: Colonial
Type: Detached
Approx. Acres: 0.34
Approx. Living Area Total: 3,319 SqFt
Living Area Includes Below-Grade SqFt: Yes
Approx. Above Grade: 2,800 SqFt
Approx. Below Grade: 519 SqFt



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Crown Molding
Dining Room:	1		Flooring - Hardwood, Wainscoting, Decorative Molding, Tray Ceiling
Family Room:	2		Fireplace, Flooring - Wall to Wall Carpet, Recessed Lighting
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Deck - Exterior, Exterior Access, Recessed Lighting, Slider, Gas Stove, Lighting - Pendant
Main Bedroom:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Laundry:	1		Flooring - Stone/Ceramic Tile, Dryer Hookup - Gas, Washer Hookup
Foyer:	1		Closet, Flooring - Hardwood
Play Room:	B		Flooring - Wall to Wall Carpet, Exterior Access, Recessed Lighting, Slider

Features & Other Information

Appliances: Dishwasher, Disposal, Washer, Dryer, Vent Hood
Area Amenities: Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, Conservation Area, House of Worship, Private School, Public School
Basement: Yes Partial
Construction: Frame
Cooling: Central Air
Electric: 200 Amps
Exclusions: None - Shelving in garage can stay if buyers would like it.
Exterior: Clapboard
Exterior Features: Deck - Composite, Gutters, Sprinkler System, Screens
Green Certified: No
Heating: Forced Air, Gas
Hot Water: Natural Gas, Tank
Interior Features: Security System, Cable Available
Lead Paint: None
Living Area Disclosures: 519 sq ft walk out finished basement is included in the living space
Living Area Includes: Finished Basement
Road Type: Public, Paved, Publicly Maint., Cul-De-Sac, Sidewalk
Roof: Asphalt/Fiberglass Shingles
Sewer Utilities: City/Town Sewer
Water Utilities: City/Town Water
Waterfront: No
Short Sale w/Lndr.App.Req: No
Lender Owned: No

Remarks

Move into this spectacular center entrance colonial home situated on a peaceful, bucolic, tree-lined, cul-de-sac road. Located in a desirable spot: a short distance from schools, shopping, hiking trails. This home is well-maintained, updated, sun-filled and features many beautiful details. The spacious and bright kitchen features an inviting granite island and sliding door access to the composite deck which overlooks the level and private back yard. The entertainment-sized dining room and living room have gorgeous hardwoods and moldings. Also on the first floor is a half bath, laundry and large foyer. There is a spacious family room with a cozy wood burning fireplace - perfect for intimate or large gatherings. The large master suite includes a walk-in closet, beautiful built-ins, and an updated ensuite bathroom with a granite topped vanity & tiled shower. There are three additional bedrooms and an updated double vanity hall bath. Finished walkout lower level has space and storage.

Tax Information

2023 Taxes: \$14588 Assessment: \$945,400
Pin #: M:0066 B:0000 L:0117

Cert: 111990 Zoning Code: RT
Map: Block: Lot: Book: 13623 Page: 483

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35 Longmeadow Road
Medfield, MA 02052
Single Family

MLS #: 73147480
List Price: \$1,295,000
List Date: 8/11/2023
Area: Harding
List\$/SqFt: \$378.32
Days on Market (Total): 14

Status: Sold
Sale Price: \$1,298,000
Sale Date: 9/29/2023
Off Market Date: 8/25/2023
Solds/SqFt: \$379.20
Days on Market (Office): 14



Property Features

Rooms: 11
Bedrooms: 4
Baths: 3f 0h
Main Bath: Yes
Fireplaces: 1
Year Built: 2022
Color: Clay
Garage: 2 Attached, Under
Parking: 6 Off-Street
Handicap Access/Features:
Foundation Size: (Poured Concrete)

Style: Contemporary, Multi-Level
Type: Detached
Approx. Acres: 0.58
Approx. Living Area Total: 3,423 SqFt
Living Area Includes Below-Grade SqFt: Yes
Approx. Above Grade: 2,468 SqFt
Approx. Below Grade: 955 SqFt

Room Descriptions

Room	Level	Size	Features
Living Room:	1	19'x13'9"	Flooring - Hardwood, Recessed Lighting
Dining Room:	1	13'x13'9"	Open Floor Plan, Recessed Lighting
Family Room:	1	17'1"x14'1"	Skylight, Ceiling - Vaulted, Flooring - Hardwood, Balcony / Deck, Exterior Access, Recessed Lighting, Slider
Kitchen:	1	17'2"x12'11"	Closet/Cabinets - Custom Built, Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Lighting - Pendant
Main Bedroom:	1	11'9"x23'3"	Bathroom - Full, Closet, Flooring - Hardwood, Recessed Lighting
Bedroom 2:	1	11'10"x10'9"	Closet, Flooring - Hardwood
Bedroom 3:	2	23'6"x22'5"	Ceiling - Vaulted, Closet, Flooring - Wood, Balcony - Exterior, Recessed Lighting, Slider
Bedroom 4:	B	17'x11'4"	Closet, Flooring - Wood, Recessed Lighting
Bath 1:	1	11'x10'9"	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 2:	1	9'1"x10'9"	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	B	10'x7'1"	Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	B	4'5"x7'1"	Closet, Flooring - Vinyl, Laundry Sink
Sitting Room:	B	18'3"x11'5"	Flooring - Vinyl, Recessed Lighting
Bonus Room:	B	11'11x10'9"	Fireplace, Flooring - Vinyl, Recessed Lighting

Features & Other Information

Appliances: Range, Dishwasher, Microwave, Refrigerator
Area Amenities: Shopping, Walk/Jog Trails, Bike Path, Private School, Public School
Basement: Yes Full, Finished, Interior Access, Garage Access
Construction: Frame
Cooling: Central Air, Ductless Mini-Split System
Electric: 200 Amps
Exclusions:
Exterior: Vinyl, Stone
Exterior Features: Porch, Deck, Balcony
Heating: Forced Air, Gas, Ductless Mini-Split System
Hot Water: Tank
Lead Paint: Unknown
Living Area Disclosures: Measurements are approximate and need to be verified by the buyer.
Living Area Includes: Finished Basement
Road Type: Publicly Maint., Cul-De-Sac
Roof: Asphalt/Fiberglass Shingles
Sewer Utilities: City/Town Sewer
Water Utilities: City/Town Water
Waterfront: No
Short Sale w/Lndr App/Req: No
Lender Owned: No

Remarks

New to Market! Stylish and Sophisticated describes this Contemporary/Multi-level 4 Bedroom, 3 bath home beautifully sited at end of desired Medfield cul-de-sac neighborhood. Impeccably renovated with stunning details throughout. The spacious 1st floor showcases an open floorplan that maximizes the home's flow for entertaining and functionality. The bright and white Kitchen features an oversized island with seating and lovely Dining space with commanding views of the surrounding lush grounds. Dine al fresco on the deck! You'll love the incredible loft space w/soaring ceilings, balcony and loads of sunlight streaming in. Incredible finished lower level perfect for guest space with sitting room and fireside family room. Seller updates list attached to MLS. Close proximity to Medfield schools, shopping, dining and quick access to Rt 128. Come see all the town of Medfield has to offer!

