

CIVIL/SITE NARRATIVE

91 Beatrice Circle Belmont, Massachusetts

Comprehensive Land Holdings LLC is the owner of 91 Beatrice Circle in Belmont, Massachusetts by a deed recorded as Registered Land with the Middlesex County Registry of Deeds as Certificate No. 271959 (the "Subject Property") and a plan reference of Land Court Plan 2367-12. Once the comprehensive permit is granted and regulatory agreement executed, Comprehensive Land Holdings, LLC shall grant the Subject Property to 91 Beatrice Circle, LLC, a single purpose limited dividend organization under M.G. L. Chapter 40B.

The development site is comprised of one parcel of land totaling 23,496 square feet of land shown on Assessors Map 51 Lot 36, which is the subject of this M.G.L. Chapter 40B Project Eligibility Application. The site is currently improved with a one and one-half story single-family home with driveway access off Frontage Road and is zoned Single Residence A. The residential building has approximately a 2,730 square foot (s.f.) footprint with a 456 s.f. single story detached garage. The driveway extends from frontage road to the garage and provides for additional parking on-site.

The Subject Property is bounded by single-family homes to the east, west and south. Frontage Road, also known as Hinckley Way, is located to the north of the Subject Property. Frontage Road abuts Massachusetts' Route 2/Concord Turnpike. The Concord Turnpike is an eight-lane main thoroughfare providing service for commuter traffic for the City of Boston and the west and northwest communities of the Metro Boston region. Frontage Road is a one-way two lane road that travels east and provides access to the Concord Turnpike further east of the Subject Property. It also delineates the municipal boundary between Arlington and Belmont. Frontage Road is also on the MBTA bus routes #62, 76, 78, and 84, providing service to the MBTA's Red Line in Cambridge, Massachusetts.

The Subject Property has mature landscaping around the property and along Frontage Road. The site has rolling topography ranging in elevation from 236 on the west of the lot to elevation 218 on the east side of the lot. The majority of the lot surface topography rolls to the east and toward Frontage Road. Soils are mapped by the Natural Resources Conservation Service (NRCS) as a Charlton-Hollis Rock Complex consisting of shallow well-drained gravel and sand with ledge. Test pits were performed by this office confirming the mapping.

Public water and sewer with connections out to Frontage Road service the single-family home. Underground power and communications also service the home. There are no existing stormwater controls for the property. All existing stormwater flows over-ground to Frontage Road.

The proposed project includes razing the existing single-family home and garage, cutting and capping all service utilities and removing the paved driveway. The site grade will be lowered to elevation 224 and sixteen-(16) townhouse residential units in two buildings will be constructed. Slab on grade construction will be used to minimize the disturbance to any pockets of subsurface ledge that may exist. A central driveway providing access to the front of each unit with a slab on-grade garage is proposed to extend down to the existing curb cut on Frontage Road. Two retaining walls on either end of the site stabilize the site at a more level elevation for vehicular traffic and parking.

A ten (10) space surface parking lot is proposed to provide overflow parking for the development providing a total of twenty-six (26) spaces and a parking ration of 1.63. A four-foot wide pedestrian walkway extends up the driveway from Frontage Road and wraps around the proposed buildings. The walkway also connects to an existing stairway that reaches down to Frontage Road.

New utilities will be brought on-site in the vicinity of the driveway from Frontage Road. New water supply, fire protection, sewage disposal, power, communications and gas shall be brought on the site underground. A 6" water supply pipe shall extend from the water main and provide individual domestic services for each townhouse unit and fire protection for each building. A new 6" PVC sewer pipe shall extend from the sewer main and connect to the proposed southerly building providing a separate service for each unit. The northerly building shall use an existing sewer manhole that serviced the old home and extend to each unit connecting separate service. The existing sewer connection from this manhole to the sewer main shall remain in service.

