

MASSHOUSING SITE ELIGIBILITY APPLICATION

Winder Estates – Medfield, MA

INDEX

<u>TITLE</u>	<u>TAB</u>
Application	
SECTION 1: GENERAL INFORMATION	1
<ul style="list-style-type: none">• 1.1 Location Map• 1.2 Tax Map• 1.3 Directions	
SECTION 2: EXISTING CONDITIONS/SITE INFORMATION	2
<ul style="list-style-type: none">• 2.1 Existing Conditions• 2.2 Aerial Photographs• 2.5 By-Right Plan	
SECTION 3: PROJECT INFORMATION	3
<ul style="list-style-type: none">• 3.1 Preliminary Site Plan• 3.2 Architectural Plans<ul style="list-style-type: none">○ Affordable○ Market Rate• 3.3 Narrative Description of Design• 3.4 Waivers• Other: Unit Distribution Plan	
SECTION 4: SITE CONTROL	4
<ul style="list-style-type: none">• 4.1 Deed	
SECTION 5: FINANCIAL INFORMATION	5
<ul style="list-style-type: none">• 5.1 NEF Letter of Interest• 5.2 Market Study	
SECTION 6: APPLICANT QUALIFICATIONS & ENTITY INFORMATION	6
<ul style="list-style-type: none">• 6.1 Development Team Qualifications	

SECTION 7: NOTIFICATION & FEES

7

- 7.2 Application to Community – Certified Mail
- 7.3 Notice of Application to EOHLC
- 7.4 Process Fee – Mass Housing / Mass Housing Partnership
- 7.6 W-9 (Taxpayer ID Number)



**Comprehensive Permit
SiteApproval Application
Homeownership**

www.masshousing.com | compppermit.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 / SiteApproval
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 / SiteApproval
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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
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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

Section 3: PROJECT INFORMATION

Construction Type: New Construction

Unit Information:

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

Buidling Information:

Page 9 of 23

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

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 / SiteApproval
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 Constructon 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 (<i>including title insurance</i>) and Recording	\$108,267
Accounting and Cost Certification (<i>including 40B</i>)	\$20,000
Relocation	\$0
40B Site Approval Processing Fee	\$8,118
40B Technical Assistance/Mediation Fee	\$3,700
40B Land Appraisal Cost (<i>as-is value</i>)	\$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
for MassHousing Financed and New England Fund ("NEF") Homeownership Projects

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

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

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

Signature:

Name: Steve Guard

Title: Manager

Date: 8/6/2024

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. MasHousing will contact you once a quote has been received for the cost of the appraisal.

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

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, structured, 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

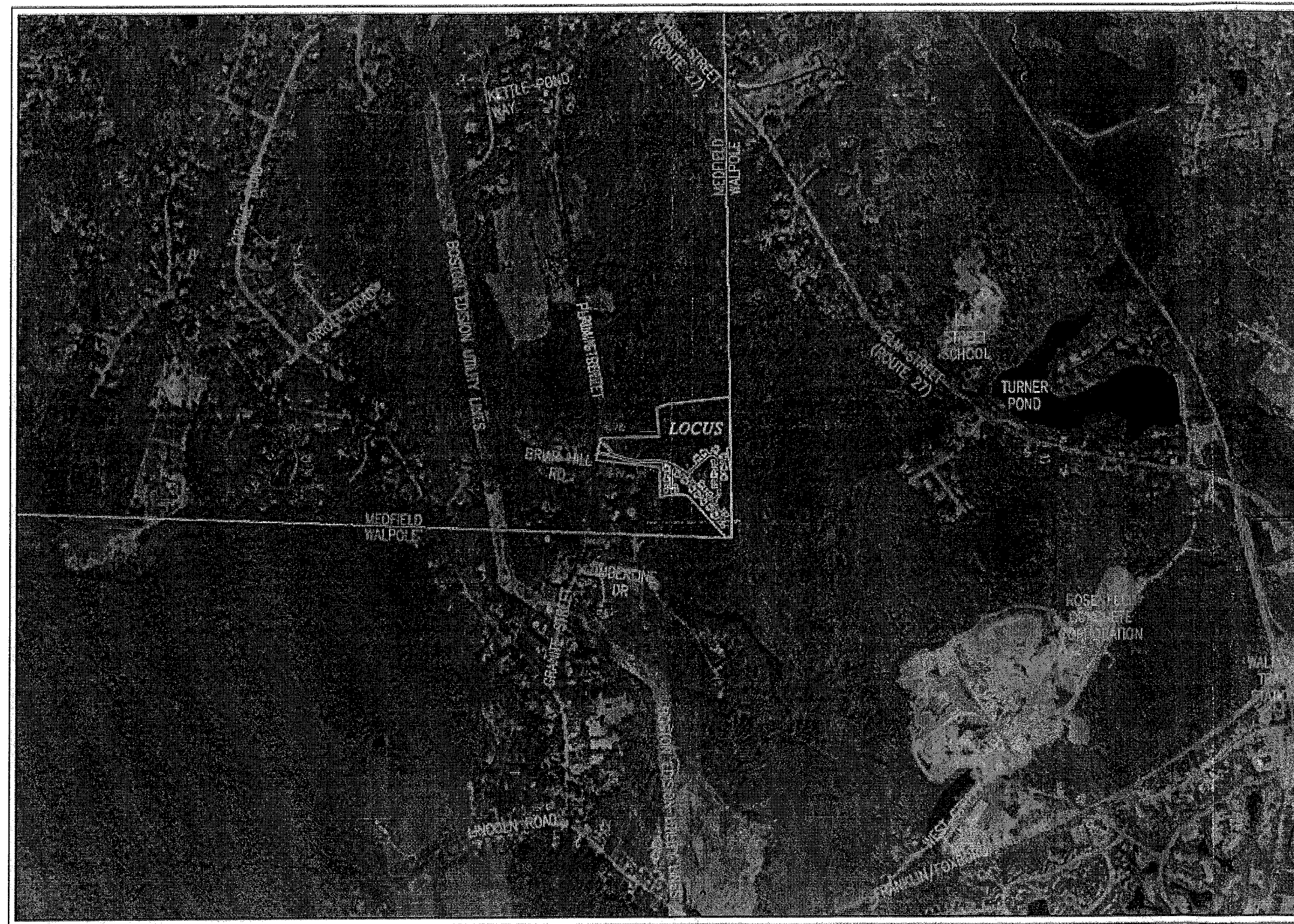
Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider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

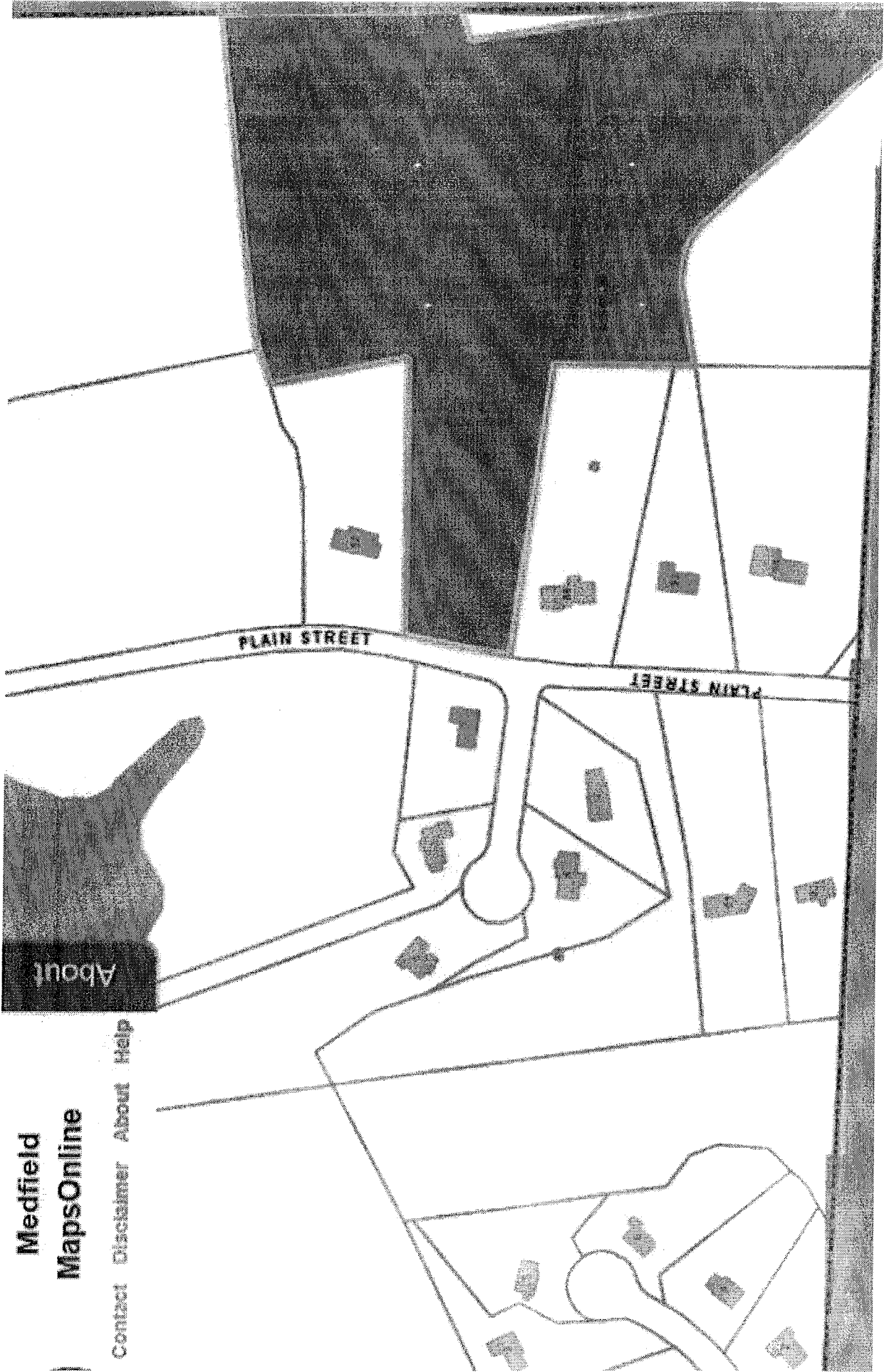


— VICINITY MAP —

2024 MassGIS GOOGLE 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



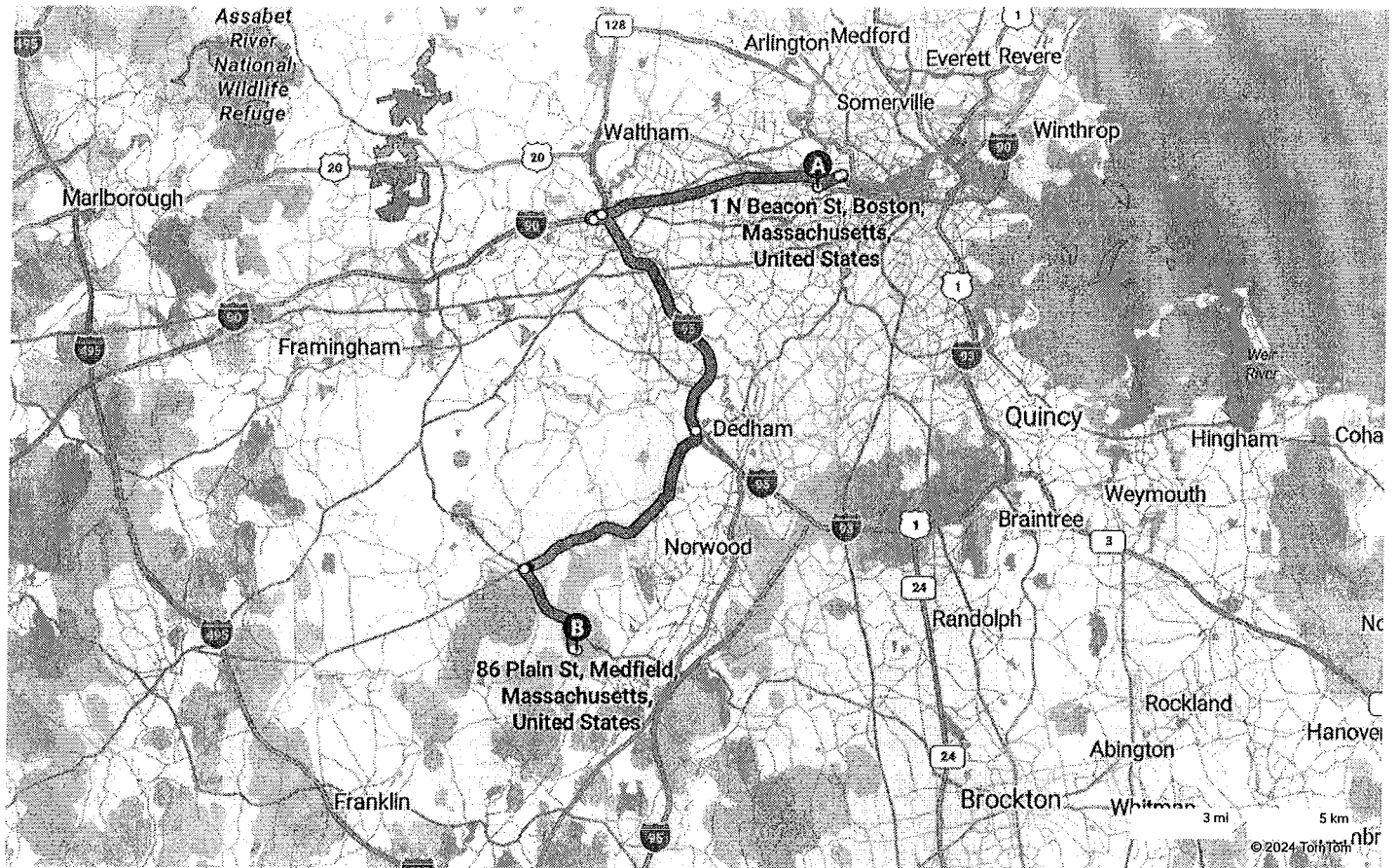
A 1 N Beacon St, Boston, Massachusetts, United States

	1.	Head east on Cambridge St toward Cambridge St ▲ Moderate congestion	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 • Toll road	0.1 mi
	4.	Keep right , heading toward Worcester Pass Four Points by Sheraton Boston Newton on the right in 3.5 mi • Toll road	7.9 mi
	5.	At Exit 123A , head right on the ramp for I-95 toward Providence RI / Waltham • Toll road	0.5 mi
	6.	Keep right , heading toward Dedham / PROVIDENCE / RI • Toll road	8.2 mi
	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