Tax Information

2023 Taxes: \$10639 Assessment: \$689,500
Pin #: M:0071 B:0000 L:0006

Cert: 000000000017 Zoning Code: RT
Map: Block: Lot: Book: 41118 Page: 560

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Pricing Analysis - Square Foot Price

Prepared for Face Off LLC

Number of Properties: 8

Price Range: \$1,099,000 to \$1,350,000

Median Price: \$1,285,500

Median \$ Per Square Foot: \$400.50

Address	City	Status	Square Feet	\$/SqFt	Price
21 Adams St	Medfield, MA	UAG	2927	375	\$1,099,000
4 Philip St	Medfield, MA	SLD	3379	358	\$1,210,000
5 Snyder	Medfield, MA	SLD	2788	448	\$1,250,000
1 Shawnee Rd	Medfield, MA	SLD	2718	468	\$1,273,000
35 Longmeadow Road	Medfield, MA	SLD	3423	379	\$1,298,000
100 Harding St	Medfield, MA	UAG	3300	394	\$1,300,000
80 Main St	Medfield, MA	UAG	3178	409	\$1,300,000
9 Hawthorne Rd	Medfield, MA	SLD	3319	407	\$1,350,000

Pricing Scenarios

Median price of properties comparable to yours:

\$1,285,500

Predicted Price of your home based on 'cost per square foot':

\$ 0

Based on your property's square footage of 0 and the median cost per square foot listed above as \$400.5 per sqft.



Market Trends Report May 2024

Property Type	Location
Single Family	ZIP CODE 02052
Date Range	Price Range
June 2021 - May 2024	\$0 - \$9999,999,999

 **Maggie Coppins**
Broker Associate Lic# 423428

CONTACT

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Maggie Coppens M: 617-653-1377 maggie.coppens@nemoves.com
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Overview

The overview below shows real estate activity from January 2024 to May 2024. You will see data comparisons between May and the previous month, the last three months and May 2023.

Overview	YTD Avg.	Monthly Trends			May 2023
		April	Feb. - Apr.	May	
New Listings	69	24	26.32%	84.62%	0%
Average Sales Price per Square Foot	404	435	12.11%	12.21%	16.94%
Average Days on Market	22	9	50%	-69.31%	80%
Number of Properties for Sale	38	13	30%	94.9%	-13.33%
Average List Price	\$1,338,966	\$1,547,846	8.38%	18.35%	39.18%
Median List Price	\$1,264,390	\$1,299,000	-3.6%	1.88%	29.91%
Average Sales Price	\$981,280	\$925,600	-20.1%	-4.42%	-21.13%
Median Sales Price	\$948,200	\$970,000	-17.45%	6.4%	-7.62%
Sales Price / List Price Ratio	101.59%	104.88%	0%	3.86%	0%
Number of Properties Sold	34	10	0%	66.67%	-9.09%
Month's Supply of Inventory	1.13	1.3	30%	10.17%	-4.41%
Absorption Rate	0.91	0.77	-23%	-10.47%	5.48%

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Maggie Coppens
Broker Associate

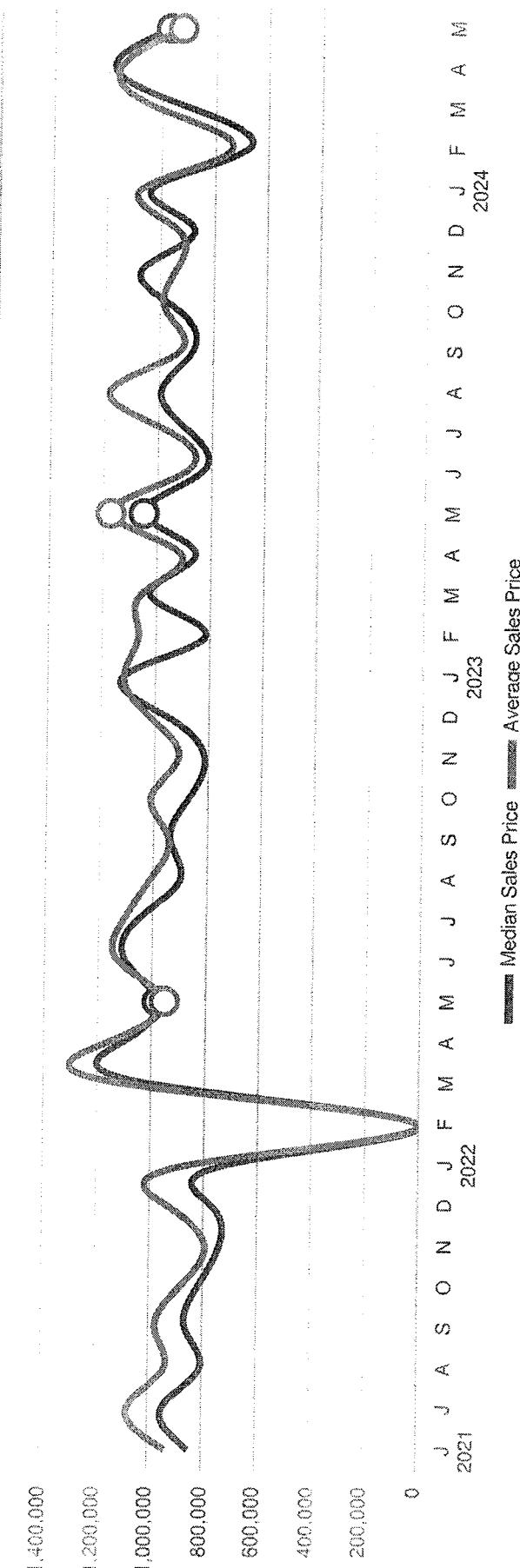
M: 617-653-1377
Lic#: 423428

mmaggie.coppens@nemoves.com
http://maggiecoppens.cbintouch.com

Zip Code: 02052
Price Range: \$0 -
\$999,999,999
Properties: Single Family

Average & Median Sales Price

The median sales price in May 2024 was \$970,000, down -17.45% from \$1,175,000 from the previous month and -7.62% lower than \$1,050,000 from May 2023. The May 2024 median sales price was at its lowest level compared to May 2023 and 2022. The average sales price in May 2024 was \$925,600, down -20.10% from \$1,158,400 from the previous month and -21.13% lower than \$1,173,636 from May 2023. The May 2024 average sale price was at its lowest level compared to May 2023 and 2022.