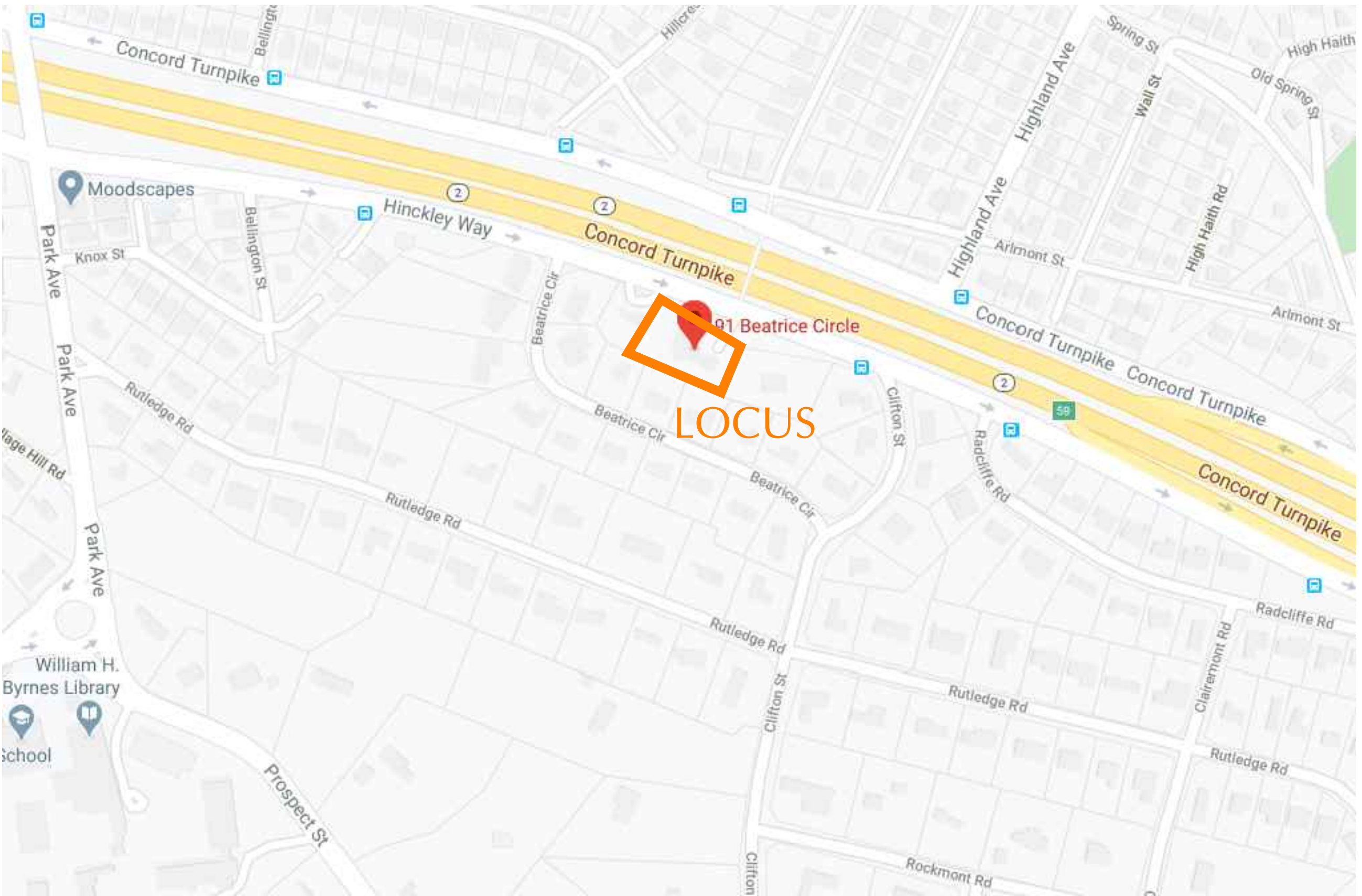
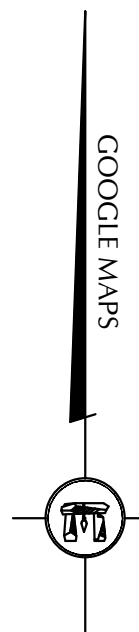
Currently no stormwater controls exist on the site. The proposed stormwater control system consists of a surface collection system that includes four deep sump catch basins, four deep sump manholes and three underground Cultec recharge systems and an overflow to the city system located at Frontage Road. The system provides local flood control, groundwater recharge capabilities and stormwater quality treatment. The system as proposed meets MassDEP Stormwater Management Standards and buffers flow off the property for the 2, 10, 25, and 100-year storm event.

Section 3

PROPOSED SITE PLAN

91 BEATRICE CIRCLE BELMONT, MASSACHUSETTS

APRIL 27, 2020

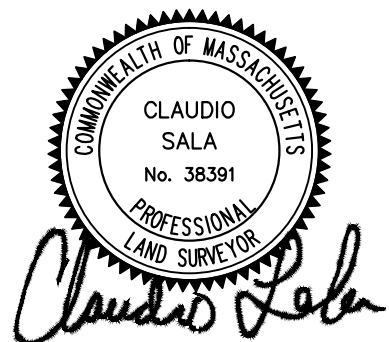


LOCUS AERIAL

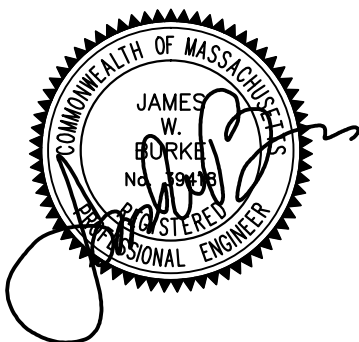
IMAGE FROM 2020 GOOGLE MAP DATA

SHEETS

- 1 COVER SHEET
- 2 EXISTING CONDITIONS
- 3 CONSTRUCTION MANAGEMENT
- 4 PROPOSED LAYOUT
- 5 PROPOSED GRADING
- 6 PROPOSED UTILITIES
- 7 CONSTRUCTION DETAILS
- 8 CONSTRUCTION DETAILS