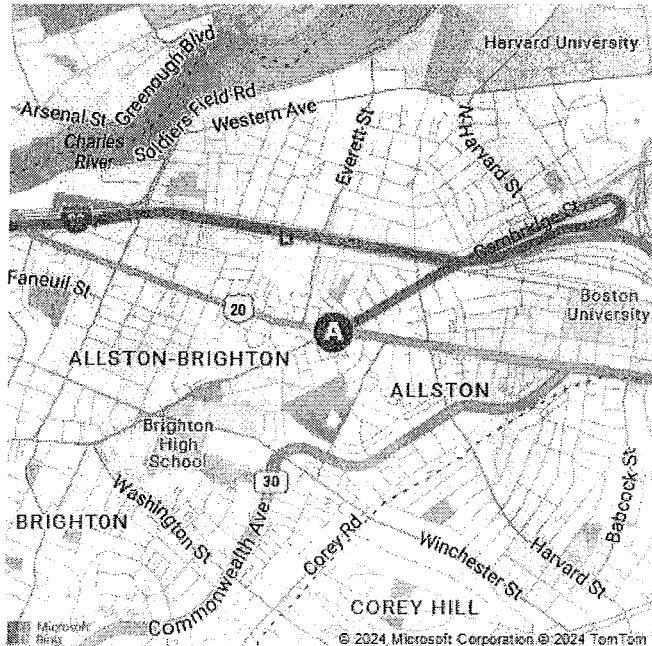
Arrive at your destination on the right

11. The last intersection before your destination is Plain St

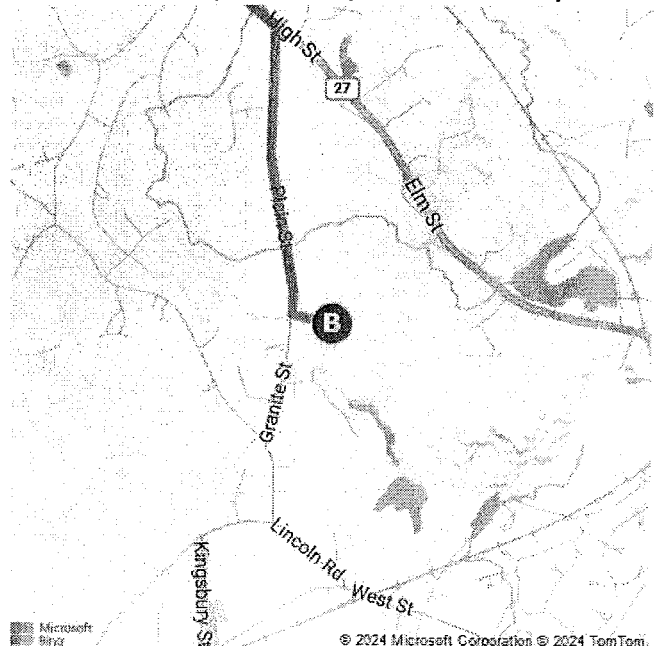
B 86 Plain St, Medfield, Massachusetts, United States



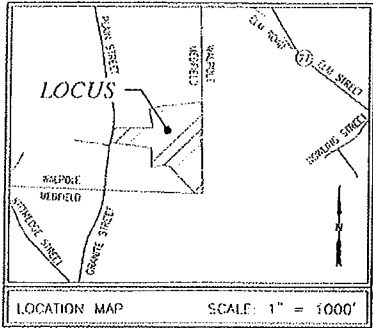
A 1 N Beacon St, Boston, Massachusetts, Un...



B 86 Plain St, Medfield, Massachusetts, Unit...



These directions are subject to the Microsoft® Service Agreement and are for informational purposes only. No guarantee is made regarding their completeness or accuracy. Construction projects, traffic, or other events may cause actual conditions to differ from these results. Map and traffic data © 2024 TomTom.



RECORD OWNER:

ASSESSORS PARCEL 06-009
86 PLAIN STREET
FACEOFF HOLDINGS LLC
1165 WASHINGTON STREET, 2ND FLOOR
HANOVER, MA 02339
DEED BOOK 41732 PAGE 549
LOT 2 - PLAIN BOOK 290 PAGE 735

NOTES:

- PLAN REFERENCES:
 - PLAN BOOK 290, PAGE 735
 - PLAN BOOK 337, PAGE 675
 - PLAN BOOK 392, PAGE 436
- TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON ALL ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING APRIL AND MAY OF 2024.
- ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC DURING MARCH AND JULY OF 2024 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
- SUBJECT SITE IS IN THE "RESIDENTIAL TOWN (RT)" DISTRICT AS DEPICTED ON THE TOWN OF MEDFIELD ZONING MAP.
- EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND DIG SAFE MARKINGS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
- EXISTING SEPTIC SYSTEM COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE TOWN OF MEDFIELD BOARD OF HEALTH AND ARE CONSIDERED TO BE APPROXIMATE.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES "A" AND "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 2502100189, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FEMA LINE SHOWN ON THIS PLAN WAS IMPORTED FROM THE MASS. MAPPER G.I.S. SYSTEM USING MASS. GRID COORDINATES.

ZONING REQUIREMENTS RESIDENTIAL TOWN (RT)

AREA*	40,000 SF
PERFECT SQUARE**	142 X 142 FEET
FRONTAGE	142 FEET
WIDTH	175 WIDTH
DEPTH	150 WIDTH

MINIMUM YARDS:

FRONT	40 FEET
SIDE	15 FEET
REAR	50 FEET

* MINIMUM LOT AREA SHALL BE CALCULATED TO INCLUDE ONLY CONTIGUOUS LAND WHICH IS NOT IN WETLANDS, WATERSHED AND/OR FLOODPLAIN DISTRICT, NOR IN A DETENTION POND, RETENTION POND, OR OPEN DRAINAGE STRUCTURE, AND WHICH DOES NOT HAVE A SLOPE GREATER THAN 20% FOR A DISTANCE OF 50 FEET IN ITS NATURAL AND UNALTERED STATE

** NO STRUCTURE SHALL BE BUILT ON ANY LOT IN A RESIDENTIAL ZONING DISTRICT UNLESS THE LOT IS OF SUFFICIENT SIZE AND SHAPE TO CONTAIN A PERFECT SQUARE

LEGEND

DI	DRILL HOLE FOUND
R/C	RETURN AND CAP FOUND
CV	CORROD VENT
EL	ELECTRIC BOX
HD	HEAD
LP	LAIR POST (FRONT)
SH	SHED
DB	DECEASED TREE
CB	CORRUPTED TREE
UP	UPPER FENCE
LS	LANDSCAPE AREA

CONTOUR LINE	CONTOUR LINE
WETLAND LINE	WETLAND LINE
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
UNDERGROUND WATER	UNDERGROUND WATER
UNDERGROUND ELECTRIC AND TELEPHONE LINE	UNDERGROUND ELECTRIC AND TELEPHONE LINE
UNDERGROUND CABLE TV LINE	UNDERGROUND CABLE TV LINE
RAILROAD - RECORD LOCATION (NOT LOCATED 2024)	RAILROAD - RECORD LOCATION (NOT LOCATED 2024)

W. MEDFIELD STATE ROAD 240 1953

PARCEL ID: 12-014
PLAIN STREET
N.E. TOWN OF MEDFIELD
BOOK 136/90 PAGE 212

PARCEL ID: 06-012
82 PLAIN STREET
N.E. TOWN OF MEDFIELD
BOOK 33/10 PAGE 108

PARCEL ID: 06-026
1 JUNIATA HILL ROAD
N.E. TOWN OF MEDFIELD
BOOK 136/90 PAGE 212

PARCEL ID: 06-018
88 PLAIN STREET
N.E. TOWN OF MEDFIELD
BOOK 33/10 PAGE 108

PARCEL ID: 06-017
92 PLAIN STREET
N.E. TOWN OF MEDFIELD
BOOK 33/10 PAGE 108

PARCEL ID: 06-016
91 PLAIN STREET
N.E. TOWN OF MEDFIELD
BOOK 415/01 PAGE 111

PARCEL ID: 06-008
PLAIN STREET
N.E. TOWN OF MEDFIELD
BOOK 31/2 PAGE 1

PARCEL ID: 12-006
HIGH STREET
N.E. TOWN OF MEDFIELD
BOOK 65/7 PAGE 417

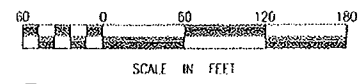
PARCEL ID: 24-100
ELM STREET
N.E. TOWN OF WALPOLE
BOOK 51/9 PAGE 575

PARCEL ID: 06-010
PLAIN STREET
N.E. TOWN OF MEDFIELD
BOOK 31/2 PAGE 1

PARCEL ID: 24-102
ELM STREET
N.E. TOWN OF WALPOLE
BOOK 51/9 PAGE 575

PARCEL ID: 24-101
GRANITE STREET
N.E. TOWN OF WALPOLE
BOOK 56/2 PAGE 308

PARCEL ID: 24-103
ELM STREET
N.E. TOWN OF WALPOLE
BOOK 51/9 PAGE 575



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REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAWN BY:

NC

DESIGNED BY:

DK

CHECKED BY:

DK

SCALE:

1"=60'

STAMP:



427 Columbia Road
Hanover, MA 02339
781-826-9200
362 Court Street
Plymouth, MA 02360
508-746-6060
More Offices:
20 Union Street
Plymouth, MA 02360
508-746-6060
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:

1165-WASHINGTON-24-077-SP-029-240

DATE:

JULY 31, 2024

EXISTING

CONDITIONS PLAN

SHEET

C2.1

GOOGLE LOCUS

Legend

- 86 Plain St
- Bobby's Auto Services
- Elm Street School
- Fancypants Baking Co
- Feature 1
- Walpole



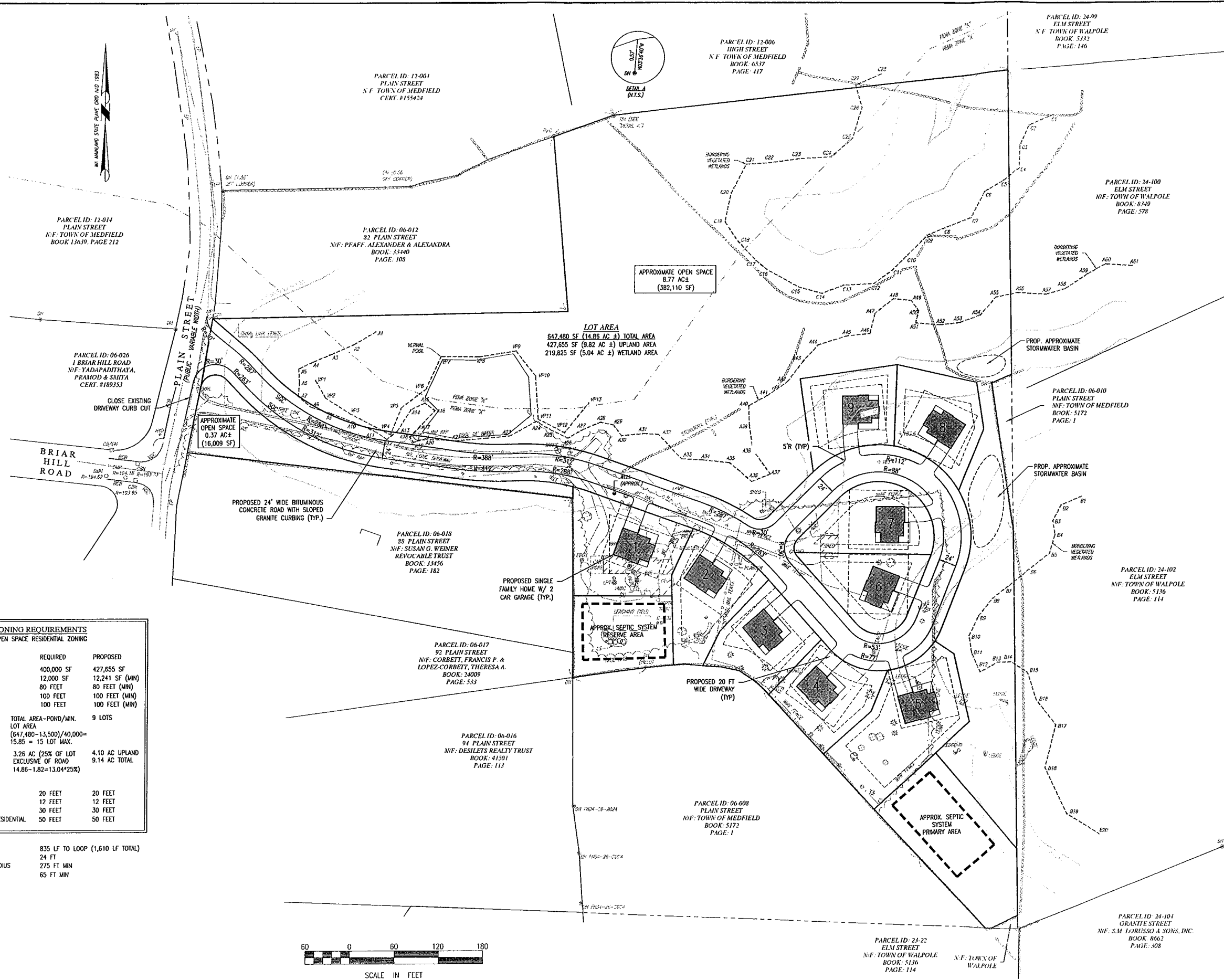
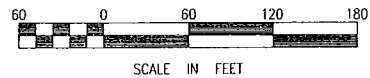
Google Earth

Image Landsat/Copernicus

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ZONING REQUIREMENTS OPEN SPACE RESIDENTIAL ZONING		
	REQUIRED	PROPOSED
OVERALL AREA	400,000 SF	427,655 SF
LOT AREA	12,000 SF	12,241 SF (MIN)
LOT FRONTAGE	80 FEET	80 FEET (MIN)
LOT WIDTH	100 FEET	100 FEET (MIN)
LOT DEPTH	100 FEET	100 FEET (MIN)
MAX. LOT DENSITY	TOTAL AREA-POND/MIN. LOT AREA (647,480-13,500)/40,000= 15.85 = 15 LOT MAX.	9 LOTS
MIN. OPEN SPACE	3.26 AC (25% OF LOT EXCLUSIVE OF ROAD 14.86-1.82=13.04*25%)	4.10 AC UPLAND 9.14 AC TOTAL
MINIMUM YARDS:		
FRONT	20 FEET	20 FEET
SIDE	12 FEET	12 FEET
REAR	30 FEET	30 FEET
ABUTTING EXIST. RESIDENTIAL	50 FEET	50 FEET

DEAD END ROAD 835 LF TO LOOP (1,610 LF TOTAL)
ROADWAY WIDTH 24 FT
MIN. CENTERLINE RADIUS 275 FT MIN
MIN. CIRCLE RADIUS 65 FT MIN



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REVISIONS:

DRAWN BY:
NC

DESIGNED BY:

CHECKED BY:
DK

SCALE:
1"=60'

STAMP:

DRAFT



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

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:
HA24-077\DESIGN\24-077 SP EIGHT.DWG