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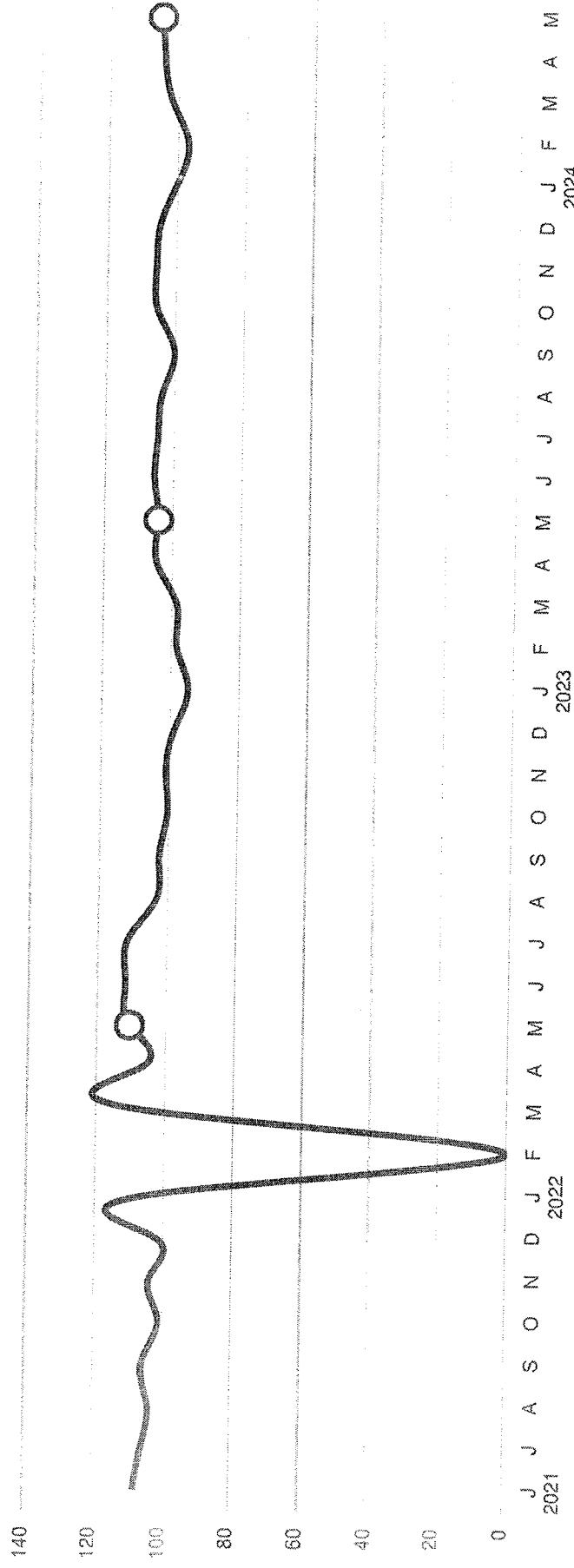
Maggie Coppens M: 617-653-1377
Broker Associate Lic#: 423428

maggie.coppens@nemoves.com
http://maggiecoppens.cbinTouch.com

Zip Code: 02052
Price Range: \$0 -
\$99,999.999
Properties: Single Family

Sales Price / List Price Ratio

The sales price/list price ratio is the average sale price divided by the average list price for sold properties expressed as a percentage. If it is above 100%, homes are selling for more than the list price. If it is less than 100%, homes are selling for less than the list price. The May 2024 sales price/list price ratio was 104.88%, equal to the previous month and equal to May 2023.



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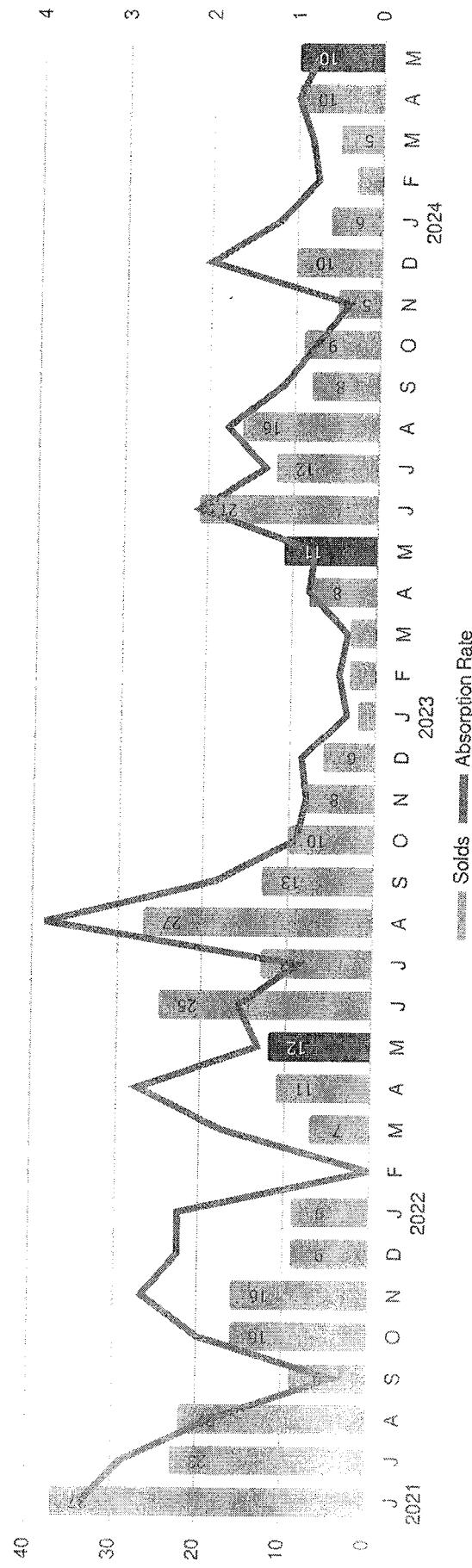
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<http://maggiecoppens.cbintouch.com>

Zip Code: 02052
Price Range: \$0 -
\$99,999,999
Properties: Single

Number of Properties Sold & Absorption Rate

The number of properties sold in May 2024 was 10, equal to the previous month and -9.09% lower than 11 from May 2023. The May 2024 sales were at its lowest level compared to May 2023 and 2022. Absorption rate is the avg number of sales per month divided by the total number of available properties.