REVISIONS		
NO.	DATE	COMMENT



APPLICANT

91 BEATRICE CIRCLE LLC
c/o REGNANTE STERIO
401 EDGEWATER PL, SUITE 630
WAKEFIELD, MA 01880

LEGAL

REGNANTE STERIO, LLP
401 EDGEWATER PLACE SUITE 630
WAKEFIELD, MA 01880

ARCHITECT

EMBARC STUDIO
60 K STREET
BOSTON, MA 02127

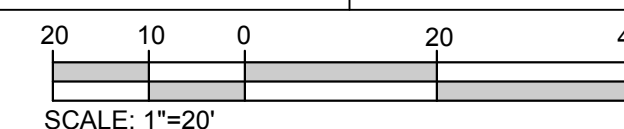
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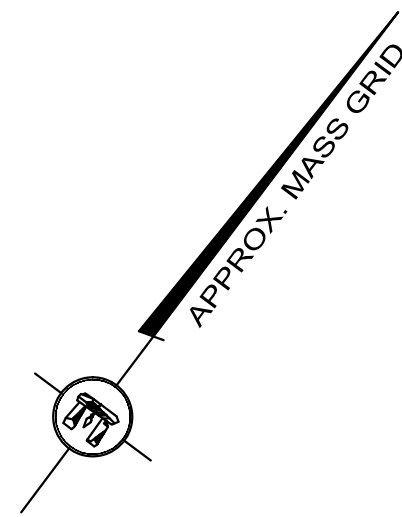
MDM TRANSPORTATION
CONSULTANTS, INC.
20 LORD ROAD SUITE 280
MARLBOROUGH, MA 01752

CIVIL/SURVEY

DECELLE-BURKE-SALA & ASSOCIATES, INC.
1266 FURNACE BROOK PARKWAY
SUITE 401
QUINCY, MA 02169







DEMOLITION & CONSTRUCTION NOTES:

THE CONTRACTOR SHALL PLACE A 6' HIGH TEMPORARY SAFETY FENCE AROUND THE SITE PRIOR TO THE DEMOLITION ON SITE.

A WATER TRUCK SHALL BE ON-SITE DURING THE DEMOLITION PROCESS TO MINIMIZE FUGITIVE DUST.

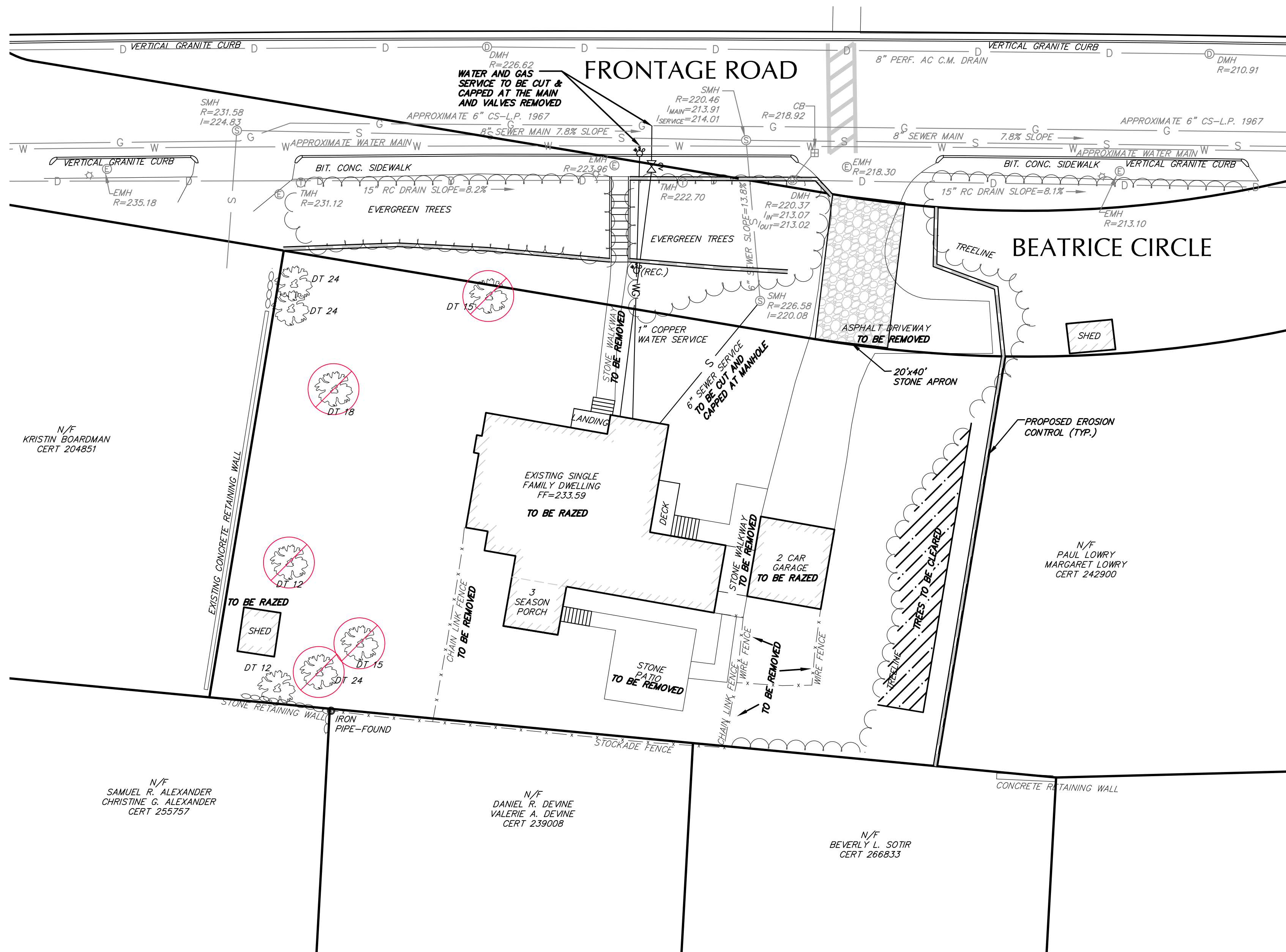
A CRUSHED STONE APRON SHALL BE CONSTRUCTED AS SHOWN TO MINIMIZE TRUCK TIRES LEAVING SEDIMENT ON THE ROADWAYS.

ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.

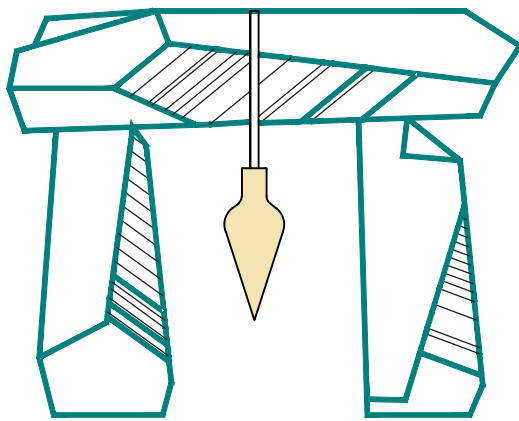
THE SITE AND THE CRUSHED STONE APRON SHALL BE GRADED TO PREVENT ANY SITE RUNOFF FROM FLOWING OFF SITE.

CONSTRUCTION HOURS SHALL BE FROM 7:00AM TO 5:00PM MONDAY THROUGH FRIDAY, 8:00AM TO 4:00PM ON SATURDAYS. ALL CONSTRUCTION AND DELIVERIES ARE PROHIBITED SUNDAYS UNLESS APPROVED BY THE BUILDING COMMISSIONER.

CONCORD TURNPIKE



DeCelle-Burke-Sala



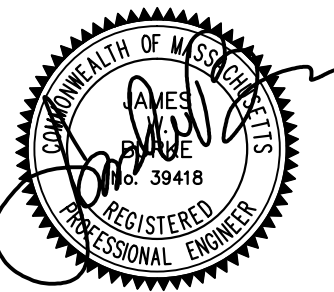
& Associates, Inc.

1266 Furnace Brook Parkway #401

Quincy, MA 02169

617-405-5100(o) 617-405-5101(f)

www.decelle-burke-sala.com



JAMES W BURKE, P.E.

GENERAL NOTES:

1. LOCUS: ASSESSORS MAP 51 BLOCK LOT 36

RECORD OWNER: COMPREHENSIVE LAND HOLDINGS

DEED REFERENCE: CERTIFICATE #271959

PLAN REFERENCE: LC PLAN 2367-12

2. ELEVATIONS REFER TO NAVD-88.

3. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.

DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 62, SECTION 40B AT TEL 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

4. THE LOT SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FIRM 25017C-00416E, DATED JUNE 4, 2010.

5. PARCEL IS ZONED SR-A.

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
91 BEATRICE CIRCLE
BELMONT, MASS.

PLAN TITLE:

CONSTRUCTION MANAGEMENT

PREPARED FOR:

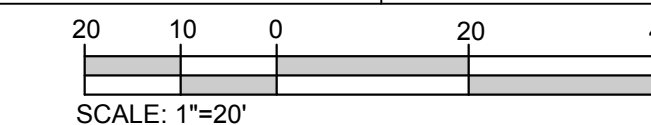
91 BEATRICE CIRCLE LLC
c/o REGNANTE STERIO
401 EDGEWATER PL, SUITE 630
WAKEFIELD, MA 01880

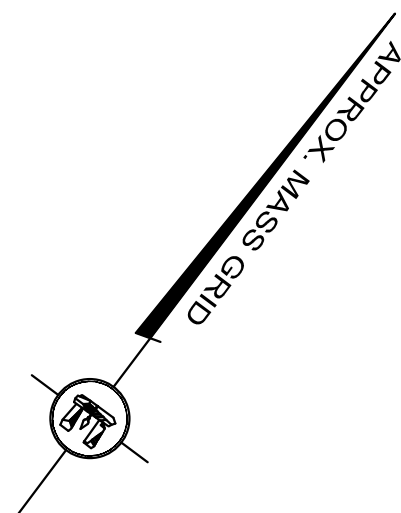
DATE: APRIL 27, 2020

REVISED:

JOB NUMBER: 19.085

SHEET 3 OF 8

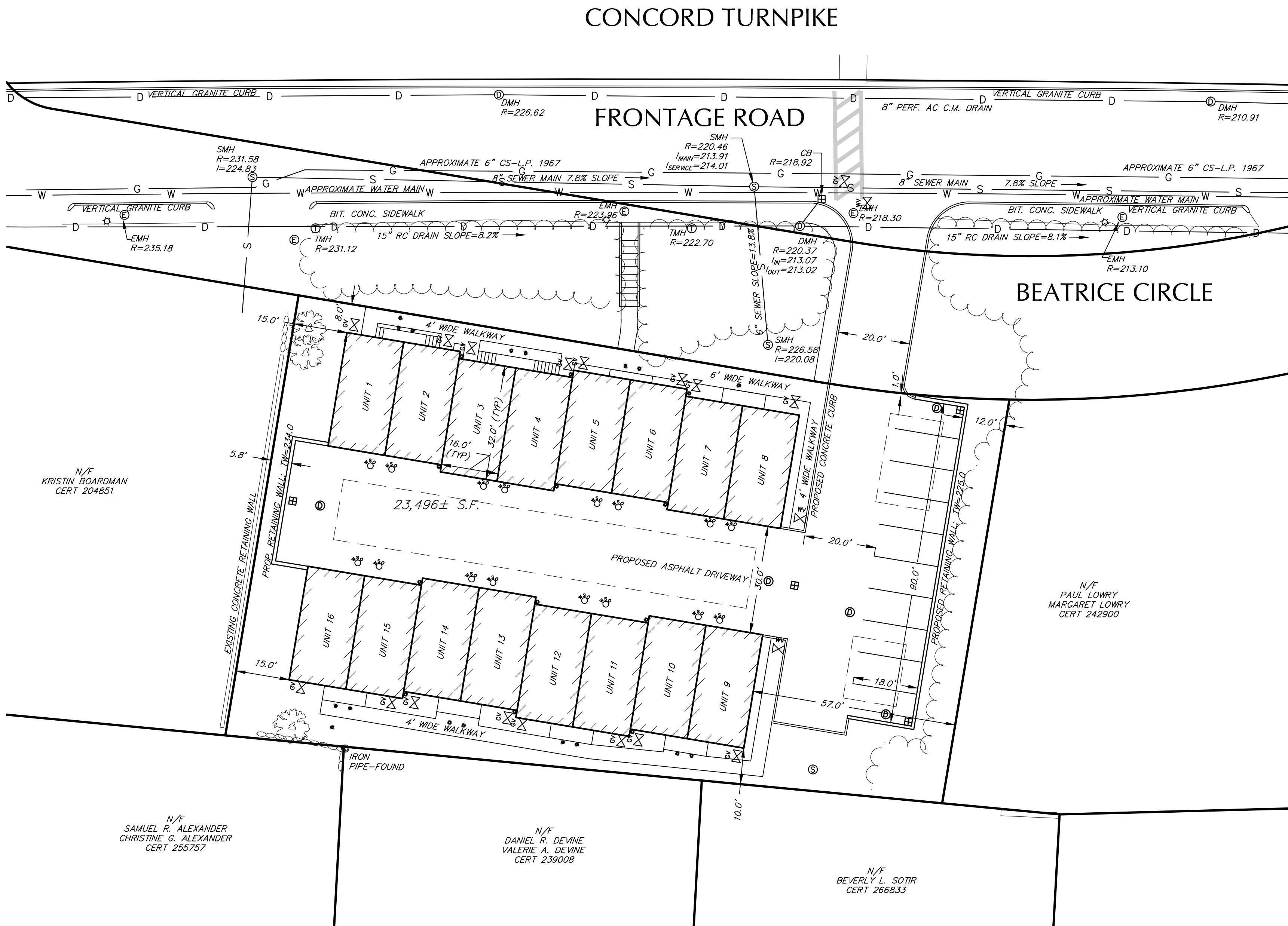




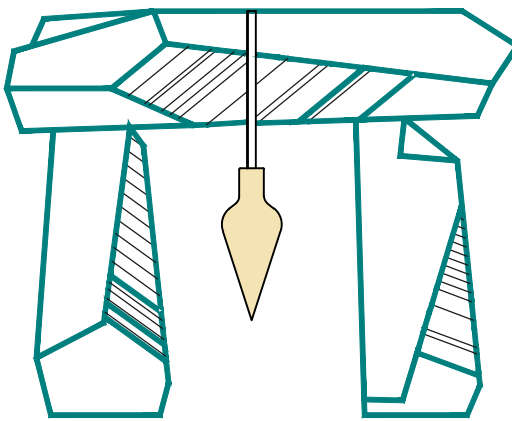
ZONING DISTRICT: SR-A			
DIMENSIONAL REQUIREMENTS	EXISTING	PROPOSED	
MINIMUM LOT AREA (SQ.FT.)	25,000	23,496	23,496
MINIMUM FRONTAGE (FT.)	125	200	200
MAX. BUILDING HEIGHT (FT.)	36		
MIN. SETBACKS (FT.)			
FRONT	30	29.7	8.0
SIDE	15	38.4	15.0
REAR	40	26.0	10.0
MAXIMUM LOT COVERAGE	20%	14.5%	36.5%
MINIMUM OPEN SPACE	50%	81.4%	28.6%