DATE:
JULY 31, 2024

AS OF RIGHT
CONCEPTUAL
LAYOUT PLAN

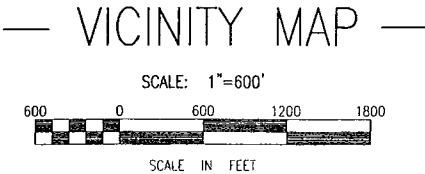
SHEET C3.2
© Merrill Corporation

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

JULY 31, 2024



2024 MassGIS GOOGLE MAP



— INDEX —

SHEET	DESCRIPTION
C1.1	COVER AND INDEX
C2.1	EXISTING CONDITIONS PLAN
C3.1	SITE LAYOUT PLAN
C3.2	AFFORDABLE DISTRIBUTION PLAN
C3.3	AS-OF-RIGHT CONCEPTUAL LAYOUT PLAN

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OWNER/APPLICANT:
86 PLAIN STREET, LLC
1165 WASHINGTON ST
HANOVER, MA 02339
PH: 781-681-6665

PERMITTING CONSULTANT:
DELPHIC ASSOCIATES
651 ORCHARD ST, SUITE 308
NEW BEDFORD, MA 02744
PH: 508-994-4100

CIVIL ENGINEER/SURVEYOR:
MERRILL ENGINEERS AND LAND SURVEYORS
427 COLUMBIA ROAD
HANOVER, MA 02339
PH: 781-826-9200

ARCHITECT:
BF ARCHITECTS, INC.
34 MAIN STREET, SUITE 203
PLYMOUTH, MA 02360
PH: 508-746-2036

TRANSPORTATION ENGINEER:
HOWARD STEIN HUDSON
11 BEACON STREET, SUITE 1010
BOSTON, MA 02108
PH: 617-482-7080

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REVISIONS:

DRAWN BY:
NC

DESIGNED BY:

CHECKED BY:
DK

SCALE:
AS NOTED

STAMP:

Deborah W. Keller

Merrill
Engineers and Land Surveyors

427 Columbia Road
Hanover, MA 02339
781-826-9200
362 Court Street
Plymouth, MA 02360
508-746-6060
Maine Division:
26 Union Street
Plymouth, MA 02360
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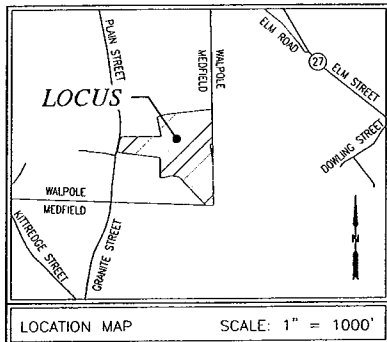
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PERMIT PLAN
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ASSESSOR'S PARCEL 06-009
MEDFIELD, MASSACHUSETTS

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

DRAWING PATH:
H:\24-077\DESIGN\24-077 SP 408 240
NEW UNITS.DWG
DATE:
JULY 31, 2024

COVER AND INDEX
PLAN

SHEET C1.1
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RECORD OWNER:

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86 PLAIN STREET

FACEDOFF HOLDINGS LLC
1165 WASHINGTON STREET, 2ND FLOOR
HANOVER, MA 02339
DEED BOOK 41732 PAGE 549
LOT 2 - PLAN BOOK 290 PAGE 735

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ZONING REQUIREMENTS RESIDENTIAL TOWN (RT)

AREA*	40,000 SF
PERFECT SQUARE**	142 X 142 FEET
FRONTAGE	142 FEET
WIDTH	175 WIDTH
DEPTH	150 WIDTH
MINIMUM YARDS:	
FRONT	40 FEET
SIDE	15 FEET
REAR	50 FEET

* MINIMUM LOT AREA SHALL BE CALCULATED TO INCLUDE ONLY CONTIGUOUS LAND WHICH IS NOT IN WETLANDS, WATERSHED AND/OR FLOODPLAIN DISTRICT; NOR IN A DETENTION POND, RETENTION POND, OR OPEN DRAINAGE STRUCTURE; AND WHICH DOES NOT HAVE A SLOPE GREATER THAN 20% FOR A DISTANCE OF 50 FEET IN ITS NATURAL AND UNALTERED STATE

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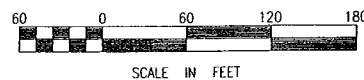
LEGEND

● DH	DRILL HOLE FOUND
● R/C	REBAR AND CAP FOUND
● CV	CONTROL VALVE
⊕ EBOX	ELECTRIC BOX
◆ HYD	FIRE HYDRANT
* LAMP	LAMP POST (PRIVATE)
○	SHRUB
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	UTILITY POLE
LS	LANDSCAPE AREA

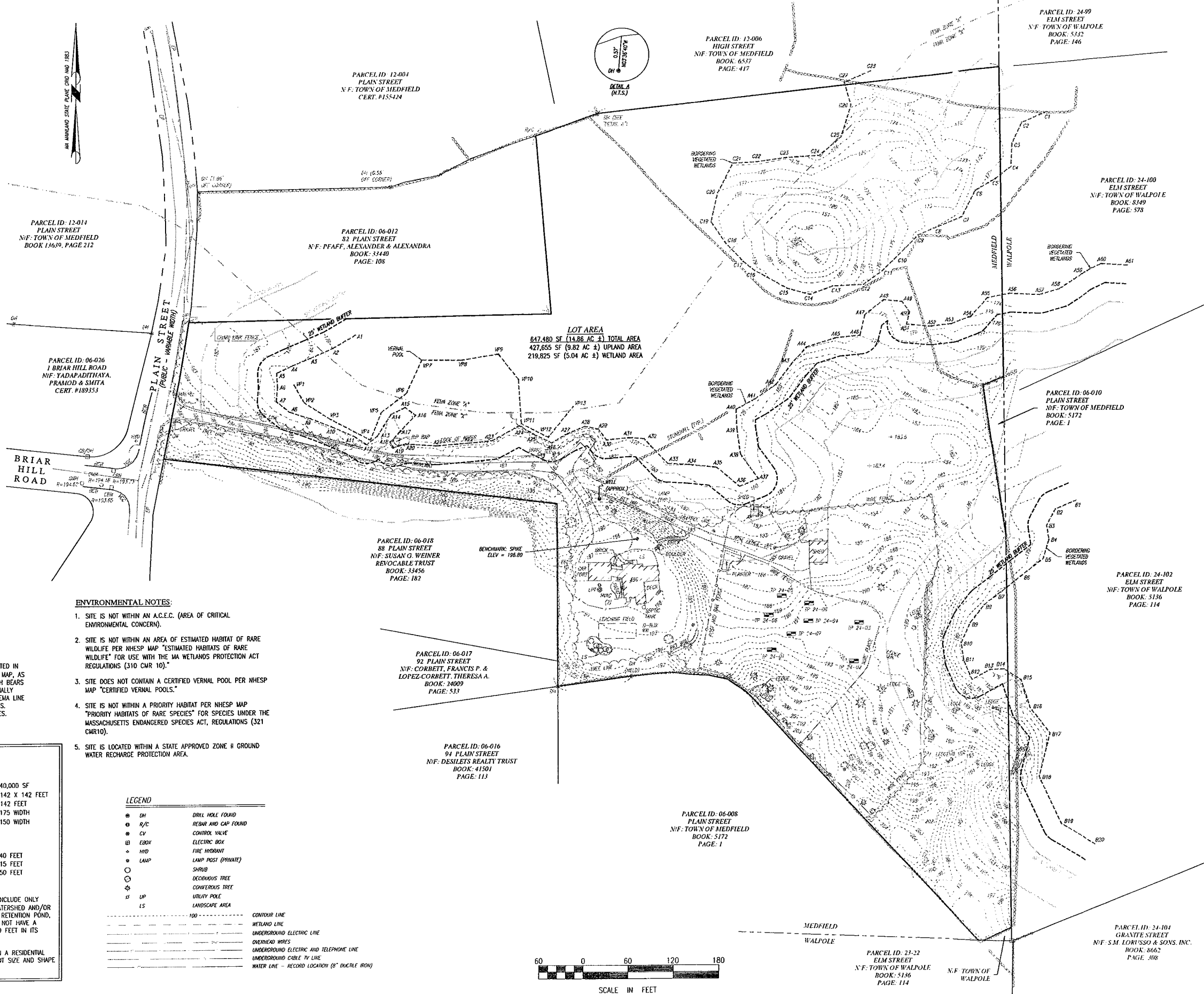
---	100
---	CONTOUR LINE
---	WETLAND LINE
---	UNDERGROUND ELECTRIC LINE
---	OVERHEAD WIRES
---	UNDERGROUND ELECTRIC AND TELEPHONE LINE
---	UNDERGROUND CABLE TV LINE
---	WATER LINE - RECORD LOCATION (8" DUCTILE IRON)

ENVIRONMENTAL NOTES:

- SITE IS NOT WITHIN AN A.C.E.C. (AREA OF CRITICAL ENVIRONMENTAL CONCERN).
- SITE IS NOT WITHIN AN AREA OF ESTIMATED HABITAT OF RARE WILDLIFE PER NHESP MAP "ESTIMATED HABITATS OF RARE WILDLIFE" FOR USE WITH THE MA WETLANDS PROTECTION ACT REGULATIONS (310 CMR 10).
- SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP "CERTIFIED VERNAL POOLS."
- SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
- SITE IS LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.



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ZONING REQUIREMENTS
RESIDENTIAL TOWN (RT)

AREA*	40,000 SF
PERFECT SQUARE**	142 X 142 FEET
FRONTAGE	142 FEET
WIDTH	175 WIDTH
DEPTH	150 WIDTH

MINIMUM YARDS:

FRONT	40 FEET
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REAR	50 FEET

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** NO STRUCTURE SHALL BE BUILT ON ANY LOT IN A RESIDENTIAL ZONING DISTRICT UNLESS THE LOT IS OF SUFFICIENT SIZE AND SHAPE TO CONTAIN A PERFECT SQUARE

PARKING SPACE REQUIREMENTS

TOTAL NUMBER OF DWELLING UNITS: 24
REQUIRED PARKING SPACES: 48 SPACES (2 SPACES PER UNIT)
PROPOSED PARKING SPACES: 96 (4 SPACES PER UNIT*)

*2 VEHICLE PARKING SPACES IN GARAGE, 2 SPACES IN DRIVEWAY PER UNIT

= AFFORDABLE UNITS
(UNITS 3, 7, 12, 14, 17 & 22)

ZONING REQUIREMENTS
RESIDENTIAL TOWN (RT)

**ZONING BY LAW OF THE TOWN OF MEDFIELD
SECTION 6.2 AREA REGULATIONS**

	REQUIRED	PROPOSED
MINIMUM LOT AREA	40,000 SF	427,855 SF
MINIMUM FRONTAGE	142 FT	185.0 FT
WIDTH	175 FT	190.6 FT
DEPTH	150 FT	>1,000 FT
FRONT YARD	40 FT	>40 FT
SIDE YARD	15 FT	20 FT
REAR	50 FT	13 FT

SECTION 6.3 HEIGHT AND BULK REGULATIONS

MAX. BUILDING HEIGHT	35 FT (2.5 STORIES)	TBD
MAX. FLOOR AREA RATIO	0.25	TBD
MAX. LOT COVERAGE	15%	112,236± SF (26.2% OF UPLAND, 17.3% OF TOTAL LOT)

PARCEL ID: 12-014
PLAIN STREET
N.F. TOWN OF MEDFIELD
BOOK 13639, PAGE 212

PARCEL ID: 06-012
82 PLAIN STREET
N.F. PFAFF, ALEXANDER & ALEXANDRA
BOOK: 33410
PAGE: 108

PARCEL ID: 12-006
HIGH STREET
N.F. TOWN OF MEDFIELD
BOOK: 6537
PAGE: 417

PARCEL ID: 24-99
ELM STREET
N.F. TOWN OF WALPOLE
BOOK: 5332
PAGE: 146

PARCEL ID: 24-100
ELM STREET
N.F. TOWN OF WALPOLE
BOOK: 5149
PAGE: 578

PARCEL ID: 06-026
1 BRIAR HILL ROAD
N.F. YADAPADITHAYA,
PRAMOD & SMITA
CERT. #189353

PARCEL ID: 06-010
PLAIN STREET
N.F. TOWN OF MEDFIELD
BOOK: 5172
PAGE: 1

PARCEL ID: 24-102
ELM STREET
N.F. TOWN OF WALPOLE
BOOK: 5136
PAGE: 114

PARCEL ID: 06-018
86 PLAIN STREET
N.F. SUSAN G. WEINER
REVOCABLE TRUST
BOOK: 33436
PAGE: 182

PROPOSED SINGLE
FAMILY HOME W/ 2
CAR GARAGE (TYP.)