15



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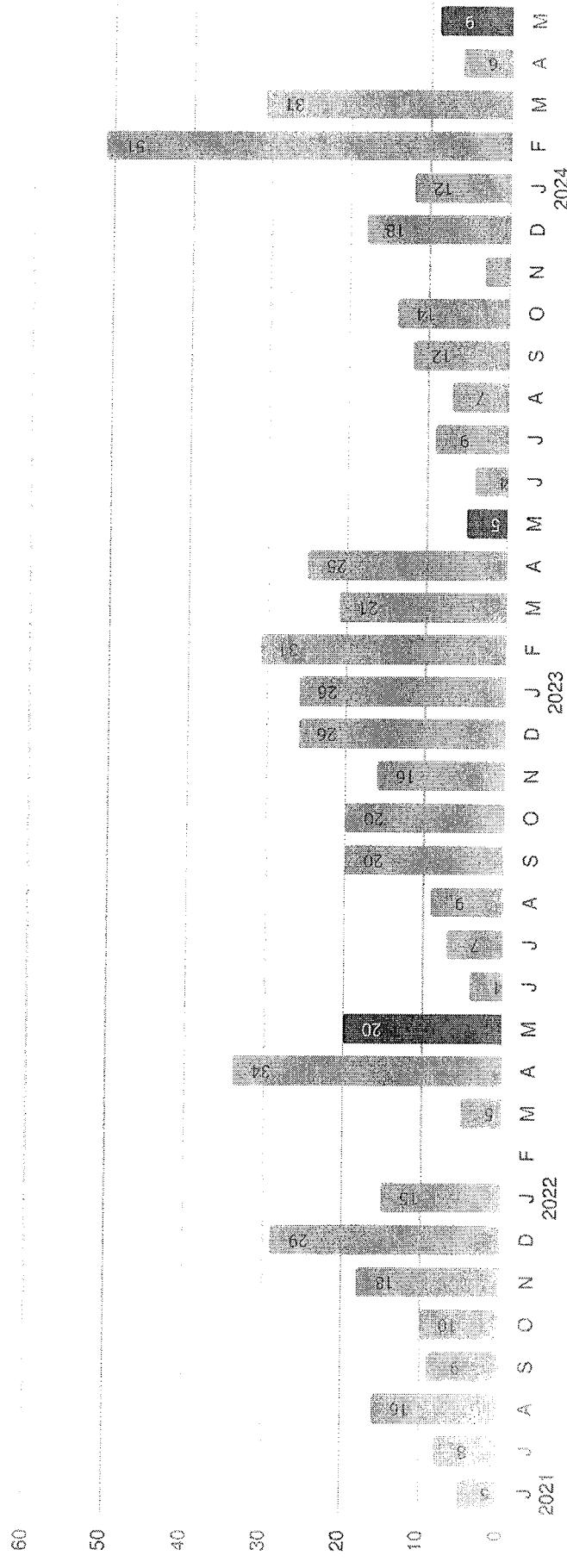


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Price Range: \$0 -
\$999,999,999
Properties: Single Family

Average Days on Market

The average days on market (DOM) is the number of days a property is on the market before it sells. An upward trend in DOM tends to indicate a move towards a buyer's market, a downward trend tends to indicate a move towards seller's market. The DOM for May 2024 was 9 days, up 50.0% from 6 days from the previous month and 80.0% higher than 5 days from May 2023. The May 2024 DOM was at a mid level compared with May 2023 and 2022.



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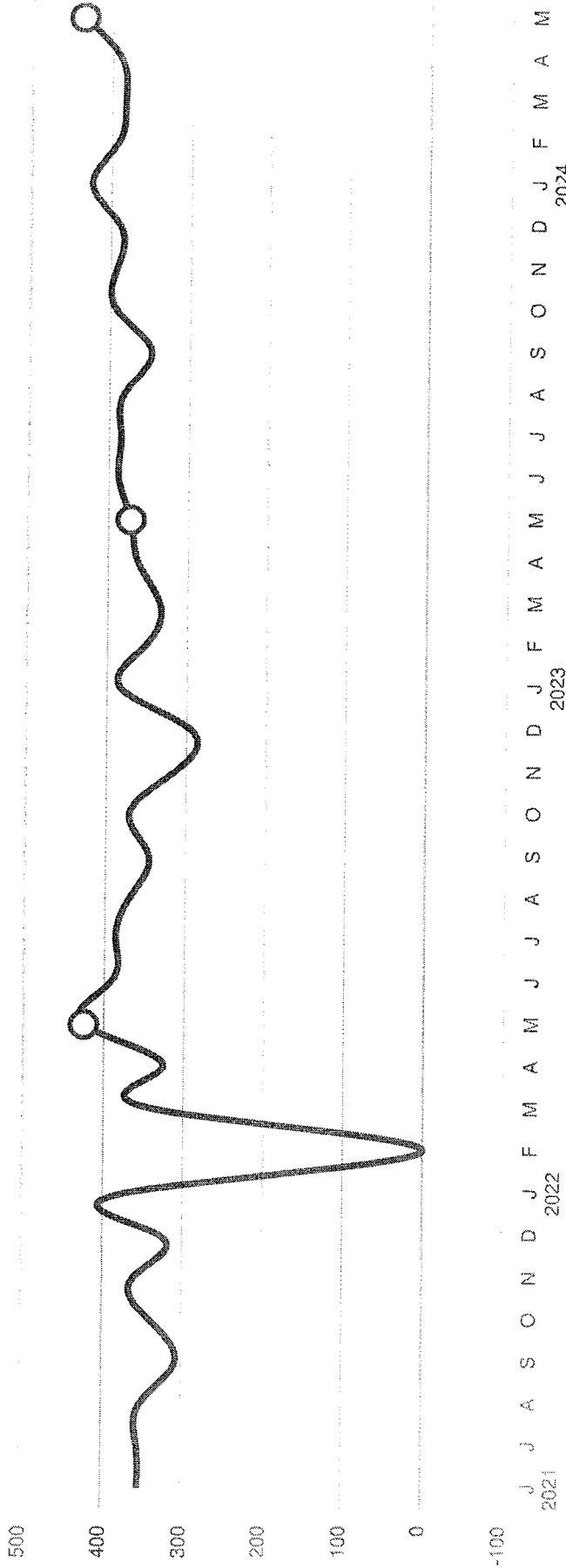
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maggie.coppens@nemoves.com
http://maggiecoppens.cbintouch.com

Zip Code: 02052
Price Range: \$0 -
\$999,999,999
Properties: Single Family

Average Sales Price per Square Foot

The average sales price per square foot is a more normalized indicator for the direction of property value. The sales price per square foot in May 2024 was \$435, up 12.11% from \$388 from the previous month and 16.94% higher than \$372 from May 2023.