LEGEND:

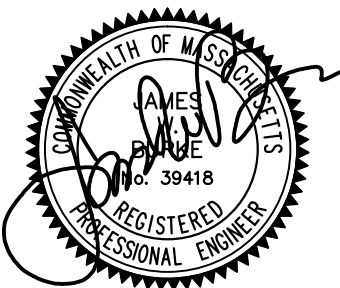
EXISTING:	PROPOSED:



DeCelle-Burke-Sala



& Associates, Inc.
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617-405-5100(o) 617-405-5101(f)
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BELMONT, MASS.

PLAN TITLE:

PROPOSED LAYOUT

PREPARED FOR:

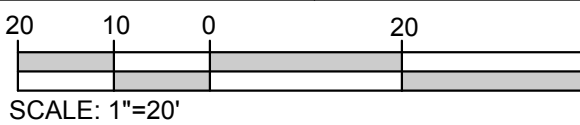
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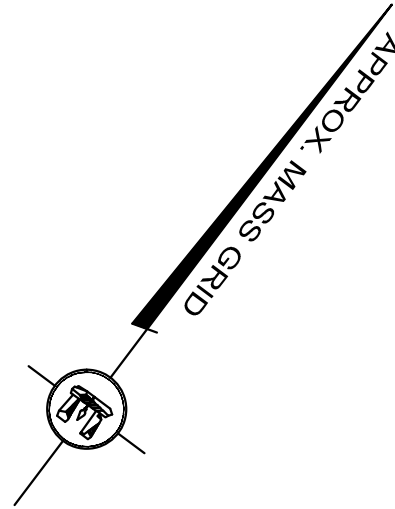
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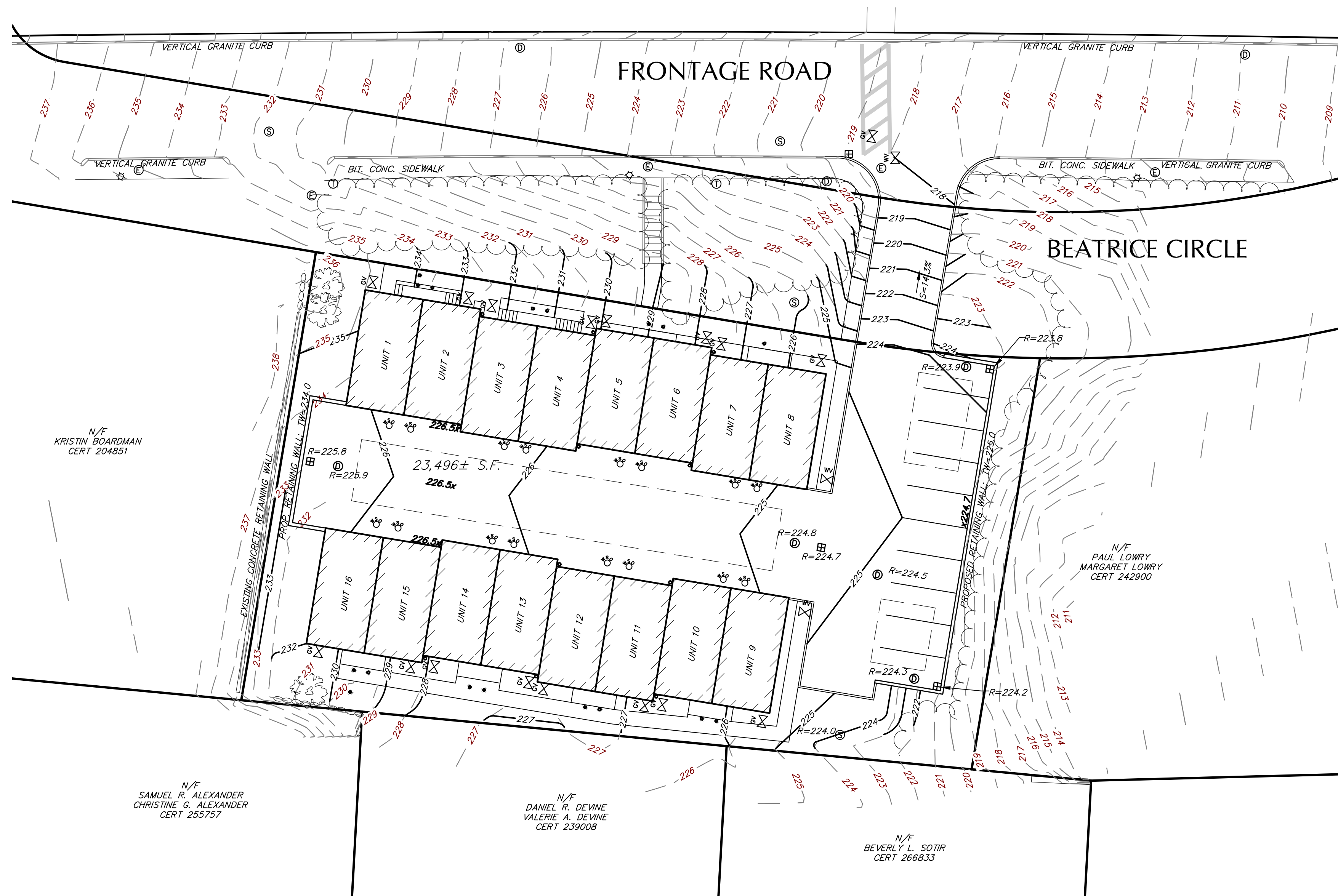
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SHEET 4 OF 8