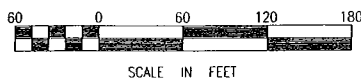
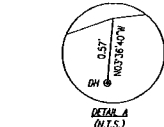
PARCEL ID: 06-017
92 PLAIN STREET
N.F. CORRETT, FRANCIS P. &
LOPEZ-CORRETT, THERESA A.
BOOK: 24009
PAGE: 533

PARCEL ID: 06-016
94 PLAIN STREET
N.F. DESILETS REALTY TRUST
BOOK: #1501
PAGE: 113

PARCEL ID: 06-008
PLAIN STREET
N.F. TOWN OF MEDFIELD
BOOK: 5172
PAGE: 1

PARCEL ID: 23-22
ELM STREET
N.F. TOWN OF WALPOLE
BOOK: 5146
PAGE: 114

PARCEL ID: 24-104
GRANITE STREET
N.F. S.M. LORUSSO & SONS, INC.
BOOK: 5662
PAGE: 308



merrillinc.com

REVISIONS:

NO.	DESCRIPTION

DRAWN BY:

NC

DESIGNED BY:

CHECKED BY:

DK

SCALE:

1"=60'

STAMP:



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

PROJECT:

**COMPREHENSIVE
PERMIT PLAN**
ASSESSOR'S PARCEL 06-009
MEDFIELD, MASSACHUSETTS

CLIENT:

86 PLAIN STREET, LLC
1155 WASHINGTON STREET
HANOVER, MA 02339

DRAWING PATH:

H:\24-077\DESIGN\24-077 SP 408

DATE:

JULY 31, 2024

**SITE LAYOUT
PLAN**

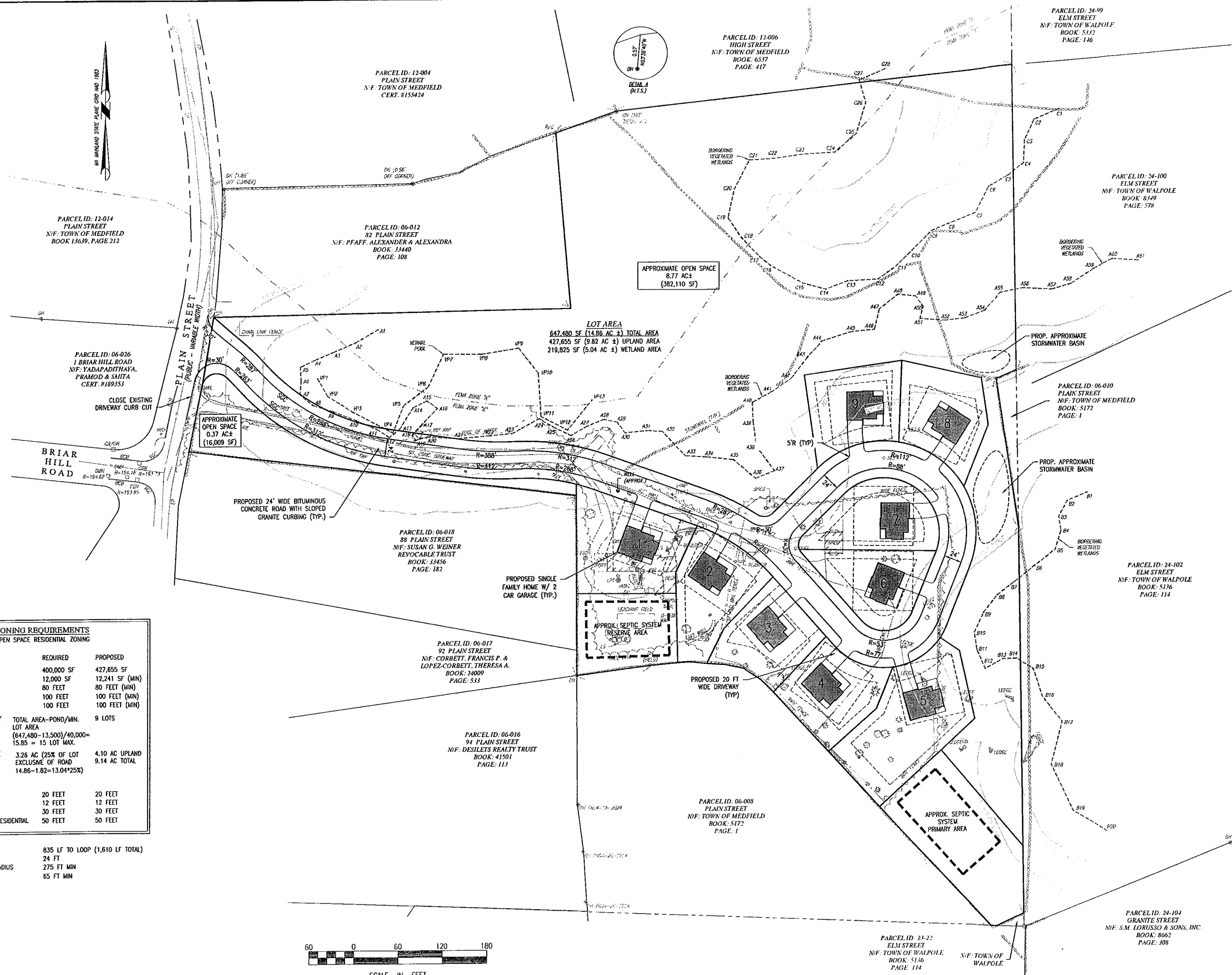
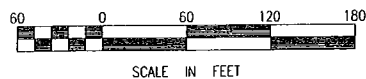
SHEET C3.1

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ZONING REQUIREMENTS OPEN SPACE RESIDENTIAL ZONING		
	REQUIRED	PROPOSED
OVERALL AREA	400,000 SF	427,655 SF
LOT AREA	12,000 SF	12,241 SF (MIN)
LOT FRONTAGE	80 FEET	80 FEET (MIN)
LOT WIDTH	100 FEET	100 FEET (MIN)
LOT DEPTH	100 FEET	100 FEET (MIN)
MAX. LOT DENSITY	TOTAL AREA-POND/MIN. LOT AREA (647,480-13,500)/40,000= 15.85 = 15 LOT MAX.	9 LOTS
MIN. OPEN SPACE	3.25 AC (25% OF LOT EXCLUSIVE OF ROAD 14.86-1.82=13.04*25%)	4.10 AC UPLAND 9.14 AC TOTAL
MINIMUM YARDS:		
FRONT	20 FEET	20 FEET
SIDE	12 FEET	12 FEET
REAR	30 FEET	30 FEET
ABUTTING EXIST. RESIDENTIAL	50 FEET	50 FEET

DEAD END ROAD	835 LF TO LOOP (1,610 LF TOTAL)
ROADWAY WIDTH	24 FT
MIN. CENTERLINE RADIUS	275 FT MIN
MIN. CIRCLE RADIUS	65 FT MIN



merrillinc.com

REVISIONS:

DRAWN BY:

NC

DESIGNED BY:

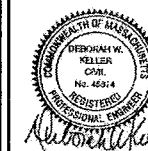
CHECKED BY:

DK

SCALE:

1"=60'

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

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 BYRIGHT.DWG

DATE:

JULY 31, 2024

**AS OF RIGHT
CONCEPTUAL
LAYOUT PLAN**

SHEET C3.3

© Merrill Corporation

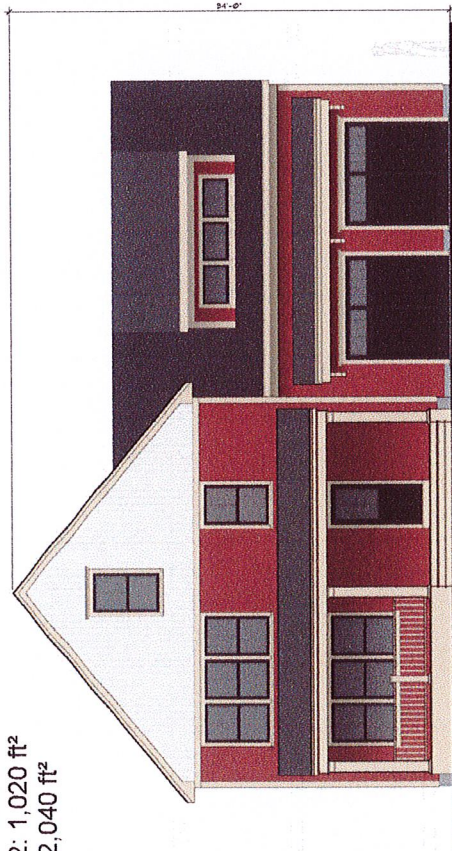
Model A2 - Affordable Rate

3 Bedrooms, 1.5 Baths

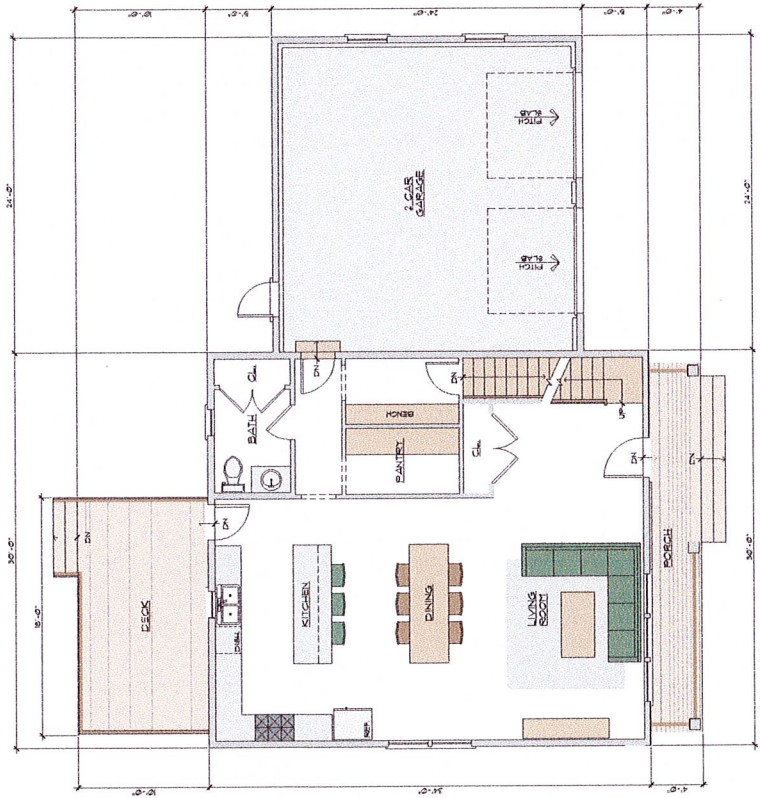
Floor 1: 1,020 ft²

Floor 2: 1,020 ft²

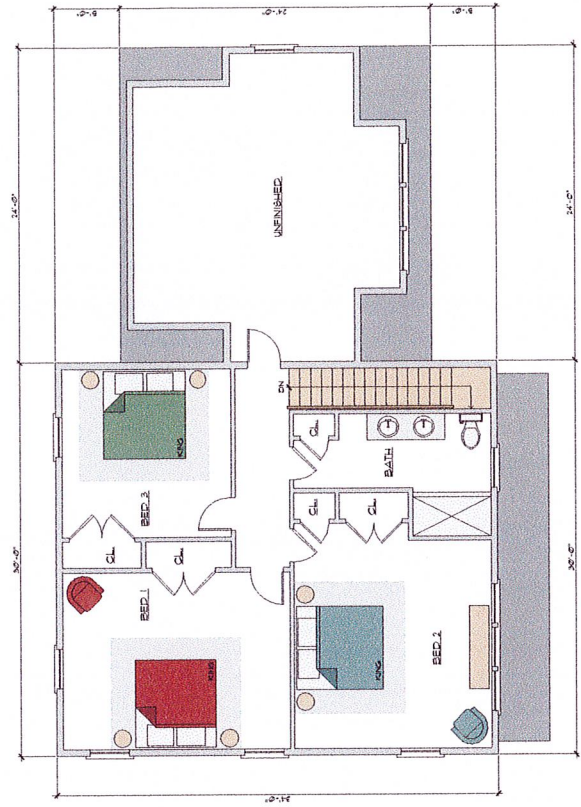
Total: 2,040 ft²



Front Elevation



First Floor Plan



Second Floor Plan

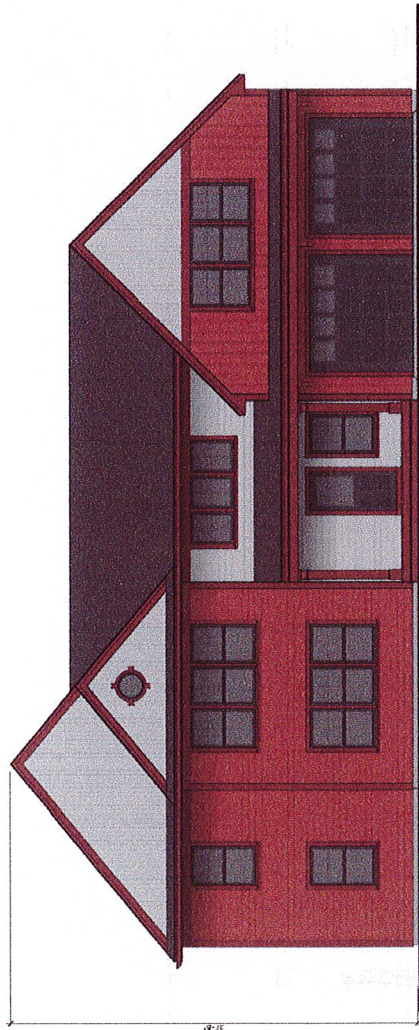
Model B2 - Affordable Rate

4 Bedrooms, 1.5 Baths

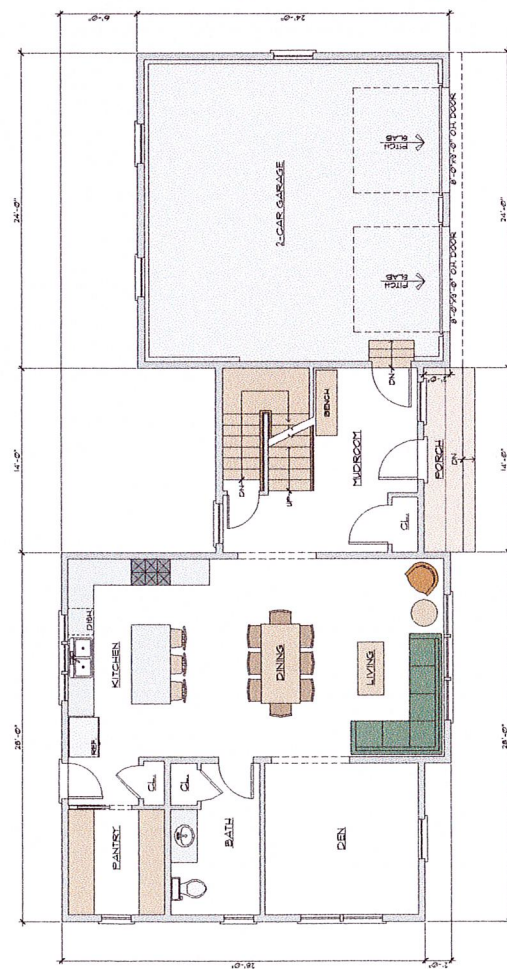
Floor 1: 1,048 ft²

Floor 2: 1,048 ft²

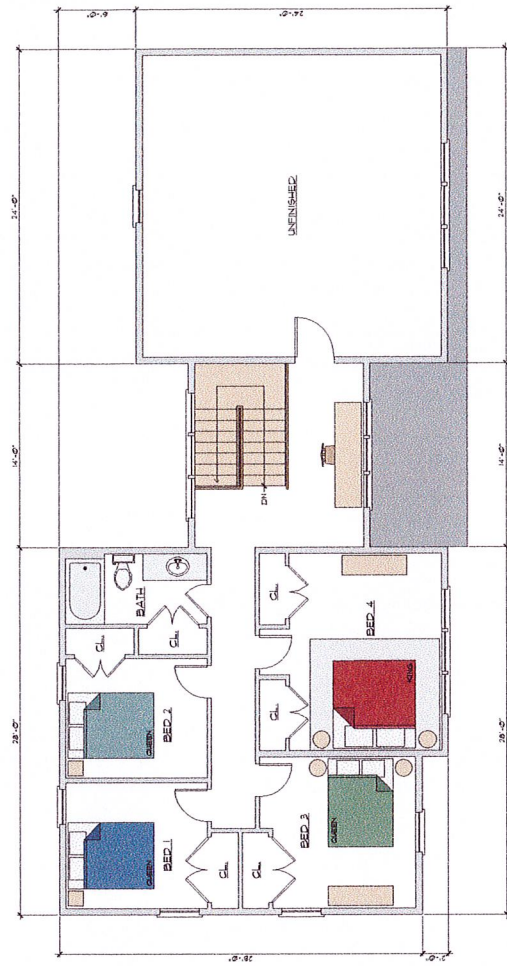
Total: 2,096 ft²



Front Elevation



First Floor Plan



Second Floor Plan

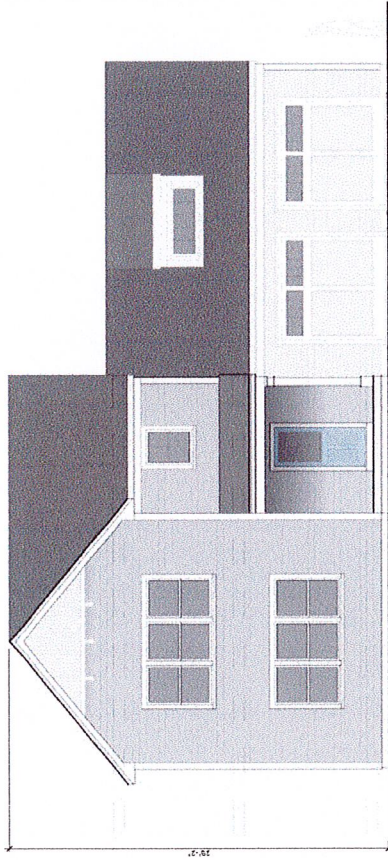
Model C2- Affordable Rate

3 Bedrooms, 1.5 Baths

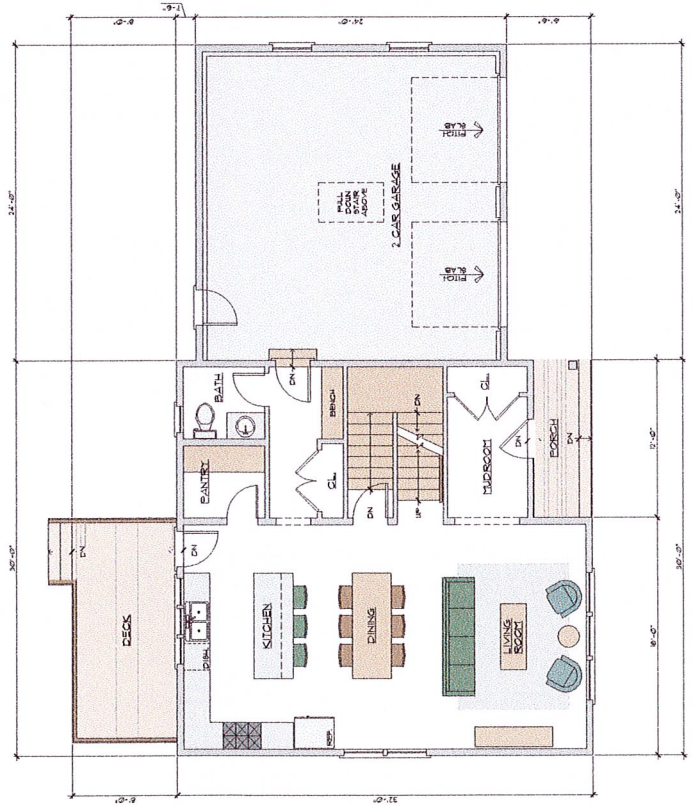
Floor 1: 906 ft²

Floor 2: 906 ft²

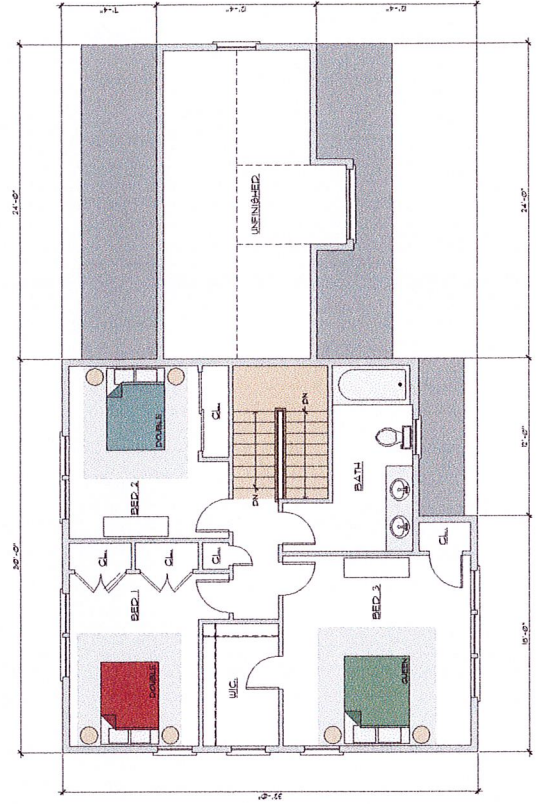
Total: 1,812 ft²



Front Elevation



First Floor Plan



Second Floor Plan

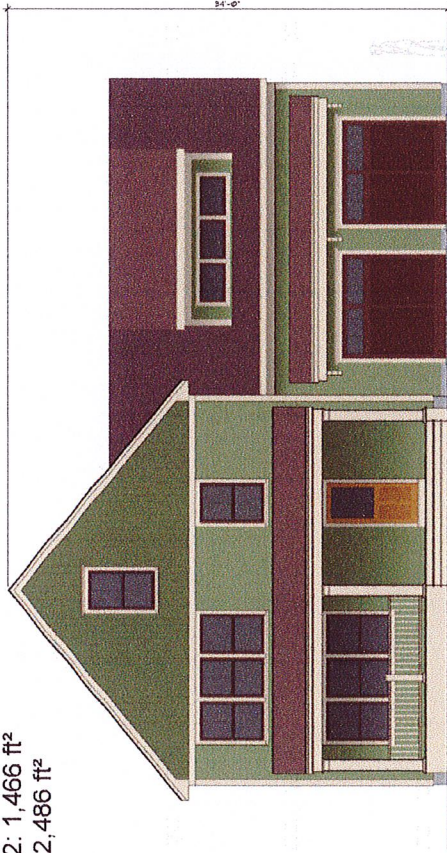
Model A - Market Rate

4 Bedrooms, 3.5 Baths

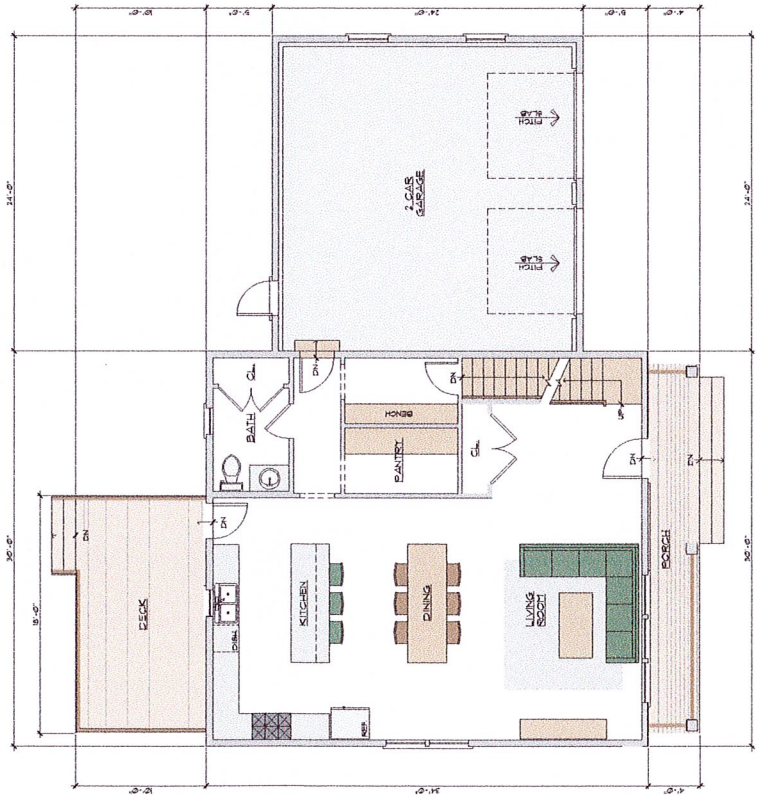
Floor 1: 1,020 ft²

Floor 2: 1,466 ft²

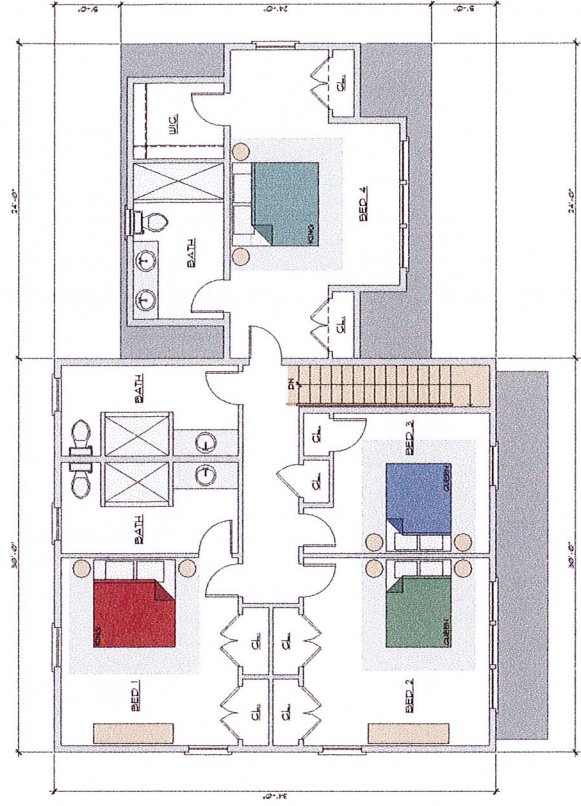
Total: 2,486 ft²



Front Elevation



First Floor Plan



Second Floor Plan

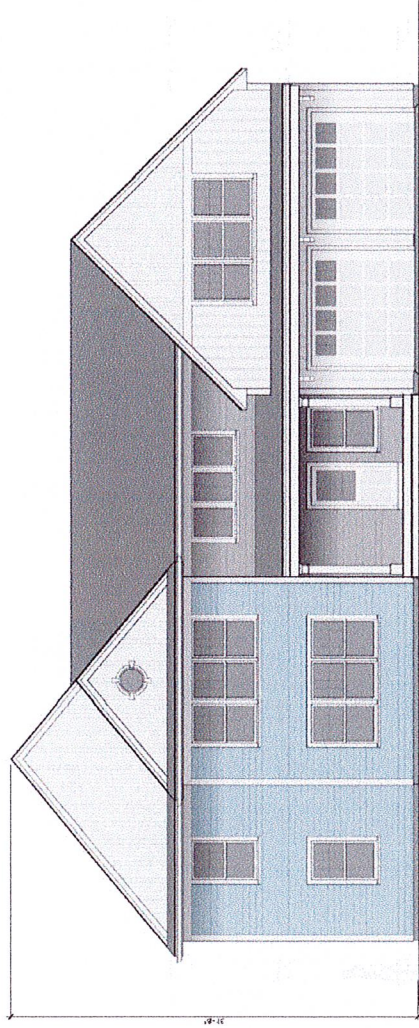
Model B - Market Rate

4 Bedrooms, 3.5 Baths

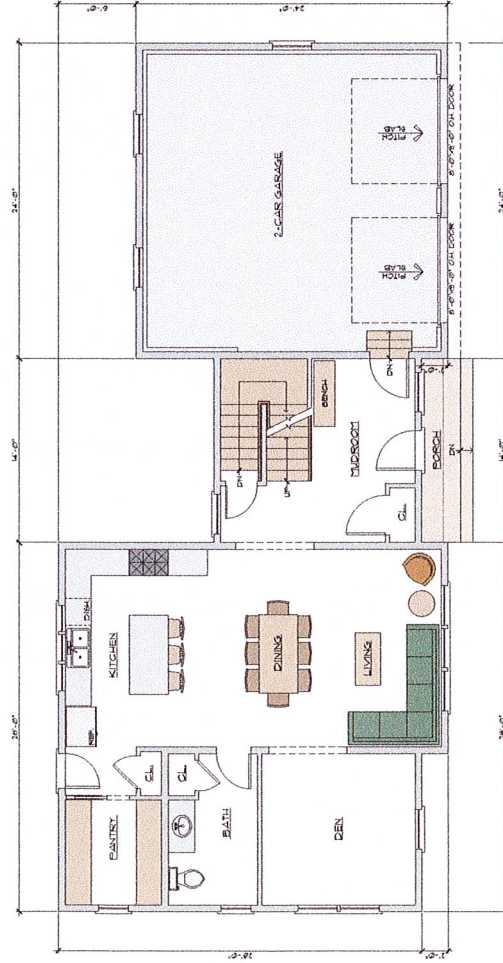
Floor 1: 1,048 ft²

Floor 2: 1,588 ft²

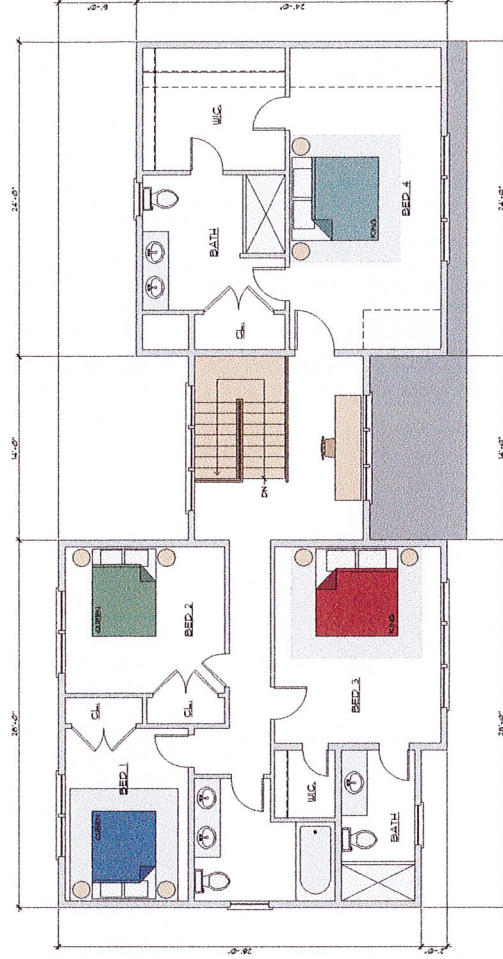
Total: 2,636 ft²



Front Elevation



First Floor Plan



Second Floor Plan

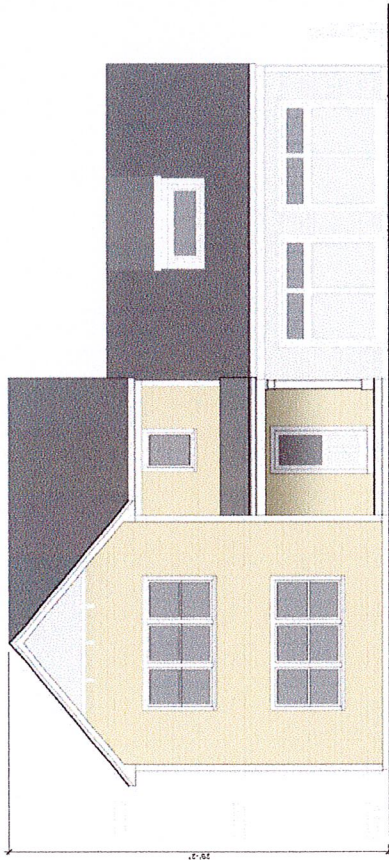
Model C - Market Rate

3 Bedrooms, 2.5 Baths

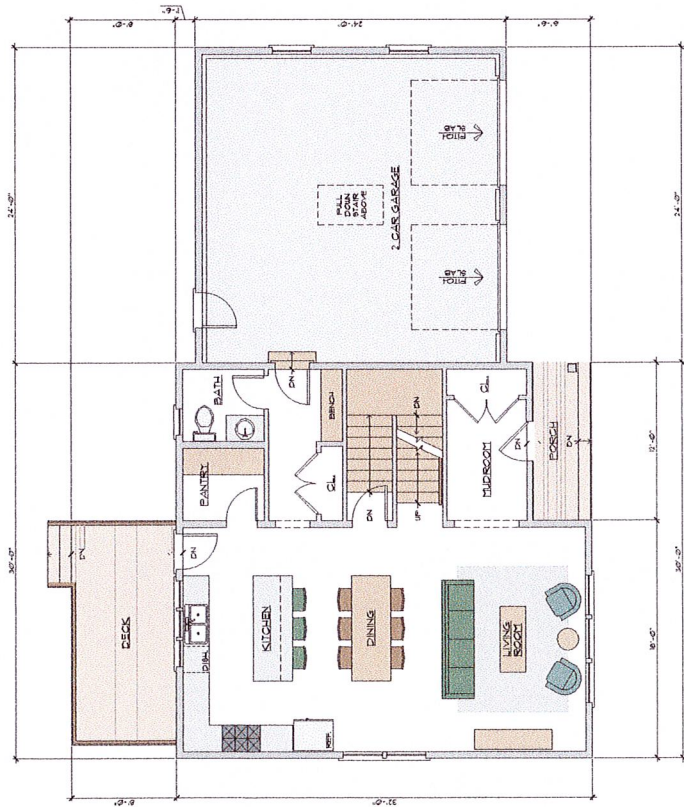
Floor 1: 906 ft²

Floor 2: 906 ft²

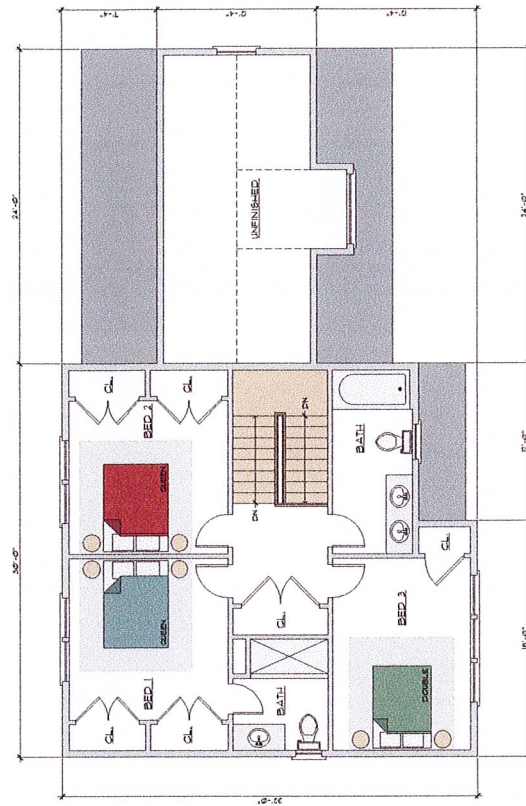
Total: 1,812 ft²



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 un-waived 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

86 Plain Street, Medfield, MA

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.

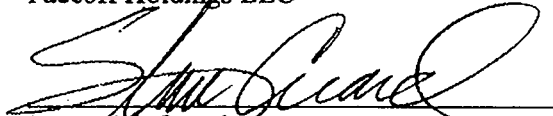
This conveyance is subject to that certain Mortgage and Security Agreement dated April 19, 2024 recorded with the Norfolk County Registry of Deeds in Book 41732, Page 553 which Grantee assumes pursuant to the Assignment and Assumption of Mortgage and Security Agreement recorded herewith.

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
~~April~~, 2024.

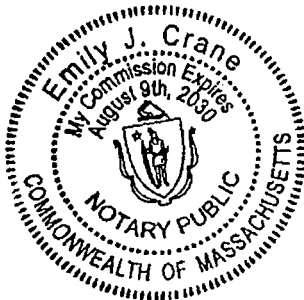
Faceoff Holdings LLC

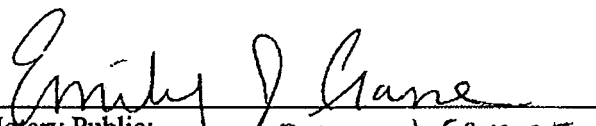

Steven M. Guard, Manager

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 22 day of May
~~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.




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,

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 seller's 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		Living Area (Square Feet)	Days on Market	List Price
			Full	Half			
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		Living Area (Square Feet)	Days on Market	List Price
			Full	Half			
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	Baths		Living Area (Square Feet)	Days on Market	List Price	Sale Price	SP% of LP	Sale Date
			Full	Half						
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 Status: Active
List Price: \$1,495,000
List Date: 6/11/2024
Area: Off Market Date:
List\$/SqFt: \$426.90
Days on Market (Total): 14 Days on Market (Office): 14

Property Features

Rooms: 10 Style: Colonial
Bedrooms: 4 Type: Detached
Baths: 3f 1h Approx. Acres: 0.23
Main Bath: Yes Approx. Living Area Total: 3,502 SqFt
Fireplaces: 0 Living Area Includes Below-Grade SqFt: Yes
Year Built: 2024 Approx. Above Grade: 2,902 SqFt
Color: Gray Approx. Below Grade: 600 SqFt
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/Lndr.App.Reg: 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 still 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: 000000000041758 Zoning Code: RU
Map: Block: Lot: Book: 40532 Page: 37

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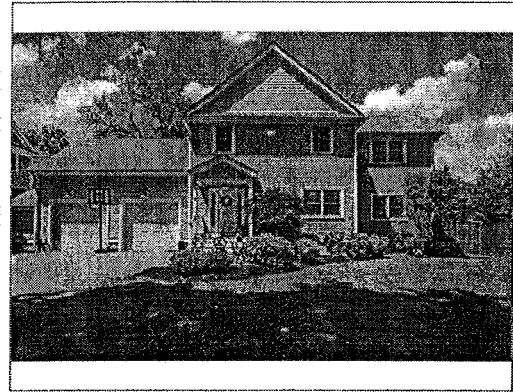
Property Descriptions

Prepared for Face Off LLC

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

Features & Other Information

Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Refrigerator - Wine Storage, Vacuum System, Vent Hood
Area Amenities: Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Laundromat, Bike Path, Conservation Area, House of Worship, Private School, Public School
Basement: Yes Full, Interior Access, Bulkhead, Sump Pump, Radon Remediation System, Concrete Floor, Exterior Access
Construction: Frame
Cooling: Central Air
Electric: 200 Amps
Exclusions: Swing Set
Exterior: Wood
Exterior Features: Porch, Deck - Composite, Patio, Gutters, Professional Landscaping, Sprinkler System, Fenced Yard
Facing Direction: South
Heating: Forced Air, Gas
Hot Water: Tank
Interior Features: Central Vacuum, Wired for Surround Sound, Other (See Remarks)
Lead Paint: None
Road Type: Public, Paved, Publicly Maint.
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

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: 00000082586 Zoning Code: RU
Map: Block: Lot: Book: 35408 Page: 519

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Property Descriptions

Prepared for Face Off LLC

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**