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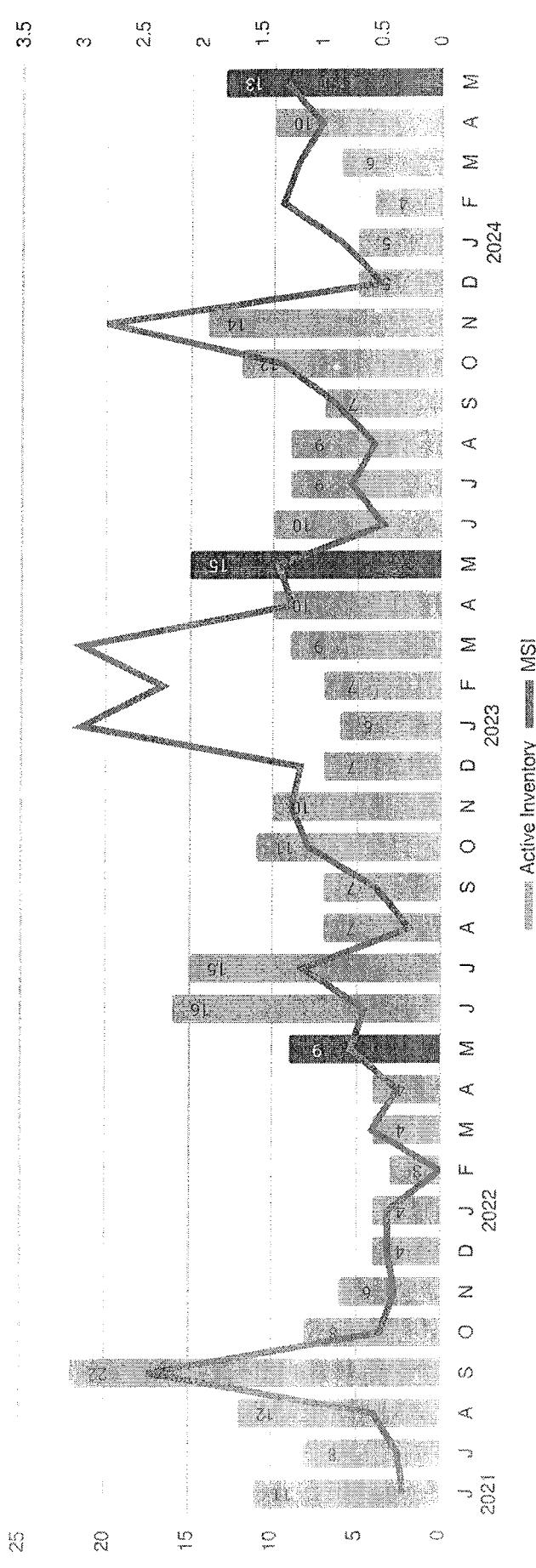
Maggie Coppens M: 617-653-1377 maggie.coppens@nemoves.com

Broker Associate LIC# 423428 http://maggiecoppens.cbintouch.com

Zip Code: 02052
Price Range: \$0 - \$999,999,999
Properties: Single Family

Inventory & MSI

The number of properties for sale in May 2024 was 13, up 30.0% from 10 from the previous month and -13.33% lower than 15 from May 2023. The May 2024 inventory was at a mid level compared with May 2023 and 2022. A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2024 MSI of 1.3 months was at a mid level compared with May 2023 and 2022.



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COLDWELL BANKER REALTY

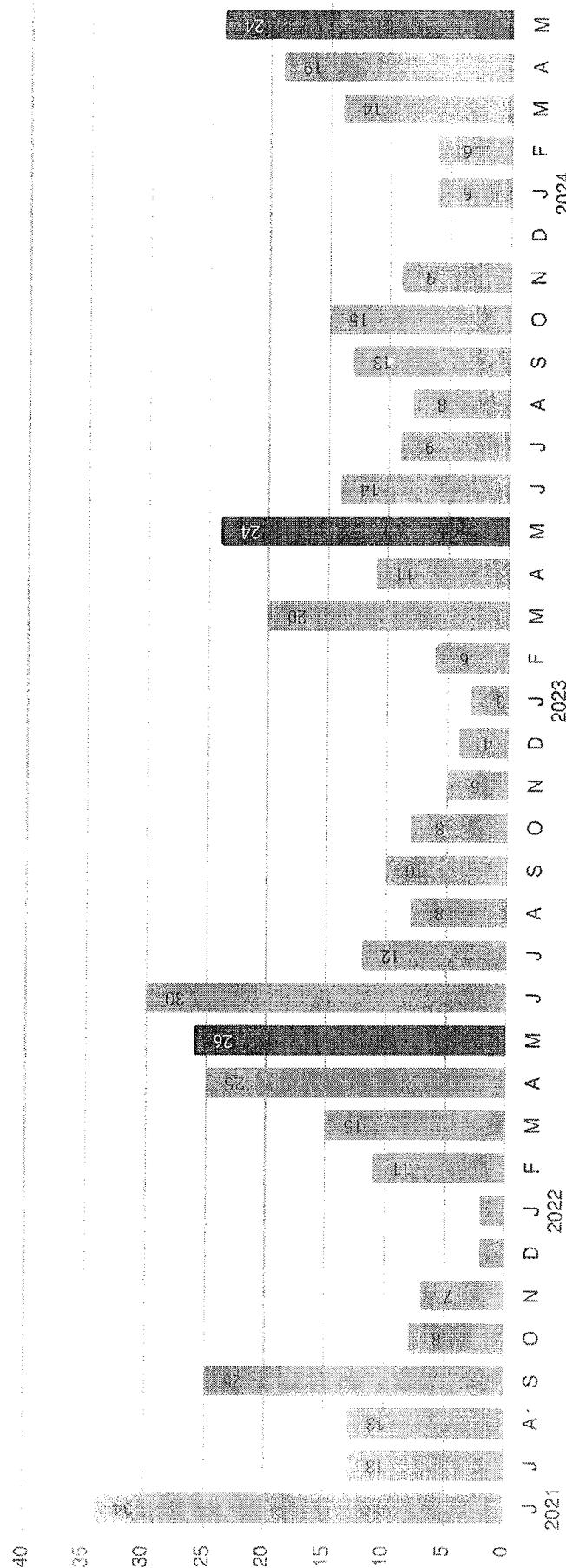
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maggie.coppens@mremoves.com
<http://maggiecoppens.cbintouch.com>

Market Trends Report May 2024

Zip Code: 02052
Price Range: \$0 -
\$999,999,999
Properties: Single Family

New Listings

The number of new listings in May 2024 was 24, up 26.32% from 19 from the previous month and equal to May 2023. The May 2024 listings were at its lowest level compared to May 2023 and 2022.



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DEVELOPMENT TEAM INFORMATION (include all development members)

Developer

Name 86 Plain St., LLC – Steve Guard
Address 1165 Washington St., Hanover, MA 02339
Phone 781-681-6665
Email steve@guardlaw.net
Tax ID _____

Contractor

Name TBD
Address _____
Phone _____
Email _____
Tax ID _____

Architect

Name bf Architects – Noah Pillsbury
Address 34 Main St., Plymouth, MA 02360
Phone 508-746-2036
Email noah@bfarchs.com
Tax ID _____

Engineer

Name Merrill Engineering - Deb Kelliher
Address 427 Columbia Rd., Hanover, MA 02339
Phone 781-826-9200
Email dkeller@merrillinc.com
Tax ID _____

Engineer Consultant

Name South Shore Survey Consultants
Address 167 R Summer St., Kingston, MA 02364
Phone 781-582-2185
Email mark@ssscinc.net
Tax ID _____

Attorney

Name Steve Guard
Address 1165 Washington St., Hanover, MA 02339
Phone 781-681-6665
Email steve@guardlaw.net
Tax ID _____

Housing Consultant

Name Benjamin Virga
Address c/o Guard Law, 1165 Washington St., Hanover, MA 02339
Phone 617.990.6653
Email ben@bspmanagement.com
Tax ID _____

Marketing/Lottery Agent

Name Delphic Associates, LLC
Address 651 Orchard St. Suite 308 New Bedford, MA 02744
Phone 508-994-4100
Email Paul@Delphicassociates.com
Tax ID _____

Steve Guard-

Attorney Steve Guard is a principal of FACEOFF HOLDINGS, LLC and its managing member. Attorney Guard has been licensed to practice law within the Commonwealth of Massachusetts for 29 years and specializes in residential and commercial real estate permitting and development. Attorney Guard has appeared before countless planning boards, zoning boards, conservation commissions and select boards as well as Land Court and Superior Court Judges regarding land matters. Attorney Guard is the owner of Guard Law LLC where his office is located at 1165 Washington Street in Hanover, Massachusetts where he employs staff members with experience in the administration of legal matters pertaining to land use.