List\$/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: **2 1/2** 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.Reg: **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 fl 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**

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80 Main St
Medfield, MA 02052
Single Family

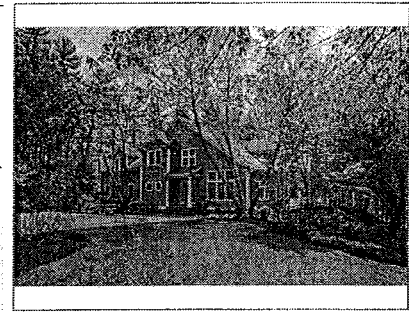
MLS #: 73237355
List Price: \$1,300,000
List Date: 5/14/2024
Area:
Lists/SqFt: \$409.06
Days on Market (Total): 6

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 1/2
Main Bath: Yes
Fireplaces: 2
Year Built: 2000
Colors: 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"x18'6"	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"x13'	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"x13'6"	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"x13'	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"x18'	Ceiling - Vaulted, Closet - Walk-in, Flooring - Hardwood, Recessed Lighting, Lighting - Pendant, Lighting - Overhead, Crown Molding, Decorative Molding
Bedroom 2:	2	15'8"x12'6"	Closet - Walk-in, Flooring - Hardwood, Recessed Lighting, Crown Molding, Decorative Molding
Bedroom 3:	2	12'x14'	Ceiling - Vaulted, Closet, Flooring - Hardwood, Recessed Lighting, Decorative Molding
Bedroom 4:	2	15'8"x15'	Closet - Walk-in, Flooring - Hardwood, Recessed Lighting, Lighting - Sconce, Decorative Molding
Bath 1:	1	7'5"x6'3"	Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level, Recessed Lighting, Wainscoting, Lighting - Sconce, Lighting - Pendant, Crown Molding, Pedestal Sink, Decorative Molding
Bath 2:	2	11'8"x9'10"	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"x8'	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"x6'3"	Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Upgraded, Main Level, Cabinets - Upgraded, Dryer Hookup - Gas, Recessed Lighting, Laundry Sink
Loft:	2	11'6"x10'6"	Flooring - Hardwood, Cable Hookup, Recessed Lighting, Lighting - Pendant, Crown Molding, Decorative Molding, Tray Ceiling
Bonus Room:	B	15'3"x30'4"	Closet - Walk-in, Flooring - Wall to Wall Carpet, Exterior Access, Open Floor Plan, Recessed Lighting, Lighting - Sconce
Foyer:	1	7'6"x9'	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

Features & Other Information

Appliances: Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer, Vent Hood
Area Amenities: Shopping, Park, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access, Private School, Public School
Basement: Yes Full, Partially Finished, Walk Out, Interior Access, Radon Remediation System, Concrete Floor, Slab, Exterior Access
Construction: Frame
Cooling: Central Air, 2 Units
Electric: 220 Volts, Circuit Breakers, 200 Amps
Exclusions: Powder Room demi-lune table and Dining Room Chandelier.
Exterior: Wood
Exterior Features: Porch - Screened, Deck - Wood, Patio, Gutters, Storage Shed, Professional Landscaping, Sprinkler System, Decorative Lighting, Garden Area, Stone Wall
Facing Direction: Northeast
Heating: Forced Air, Gas
Hot Water: Natural Gas
Interior Features: Central Vacuum, Security System, Cable Available, Finish - Sheetrock, French Doors, Wired for Surround Sound, Internet Available - Broadband, Internet Available - Fiber-Optic
Lead Paint: None
Road Type: Public, Paved
Roof: Asphalt/Fiberglass Shingles
Sewer Utilities: Private Sewerage - Title 5: Not Done
Water Utilities: City/Town Water
Waterfront: No - Water View: No
Short Sale w/Lndr.App.Req: No
Lender Owned: No

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 #: M:0060 B:0000 L:0043

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

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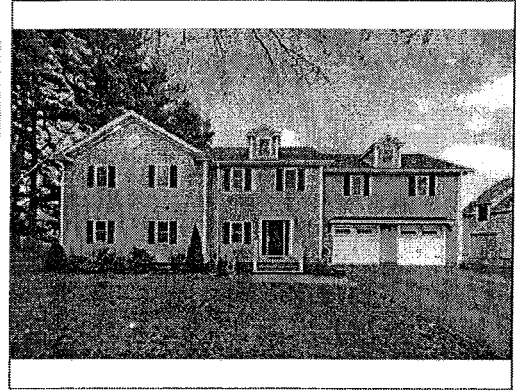
Property Descriptions

Prepared for Face Off LLC

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	Style: Colonial
Bedrooms: 4	Type: Detached
Baths: 2f 1h	Approx. Acres: 0.42
Main Bath: Yes	Approx. Living Area Total: 3,379 SqFt
Fireplaces: 0	Living Area Includes Below-Grade SqFt: No
Year Built: 2016	Approx. Above Grade: 3,379 SqFt
Color: Tan	Approx. Below Grade:
Garage: 2 Attached	
Parking: 4 Off-Street, Paved Driveway	
Handicap Access/Features:	
Foundation Size: Irreg (Poured Concrete)	

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**
Roof: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr.App.Reg: **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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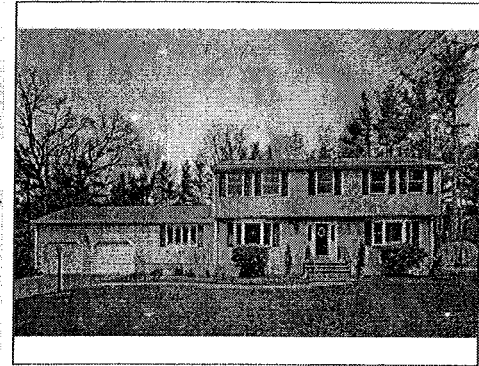
Property Descriptions

Prepared for Face Off LLC

1 Shawnee Rd
Medfield, MA 02052
Single Family

MLS #: 73225049
List Price: \$1,199,000
List Date: 4/17/2024
Area:
List\$/SqFt: \$441.13
Days on Market (Total): 14
Neighborhood/Sub-Division: INDIAN HILL II

Status: Sold
Sale Price: \$1,273,000
Sale Date: 5/28/2024
Off Market Date: 5/1/2024
Sold\$/SqFt: \$468.36
Days on Market (Office): 14



Property Features

Rooms: 9
Bedrooms: 4
Baths: 3f 1h
Main Bath: Yes
Fireplaces: 1
Year Built: 1980
Color: Cream
Garage: 2 Attached
Parking: 4 Off-Street
Handicap Access/Features:
Foundation Size: 28x40 16x24 (Poured Concrete)

Style: Colonial, Garrison
Type: Detached
Approx. Acres: 0.94
Approx. Living Area Total: 2,718 SqFt
Living Area Includes Below-Grade SqFt: No
Approx. Above Grade: 2,718 SqFt
Approx. Below Grade:

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

Features & Other Information

Appliances: Range, Dishwasher, Refrigerator
Area Amenities: Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Conservation Area, House of Worship
Basement: Yes Full, Partially Finished, Interior Access
Construction: Frame
Cooling: Central Air, Ductless Mini-Split System
Electric: Circuit Breakers
Exclusions: Window treatment/1st Flr BA, TVs/Mounts, Freezer/Basement, Alarm System, Sonos speakers, Curtain Rods
Exterior: Clapboard
Exterior Features: Porch - Screened, Deck, Patio, Gutters, Professional Landscaping
Heating: Hot Water Baseboard, Gas, Ductless Mini-Split System
Hot Water: Natural Gas
Interior Features: Security System
Lead Paint: Unknown
Living Area Disclosures: Does not include additional area of approx 1120 sq ft in partially finished basement
Road Type: Public
Roof: Asphalt/Fiberglass Shingles
Sewer Utilities: Private Sewerage - Title 5: Conditional
Water Utilities: City/Town Water
Waterfront: No Water View: No
Short Sale w/Lndr.App.Req: No
Lender Owned: No

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

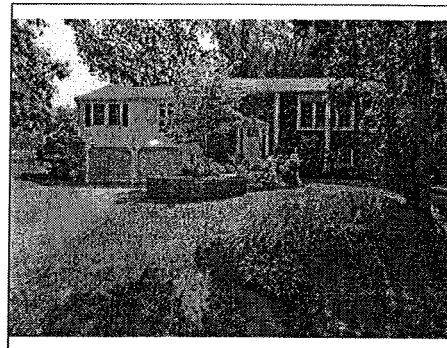
MLS #: 73212261
List Price: \$1,200,000
List Date: 3/14/2024
Area:
List\$/SqFt: \$430.42
Days on Market (Total): 11

Status: Sold
Sale Price: \$1,250,000
Sale Date: 4/25/2024
Off Market Date: 3/25/2024
Sold\$/SqFt: \$448.35
Days on Market (Office): 11

Property Features

Rooms: 10
Bedrooms: 4
Baths: 2f.1h
Main Bath: Yes
Fireplaces: 1
Year Built: 1973
Color:
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)

Style: Split Entry
Type: Detached
Approx. Acres: 0.69
Approx. Living Area Total: 2,788 SqFt
Living Area Includes Below-Grade SqFt: Yes
Approx. Above Grade: 1,842 SqFt
Approx. Below Grade: 946 SqFt



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		Closet/Cabinets - 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

Features & Other Information

Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Vent Hood
Area Amenities: Tennis Court, Park, Walk/Jog Trails, Laundromat, Bike Path, Conservation Area, House of Worship, Private School, Public School, T-Station
Basement: Yes Full, Finished, Garage Access
Construction: Frame
Cooling: Central Air
Exclusions:
Exterior: Shingles
Exterior Features: Deck - Wood, Gutters, Stone Wall
Facing Direction: Northwest
Heating: Hot Water Baseboard, Oil
Hot Water: Oil, Tankless
Interior Features: Cable Available, French Doors, Internet Available - Fiber-Optic
Lead Paint: Unknown
Living Area Disclosures: Estimated square feet; Buyer to verify all measurements
Living Area Includes: Finished Basement
Road Type: Public, Paved, Publicly Maint., Sidewalk
Roof: Asphalt/Fiberglass Shingles
Sewer Utilities: City/Town Sewer
Water Utilities: City/Town Water
Waterfront: No Water View: No
Short Sale w/Lndr.App.Reg: No
Lender Owned: No

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
Sold\$/SqFt: \$406.75
Days on Market (Office): 17



Property Features

Rooms: 8
Bedrooms: 4
Baths: 2 1/2
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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Property Descriptions

Prepared for Face Off LLC

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
Sold\$/SqFt: \$379.20
Days on Market (Office): 14



Property Features

Rooms: 11	Style: Contemporary, Multi-Level
Bedrooms: 4	Type: Detached
Baths: 3f 0h	Approx. Acres: 0.58
Main Bath: Yes	Approx. Living Area Total: 3,423 SqFt
Fireplaces: 1	Living Area Includes Below-Grade SqFt: Yes
Year Built: 2022	Approx. Above Grade: 2,468 SqFt
Color: Clay	Approx. Below Grade: 955 SqFt
Garage: 2 Attached, Under	
Parking: 6 Off-Street	
Handicap Access/Features:	
Foundation Size: (Poured Concrete)	

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	11'11"x10'9"	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 Phillip 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

Single Family

Date Range

June 2021 - May 2024

Price Range

\$0 - \$999,999.999

Location

ZIP CODE
02052



Maggie Coppens

Broker Associate Lic#: 423428

CONTACT

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Maggie Coppens
Broker Associate

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

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

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	Monthly Trends				
	YTD Avg.	May	April	Feb. - Apr.	May 2023
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%
Months 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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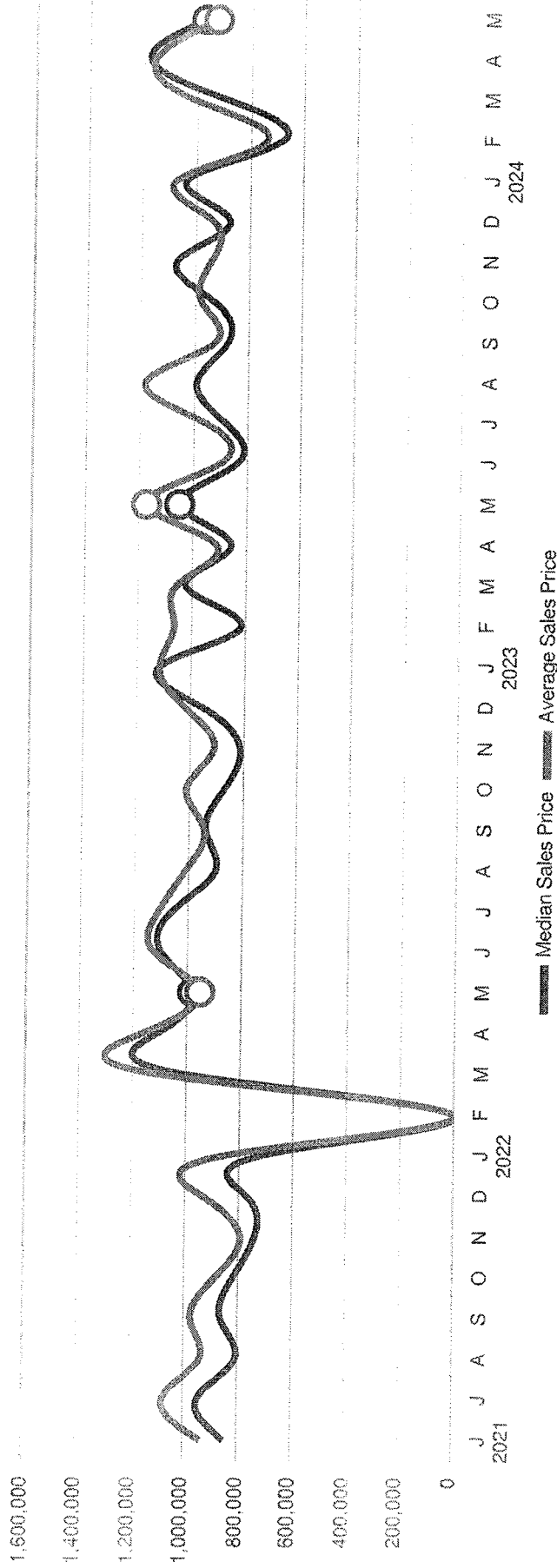


Maggie Coppens
 Broker Associate
 M: 617-653-1377
 Lic#: 423428
maggie.coppens@nemoves.com
<http://maggiecoppens.cbintouch.com>

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 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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Market Trends Report May 2024



Maggie Coppens
Broker Associate

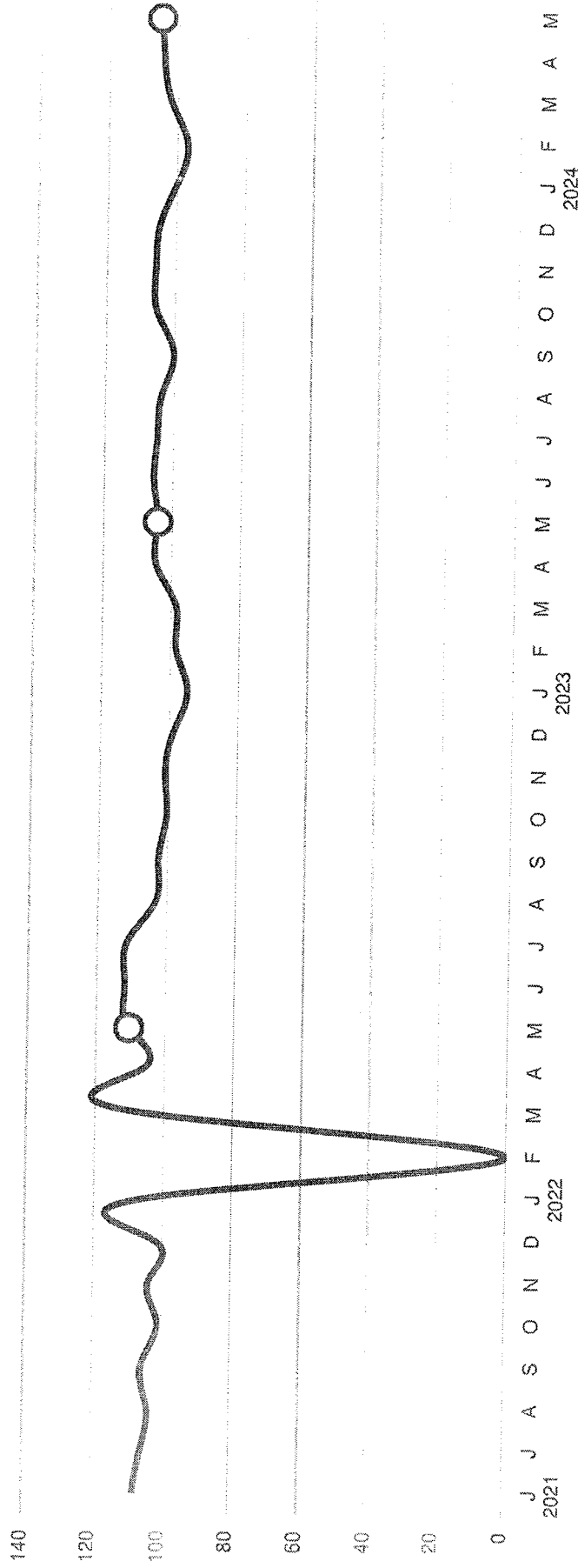
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Properties: Single Family

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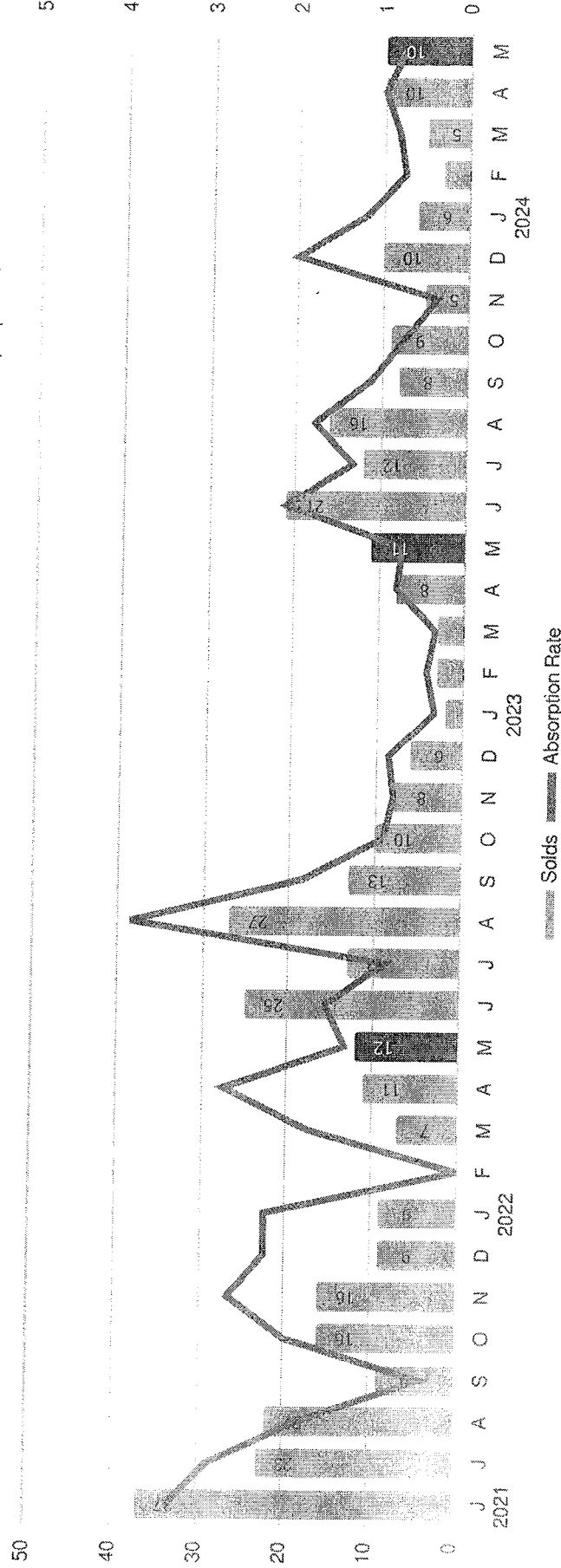
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Zip Code: 02052
Price Range: \$0 - \$999,999,999
Properties: Single Family

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.



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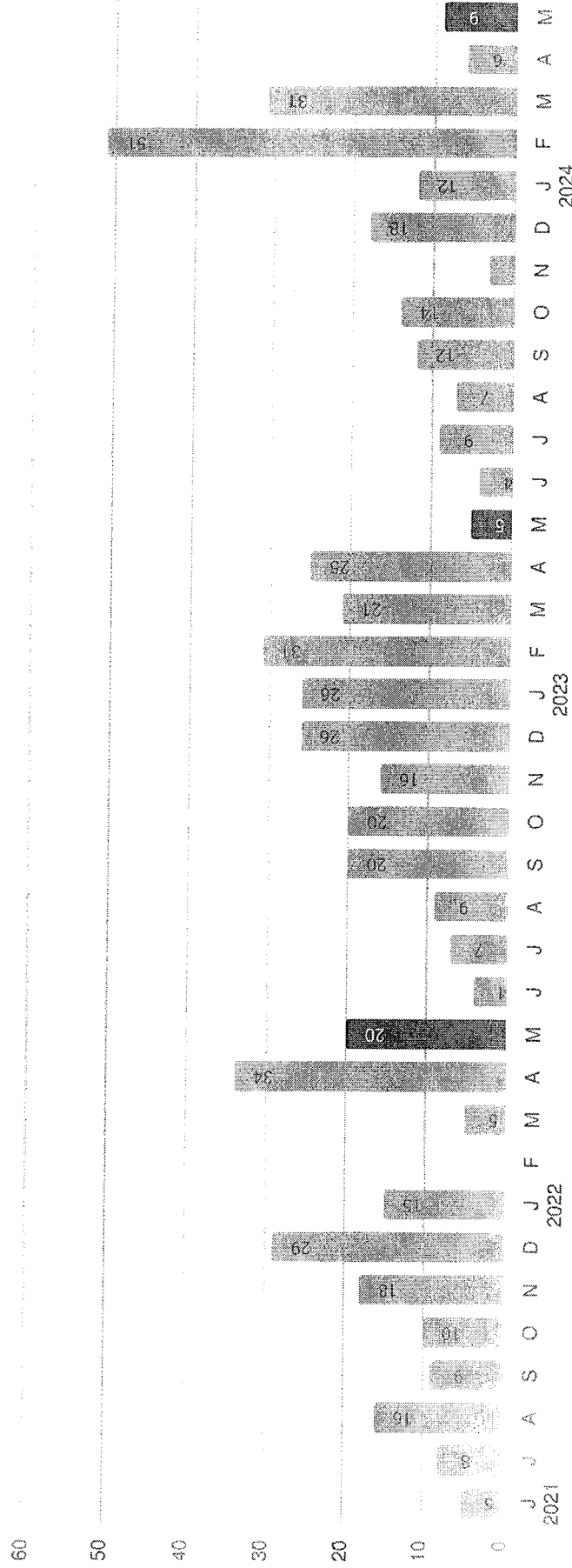
Zip Code: 02052

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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COLDWELL BANKER | REALTY

Market Trends Report May 2024



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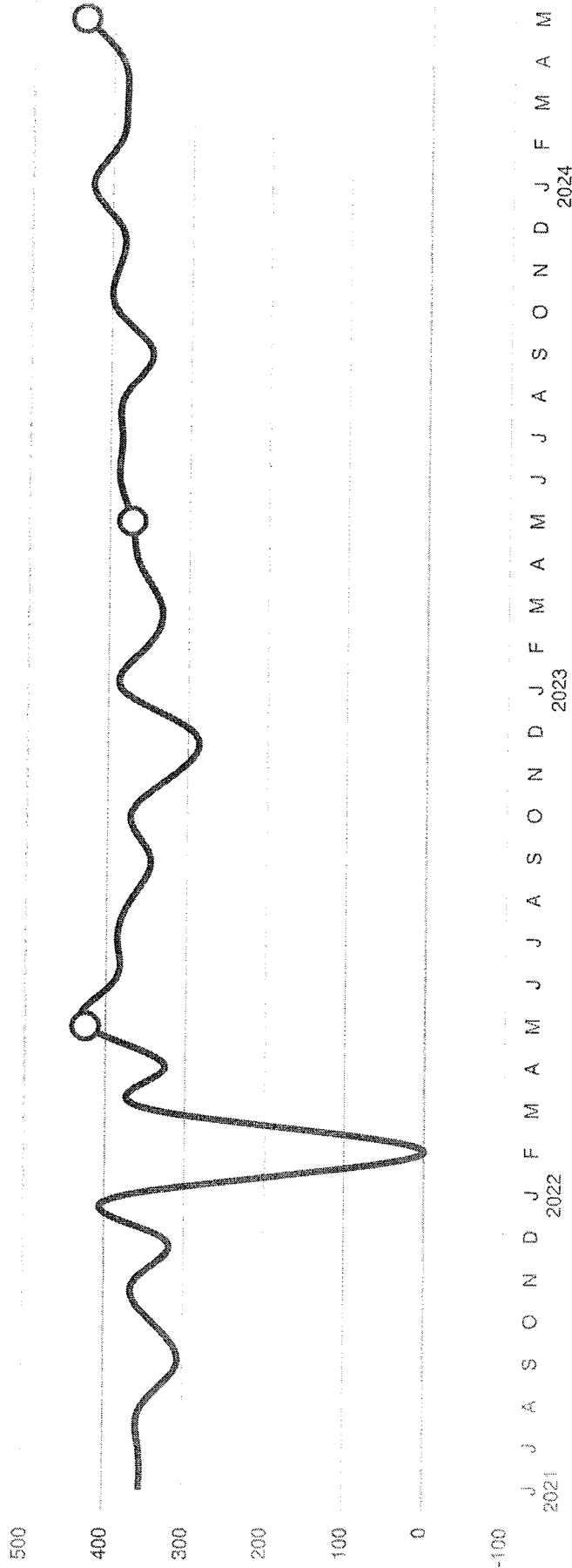
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Zip Code: 02052
Price Range: \$0 -
\$999,999,999
Properties: Single Family

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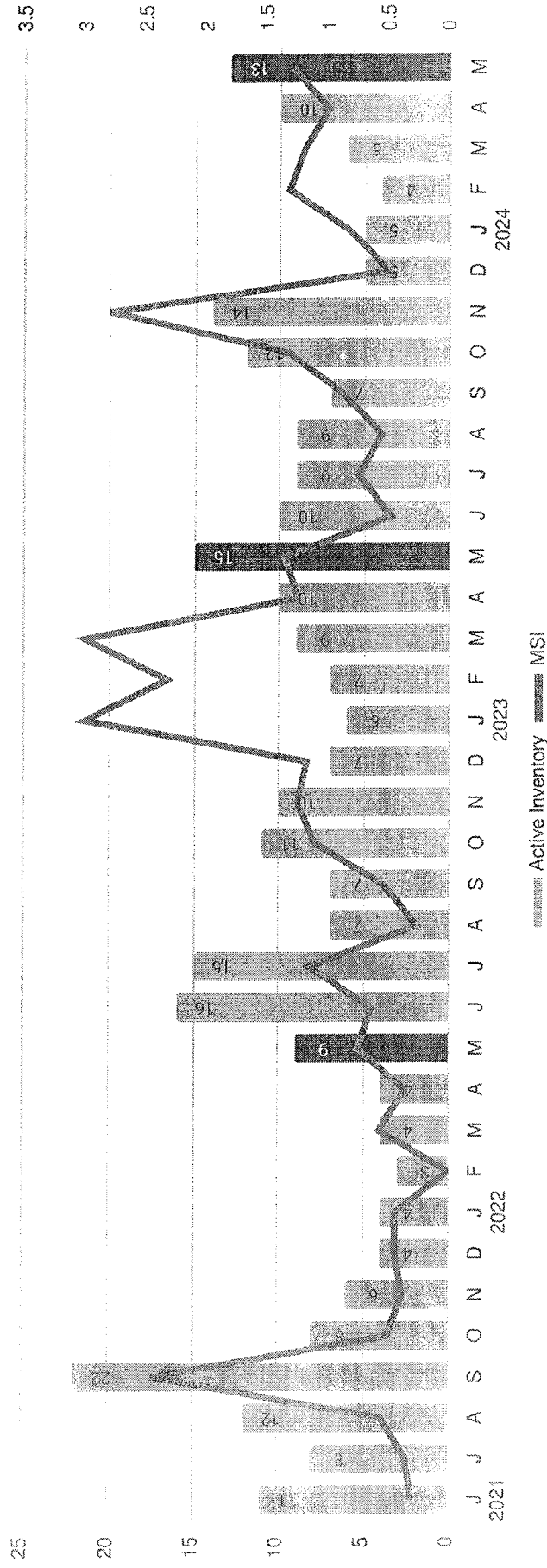
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Zip Code: 02052
Price Range: \$0 - \$999,999,999
Properties: Single Family

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.





COLDWELL BANKER | REALTY

Market Trends Report May 2024



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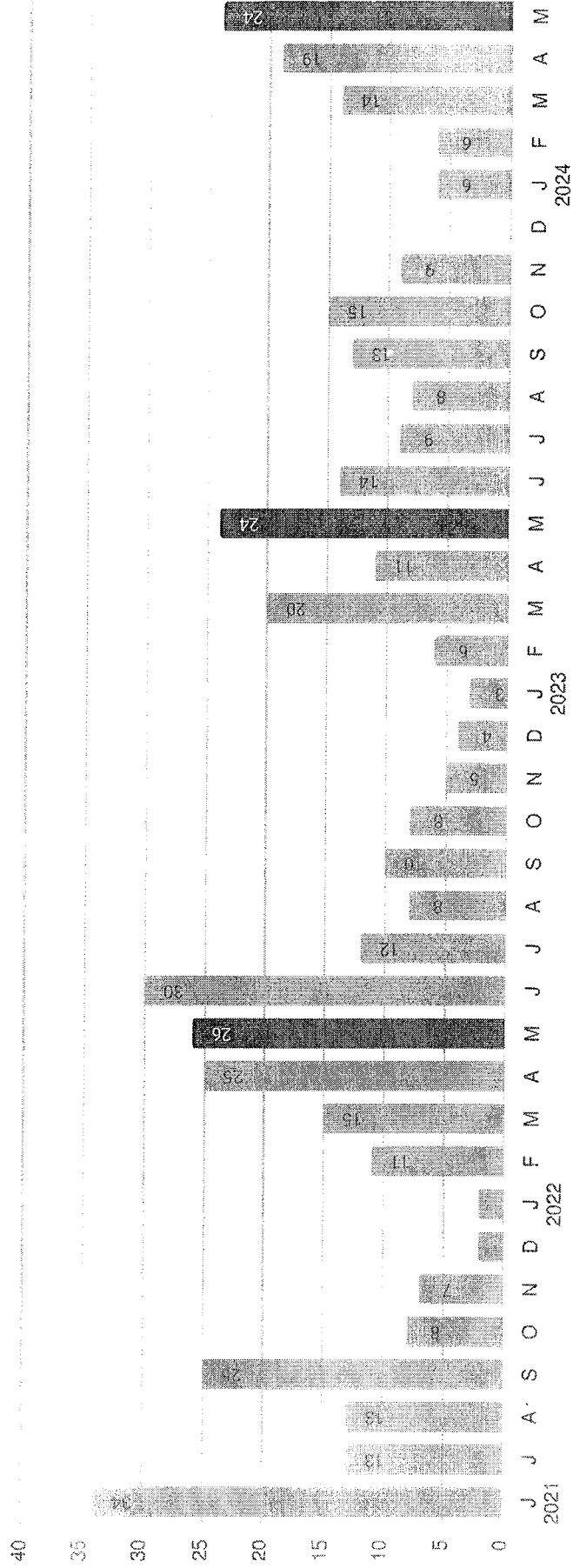
Price Range: \$0 -

\$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

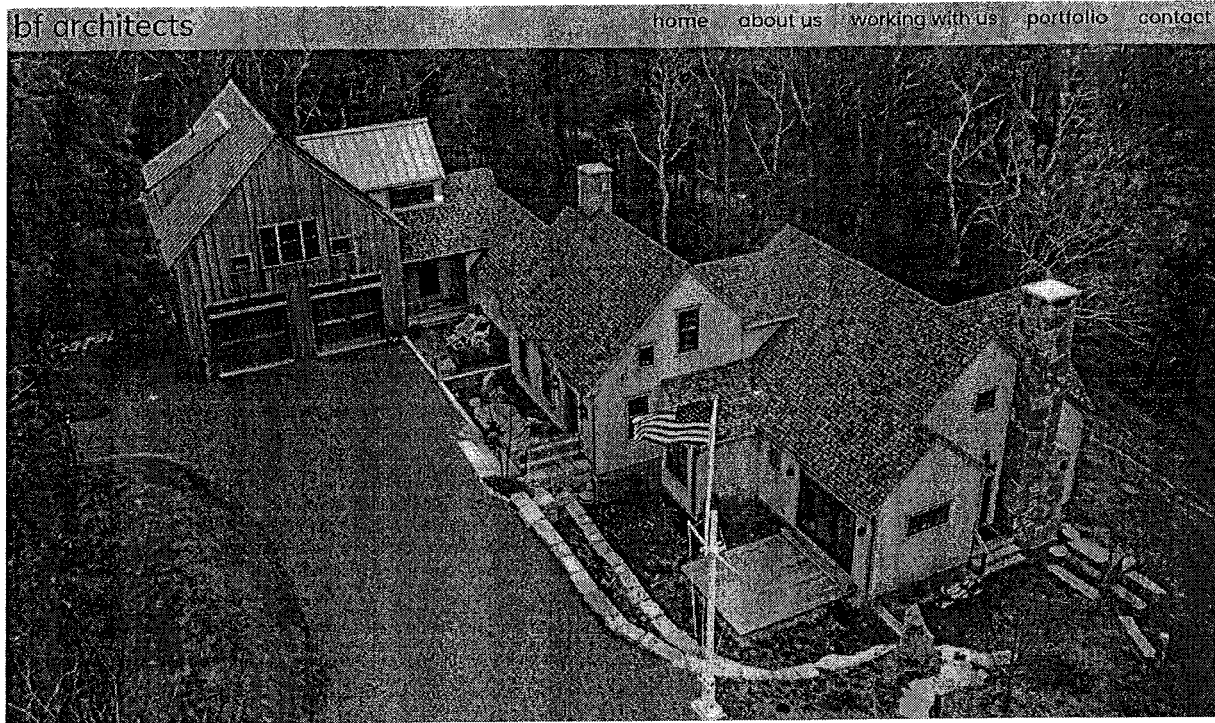
Name Delphic Associates, LLC
Address 651 Orchard St. Suite 308 New Bedford, MA 02744
Phone 508-994-4100
Email Paul@Delphicassociates.com
Tax ID _____

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.

• 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
WYMAN 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
RIVER VIEW 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
COBBLERS KNOLL	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
COCHESETT 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.
2024 SEP - 9 PM 3:57
OFFICE OF THE TOWN CLERK



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

1163 Washington Street
Hanover, MA 02339
(781) 681-6665

COASTAL HERITAGE BANK
Weymouth, MA
(617) 449-2111

029

8/10/2024

PAY TO THE
ORDER OF

Mass Housing Partnership

\$ **3,700.00

Three Thousand Seven Hundred Only*****

DOLLARS

PROTECTED AGAINST FRAUD



[Handwritten Signature]

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

⑈000298⑈ ⑆211371492⑆440 053 170 6⑈

**Request for Taxpayer
Identification Number and Certification**

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

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

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.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☒ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ► _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

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

____ - ____ - _____

or

Employer identification number

9 9 - 3 0 0 7 0 3 9

Part II Certification

Under penalties of perjury, I certify that:

- 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
- 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
- I am a U.S. citizen or other U.S. person (defined below); and
- 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
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REAL PROPERTY	STEVEN M. GUARD ESQ.	1165 WASHINGTON ST HANOVER, MA 02339 USA USA	
<input type="checkbox"/> Consent	<input type="checkbox"/> Confidential Data	<input type="checkbox"/> Merger Allowed	<input type="checkbox"/> Manufacturing
View filings for this business entity:			
<div>ALL FILINGS</div> <div>Annual Report</div> <div>Annual Report - Professional</div> <div>Articles of Entity Conversion</div> <div>Certificate of Amendment</div> <div>Certificate of Cancellation</div>			
<div>View filings</div>			
Comments or notes associated with this business entity:			
<div></div>			

New search