Benjamin Virga –

Licensed Broker of Record since 2008 for Bridgestone Properties, LLC based in Dorchester MA. Bridgestone is both a real estate brokerage and a full-service property management company with 10 full-time & part-time employees. We manage over 300+ rental units and 100+ Condominium Units in Greater Boston with a full management portfolio containing assets of over \$50MM in combined value. I have been involved with the acquiring and/or selling of assets worth more than \$500MM over the past decade and have been part of the development process in projects ranging from 3 total units to 50 total units in size over the past 12 years. Licensed Massachusetts real estate sales broker since 2007.



Located in Plymouth, MA, in the heart of Plymouth's Historic District, bf architects is a client oriented architectural firm. Serving clients from Boston to Cape Cod, we specialize in new builds, remodels and additions for both residential and commercial buildings. In addition, we provide careful attention to historic restorations and renovations in hopes to prolong the story that all buildings can tell.

working with us

We are a full service architectural firm and offer design services including schematic design, design development, and construction documents. Additional services may include 2D color renderings, 3D digital renderings, lighting plans, and construction observation.

schematic design

Whether we start with drawing up your existing home, discussing the potential of your new lot, or exploring the possibilities of your commercial property, the roll of trace paper comes out and **you talk through designs directly with us**. The client is the most important part of every design phase.

We bring our expertise, you bring your style, and we go through multitudes of options until we land on one idea that fits you best!

design development & construction documents

Once we've worked with you through schematic design, we develop it further and add the information that contractors need to build.

We have great contractors to refer for each project and are always up for working with someone new!



Since its founding by Bob Merrill in 1979, Merrill has serviced Massachusetts's south shore as one of its premier full-service site planning, civil engineering, and land surveying firms.

Our mission is to add value at every touchpoint.

The team at Merrill is dedicated to making visions reality – for our clients, our colleagues, and our community.

We believe thoughtful stewardship leads to thoughtful solutions.

We believe in the power of collaboration to transform the spaces where we live and work.

We rise to meet the challenges of our changing environmental and economic climate.

And we believe that supporting our team and our community is the surest path to success.

Projects:

Cowings Cove

This premier residential subdivision located in Norwell, Massachusetts was conceived, developed, and built by a leading local developer and builder. Each of the luxury residences situated on nature inspired, wooded one acre + lots are the result of careful attention to leaving as many trees as possible untouched and thriving.

The Village at South River

This privately developed coastal community is situated on the South River between Marshfield and Humarock in Scituate, Massachusetts. After years of careful planning, working with both the community and the neighborhood, Merrill assisted the developer in the planning, site design, and permitting of this exciting new condominium complex.

Craftsman Village

Merrill was responsible for the civil/site plan design for an eight (8) unit of Affordable Housing Development in Hingham, Massachusetts. Merrill provided land surveying and design services and assisted the design team in the successful permitting of this project.

*South
shore
Survey*
Consultants, Inc.

Registered Land Surveyors
& Civil Engineers

1 August, 2022

Re: Work history and experience.

In January of 1987 I gave notice to the firm of "Delano & Keith" that I would be leaving and in February of 1987 I founded the firm of "South Shore Survey Consultants, Inc.", registered land surveyors and civil engineers.

For the past 35 years we have been providing land surveying and civil engineering services to a wide variety of clients including real estate developers, builders, private citizens and municipalities such as the Town of Duxbury, the Town of Kingston, the Town of Scituate and the Town of Cohasset.

We have mainly been engaged in residential projects such as a recently approved subdivision in Duxbury named "Cooper Hill" and a recently approved Chapter 40B project named "The Village at Harlow Brook".

Commercial projects include "East Bay Grille" and "Weathervane Seafood" on the Plymouth Waterfront. We also conducted Land Court surveys and prepared Land Court Petitioners plans for the sale of waterfront land in Duxbury to the Duxbury Maritime School.

I am actively engaged in each project we take on starting with extensive reviews of local bylaws, regulations, State regulations, land use studies, etc. I represent clients before local Planning Boards, Boards of Health, Zoning Boards of Appeals, Conservation Commissions, Historical Commissions and Select Boards. I also provide court testimony as an expert witness.

I oversee all land surveying and civil engineering professionals performing work for South Shore Survey Consultants, Inc.

Sincerely,

Mark D. Casey
Mark D. Casey, Principal.



**DELPHIC
ASSOCIATES
LLC**

651 Orchard Street, Suite 308 • New Bedford, Massachusetts 02744
Tel: 508-994-4100 Fax: 508-994-5100

Delphic Associates, LLC; is a real estate and development consulting firm established in 1987. With over 35 years of experience in the affordable housing sector we are considered "Pioneers in Affordable Housing" The experience includes in part the permitting, financing, and affirmative marketing ,in addition to conducting housing lotteries for over 3,000 housing units including single-family homes, condominiums in a variety of building types and rental developments permitted in accordance with M.G.L c.40B § 20 through 23 also known as the "Anti-Snob" zoning act.

What does this mean for developers?

Through permitting, with either Mass Housing or Executive Office of Housing & Livable Communities (EOHLC; formerly DHCD) the developer can get their site approved allowing for a higher density, as opposed to a by-right plan which is how many lots you can get on the site *without* the benefit of 40B. This program offers an affordable home allowance that the town can add to their subsidized housing inventory.

Permitting is a three-step process:

1. Site Eligibility Approval – An application is prepared with all the site information and a narrative as to how the development will be built. This approval will allow you to approach the Zoning Board of Appeals, for a Comprehensive Permit, step 2. Site approval will also give you an advantage should you need to appear before the Housing Appeals Committee.
2. Comprehensive Permit –The Comprehensive Permit has certain requirements from the town, to receive approval. The Zoning Board of Appeals (ZBA) will be introduced to the project in a public hearing. The topics, discussions, determinations are about many subjects including but not limited to; density, roads, traffic, stormwater management, water, sewer, building construction, to name some of the concerns. Once the application is submitted to the board, the board will ask for comments from all departments within the town for their feedback in regards to the development. The public is allowed at the ZBA meetings as well, and they too are allowed to voice their concerns. The ZBA will also engage in hiring peer review engineers to review the site plans and other development matters as mentioned above. The developer will have to set up a 53G account with the town, to pay for the peer reviews.

Another advantage is the developer can ask for waivers from the towns by-laws, which help with the building of the development itself, including but not limited to; roads, buildings, landscaping, lighting to name a few.

Once the developer has satisfied the town requirements, the developer will be issued a Comprehensive Permit Decision. This decision is then recorded at the Registry of Deeds.

Please note: If the town and the developer cannot come to an agreement about the development, the developer may choose to approach the Housing Appeals Committee which will rule on the decision, usually in the developer's favor.

3. Final Approval – This step takes you back to either Mass Housing or EOHLC, depending on which agency you applied with originally. They will review all the changes that may have happened during the Comprehensive Permit process and determine if the project can receive Final Approval. During the Final Approval process, the developer will need to have a solid commitment letter from a lender, creating a loan for acquisition and construction. A Regulatory Agreement will also be created to ensure the development will be built according to the permit decision requirements and allow for the affordable homes to stay affordable in perpetuity. Once the escrow documents are completed by the subsidizing agency, they are sent to closing attorney. Once the closing of the loan is complete, the Regulatory Agreement will be executed and you will receive a Final Approval, which gives the developer all the approvals needed to commence construction.

Once the development is underway, and the homes/units are starting to be built, the developer is required to build 1 affordable home to every 3 homes he builds for the market (25%). Prior to the building of the first affordable home, Delphic should be notified to start a housing lottery for the affordable units/homes in the development. The applicants will be chosen through a drawing and a buyer's list is created for the affordable homes. As the affordable homes are close to being completed, we will get the next available buyer and get them under Purchase & Sale. Delphic would do the walk-thru prior to signing the closing documents.

Subsidiary Housing Inventory (SHI)

The SHI is a list published by Executive Office of Housing and Livable Communities stating affordable units each town has for its housing inventory. Each town is required to have at least 10% of their housing inventory to be affordable housing, for low-medium income buyers with incomes at or below the 80% Area Median Income (AMI). If a town does not have 10% of their housing stock, they are subject to filing a Comprehensive Permit Application to the board, in accordance with MGL 40B.

Cost Certification

Once the development is finished, the developer will be required to do a Cost Certification at the developer's expense with a Mass Housing approved accountant, for the subsidizing agency, to ensure the developer profits are within the guidelines agreed to.

AFFIRMATIVE FAIR HOUSING MARKETING PLAN & HOUSING LOTTERY EXPERIENCE

DEVELOPMENT NAME	TOWN	# of UNITS	# Affordables	UNIT TYPE	FUNDING	LOTTERY DATE
BRAVE ESTATES	AVON	36	9	MULTI FAMILY	LIP	TBD
JOANNA HILLS ESTATES	AVON	80	20	SINGLE FAMILY	NEF	TBD
WINDSOR HEIGHTS	AVON	12	3	SINGLE FAMILY	NEF	TBD
BERKLEY MEADOWS	BERKLEY	16	4	SINGLE FAMILY	NEF	TBD
DUXBURY ESTATES	BRIDGEWATER	148	37	SINGLE FAMILY	NEF	TBD
SCOTLAND ESTATES	BRIDGEWATER	24	6	SINGLE FAMILY	NEF	TBD
STONEGATE LANDING Phase B	DIGHTON	20	5	SINGLE FAMILY	NEF	TBD
STRAWBERRY FIELD ESTATES	DIGHTON	92	23	SINGLE FAMILY	NEF	TBD
DOVER VILLAGE	DOVER	4	1	SINGLE FAMILY	NEF	6/30/15
CHECKERBERRY HILL	DUXBURY	20	5	SINGLE FAMILY	EOHLC	4/11/23
NADIA ESTATES	FOXBOROUGH	36	9	CONDO	NEF	3/28/18
WYMANN VILLAGE	FOXBOROUGH	20	5	SINGLE FAMILY	NEF	11/29/17
FRANKLIN HEIGHTS	FRANKLIN	127	45	CONDO	LIP	TBD
FISHERVILLE TERRACE	GRAFTON	72	18	SINGLE FAMILY	NEF	TBD
DUNHAM FARMS	HANSON	52	13	CONDO	NEF	TBD
GEOFFREY PARK	HOLLISTON	24	6	SINGLE FAMILY	NEF	TBD
BEARSE'S WAY	KINGSTON	17	2	SINGLE FAMILY	LIP-LAU	06/06/17
RIVERVIEW ESTATES	KINGSTON	20	5	SINGLE FAMILY	NEF	TBD
TALL TIMBERS	KINGSTON	3	3	SINGLE FAMILY	NEF	06/06/17
TIMBER RIDGE	KINGSTON	34	9	SINGLE FAMILY	NEF	12/02/19
TURTLE PINE VILLAGE	KINGSTON	36	5	TOWNHOUSE CONDO	LIP-LAU	1/20/2020
TURTLE PINE VILLAGE Phase 7	KINGSTON	2	2	SFH Revision	LIP-LAU	2/26/2023
LEBARON HILLS	LAKEVILLE	52	13	MULTI-FAMILY	NEF	10/27/2020
ROCKY WOODS	LAKEVILLE	200	50	MULTI-FAMILY	NEF	TBD
CABOT POND APARTMENTS	MANSFIELD	12	1	APARTMENT	LIP	11/27/18
MARBLEHEAD MEADOWS	MARBLEHEAD	20	2	SINGLE FAMILY	LIP	11/09/21
TIMBER CREST	MEDWAY	126	17	SGL FAM - PHASE 1	NEF	04/06/21
COBLERS KNOB	MENDON	39	10	SINGLE FAMILY	NEF	10/25/12
BROOKVIEW ESTATES	MENDON	16	4	DUPLEX	NEF	01/13/21

BOYDE'S CROSSING	NORFOLK	36	9	SINGLE FAMILY	NEF	08/01/17
LAKELAND FARMS	NORFOLK	32	8	SINGLE FAMILY	NEF	07/16/19
THE OAKS AT NORWELL	NORWELL	44	11	SINGLE FAMILY	NEF	TBD
COPPERWOOD CIRCLE	PEMBROKE	34	9	SINGLE FAMILY	NEF	07/13/21
BARTLETT POND VILLAGE	PLYMOUTH	20	5	SINGLE FAMILY	NEF	TBD
COUNTRY BROOK ESTATES	SEEKONK	18	2	SINGLE FAMILY	LIP-LAU	06/27/17
JACOB HILL ESTATES	SEEKONK	11	1	SINGLE FAMILY	LIP-LAU	03/31/20
SOUTH MEADOW VILLAGE	STERLING	16	4	DUPLEX	NEF	03/30/22
MOOSE HILL CONDOMINIUMS	WALPOLE	8	2	CONDO	NEF	TBD
COCHESSETT ESTATES	WEST BRIDGEWATER	89	23	SINGLE FAMILY	NEF	10/12/21

NEF – NEW ENGLAND FUND

LIP-LOCAL INITIATIVE PROGRAM

LIP-LAU – LOCAL INITIATIVE PROGRAM; LOCAL ACTION UNITS (INCLUSIONARY ZONING)





**DELPHIC
ASSOCIATES^{LLC}**

651 Orchard Street, Suite 308 • New Bedford, MA 02744
Tel: 508.994.4100 • Fax: 508.994.5100

August 21, 2024

Medfield Town House
Board of Selectman
459 Main St.
Medfield, MA 02052

Attn: Eileen Murphy,
Chair, BOS

Reference: Site Eligibility Application
Winder Estates

Dear Chairwoman Murphy,

Delphic Associates LLC. ("consultants") have submitted to MassHousing on behalf of 86 Plain St. LLC (the "Applicant") an application for determination of Project Eligibility ("Site Approval") pursuant to Mass General Laws Chapter 40B and 760 CMR 56.00 under the following programs (collectively, the "Programs").

- Housing Starts Program of Massachusetts Housing Finance Agency ("MassHousing").
- New England Fund Program ("NEF") of the Federal Home Loan Bank of Boston..

In accordance with Mass Housing's Policy, we have been instructed to submit to the town a copy of the application, attached hereto, to the chief elected official. It is my understanding that the towns comments on the application are due to Mass Housing no later than 30 days from receipt of the official comment request letter from Mass Housing.

Should you have any questions or would like us to appear before the board please advise.

Thank you

Paul E. Cusson
DELPHIC ASSOCIATES, LLC
Managing Member

RECEIVED
TOWN OF MEDFIELD, MASS.
OFFICE OF THE TOWN COUNSEL
2024 SEP - 9 PM 11:51



August 21, 2024

Executive Office of Housing & Livable Communities
Catherine Racer, Associate Director
100 Cambridge Street
Boston, MA 02114

RE: Site Eligibility
Winder Estates
Medfield, MA

Dear Kate,

Hope all is well.

Delphic Associates, LLC ("Consultants") have submitted to Mass Housing on behalf of 86 Plain Street, LLC ("the Applicant") an application for determination of Project Eligibility ("Site Approval") pursuant to Mass General Laws Chapter 40B and 760CMR 56.00 under the following programs (collectively, the "Programs").

- Housing Starts Program of Massachusetts Housing Finance Agency ("Mass Housing")
- New England Fund Program ("NEF") of the Federal Home Loan Bank of Boston.

In accordance with regulations, this letter shall serve as notice that we are hereby notifying the Executive Office of Housing & Livable Communities (EOHLC) of the request to Mass Housing.

In addition, a copy of the entire application is being submitted to the Board of Selectmen. We have offered to meet with the board to make a presentation of the application.

Should you have any questions or would like a copy of the application, please advise.

Thank you.

Paul E. Cusson
Delphic Associates, LLC
Managing Member

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: 86 Plain St., LLC
- Project Name: Winder Estates
- Municipality: Medfield
- Number of Units: 24
- Number of acres of site: 14.7
- Rental or Homeownership: homeownership
- 40B TA Amount (Base Fee + \$50/Unit) \$3,700

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING



FACEOFF HOLDINGS LLC
1165 Washington Street
Hanover, MA 02339
781/681-6665

020
COASTAL HERITAGE BANK
Newmarket, MA
637-449-2113

8/13/2024

PAY TO THE ORDER OF Mass Housing Partnership

\$ **3,700.00

DOLLARS

Three Thousand Seven Hundred Only*****

PROTECTED AGAINST FRAUD



MEMO: 86 Plain St, Medfield, Mediation and Technical Fees

1000 298 12137147 21440 053 170 6

Request for Taxpayer Identification Number and Certification

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

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

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. 86 Plain Street LLC																					
2 Business name/disregarded entity name, if different from above																					
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <table border="0"> <tr> <td><input type="checkbox"/> Individual/sole proprietor or single-member LLC</td> <td><input type="checkbox"/> C Corporation</td> <td><input type="checkbox"/> S Corporation</td> <td><input type="checkbox"/> Partnership</td> <td><input checked="" type="checkbox"/> Trust/estate</td> </tr> <tr> <td colspan="5"><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► <u> </u></td> </tr> <tr> <td colspan="5">Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</td> </tr> <tr> <td colspan="5"><input type="checkbox"/> Other (see instructions) ► <u> </u></td> </tr> </table>		<input type="checkbox"/> Individual/sole proprietor or single-member LLC	<input type="checkbox"/> C Corporation	<input type="checkbox"/> S Corporation	<input type="checkbox"/> Partnership	<input checked="" type="checkbox"/> Trust/estate	<input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► <u> </u>					Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.					<input type="checkbox"/> Other (see instructions) ► <u> </u>				
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4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): <table border="0"> <tr> <td><input type="checkbox"/> Exempt payee code (if any) <u> </u></td> </tr> <tr> <td><input type="checkbox"/> Exemption from FATCA reporting code (if any) <u> </u></td> </tr> </table>		<input type="checkbox"/> Exempt payee code (if any) <u> </u>	<input type="checkbox"/> Exemption from FATCA reporting code (if any) <u> </u>																		
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<input type="checkbox"/> Exemption from FATCA reporting code (if any) <u> </u>																					
5 Address (number, street, and apt. or suite no.) See instructions. 1165 Washington St.																					
6 City, state, and ZIP code Hanover, MA 02339																					
7 List account number(s) here (optional)																					

Part I Taxpayer Identification Number (TIN)

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

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

Social security number								
<input type="text"/>	<input type="text"/>	-	<input type="text"/>	<input type="text"/>	-	<input type="text"/>	<input type="text"/>	<input type="text"/>

or									
Employer identification number									
9	9	-	3	0	0	7	0	3	9

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign
Here

Signature of
U.S. person ►

Date ►

General Instructions

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

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

Purpose of Form

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

- Form 1099-INT (interest earned or paid)

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

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

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

Secretary of the Commonwealth of Massachusetts

William Francis Galvin

Business Entity Summary

ID Number: 001794330

[Request certificate](#)

[New search](#)

Summary for: 86 PLAIN STREET, LLC

The exact name of the Domestic Limited Liability Company (LLC): 86 PLAIN STREET, LLC

Entity type: Domestic Limited Liability Company (LLC)

Identification Number: 001794330

Date of Organization in Massachusetts: 05-08-2024 **Date of Revival:**

Last date certain:

The location or address where the records are maintained (A PO box is not a valid location or address):

Address: 1165 WASHINGTON ST.

City or town, State, Zip code, HANOVER, MA 02339 USA
Country:

The name and address of the Resident Agent:

Name: STEVEN M. GUARD, ESQ.

Address: 1165 WASHINGTON ST

City or town, State, Zip code, HANOVER, MA 02339 USA
Country:

The name and business address of each Manager:

Title	Individual name	Address
MANAGER	STEVEN M. GUARD ESQ.	1165 WASHINGTON ST HANOVER, MA 02339 USA USA

In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:

Title	Individual name	Address
SOC SIGNATORY	STEVEN M. GUARD ESQ.	1165 WASHINGTON ST HANOVER, MA 02339 USA USA

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

Title	Individual name	Address

REAL PROPERTY	STEVEN M. GUARD ESQ.	1165 WASHINGTON ST HANOVER, MA 02339
		USA USA

Consent

Confidential Data

Merger Allowed

Manufacturing

View filings for this business entity:

ALL FILINGS

Annual Report

Annual Report - Professional

Articles of Entity Conversion

Certificate of Amendment

Certificate of Cancellation

View filings

Comments or notes associated with this business entity:

New search