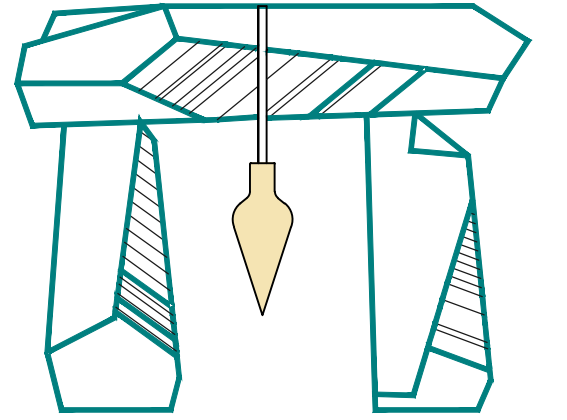
CONCORD TURNPIKE



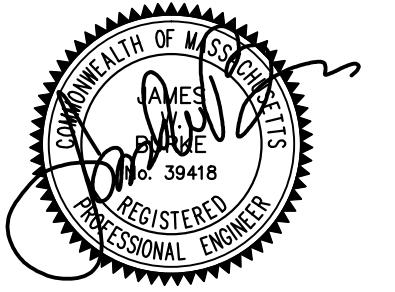
LEGEND:

EXISTING:	PROPOSED:

DeCelle-Burke-Sala



& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100(o) 617-405-5101(f)
www.decelle-burke-sala.com



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BELMONT, MASS.

PLAN TITLE:

PROPOSED GRADING

PREPARED FOR:

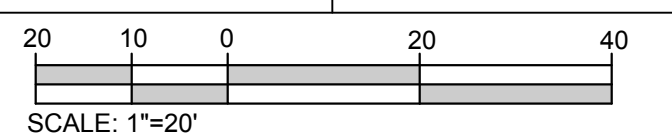
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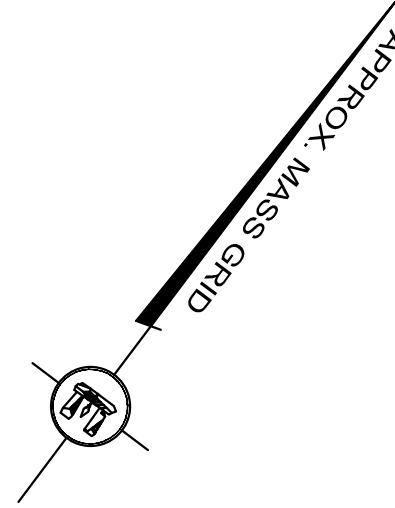
DATE: APRIL 27, 2020

REVISED:

JOB NUMBER: 19.085

SHEET 5 OF 8





CONCORD TURNPIKE

FRONTAGE ROAD

BEATRICE CIRCLE

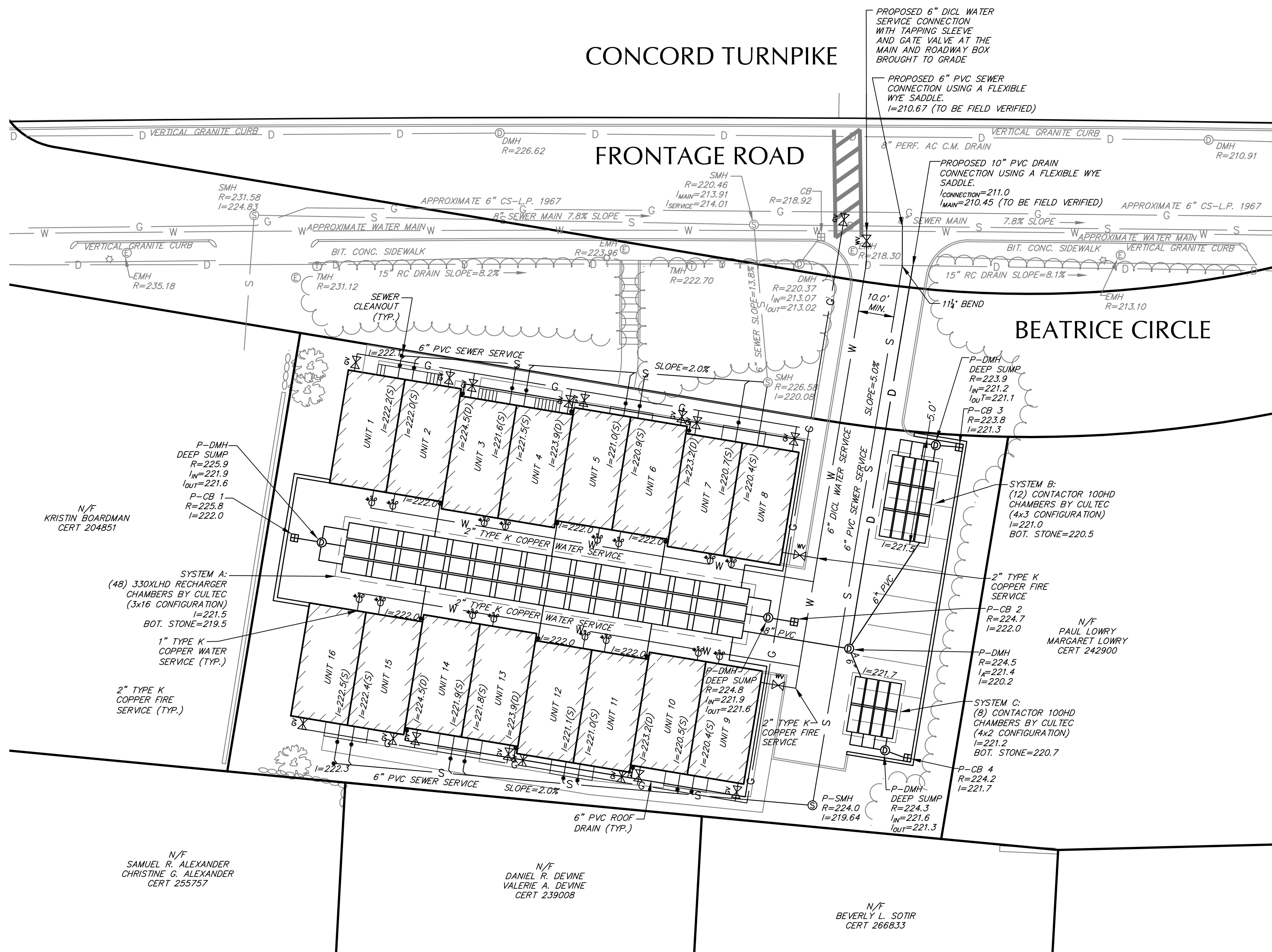
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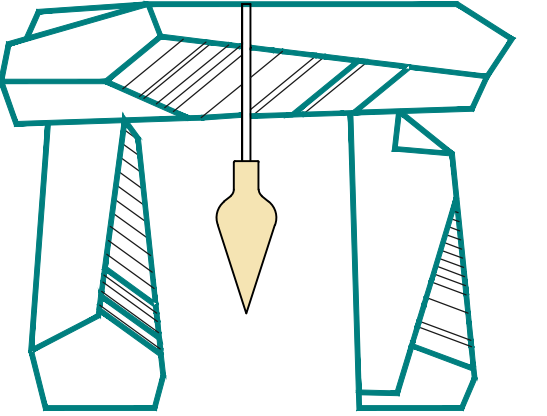
- LOCUS PROPERTY LINE
- TREE LINE
- SEWER MANHOLE (SMH)
- DRAIN MANHOLE (DMH)
- CATCH BASIN (CB)
- STONEWALL
- GAS VALVE
- WATER VALVE
- WATER SERVICE
- HYDRANT
- UTILITY POLE
- NOW OR FORMERLY
- DRAIN PIPE
- WATER MAIN
- GAS SERVICE
- UNDERGROUND POWER
- OVERHEAD WIRES
- SEWER MAIN
- LANDSCAPED AREA
- GRADE
- SPOT GRADE
- CHAIN LINK FENCE
- CHAIN LINK FENCE
- TEST PIT
- HAND HOLES FOR UTILITIES
- LIGHT POLE
- FIRST FLOOR
- TOP OF FOUNDATION
- GARAGE FLOOR
- EROSION CONTROL
- SEWER INVERT
- DRAIN INVERT

PROPOSED:

- DRAIN PIPE
- WATER MAIN
- GAS SERVICE
- UNDERGROUND POWER
- OVERHEAD WIRES
- SEWER MAIN
- LANDSCAPED AREA
- GRADE
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BELMONT, MASS.

PLAN TITLE:

PROPOSED UTILITIES

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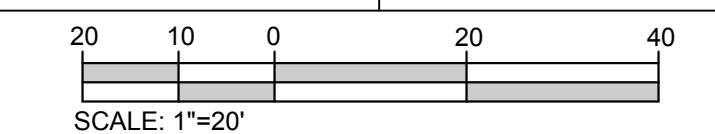
91 BEATRICE CIRCLE LLC
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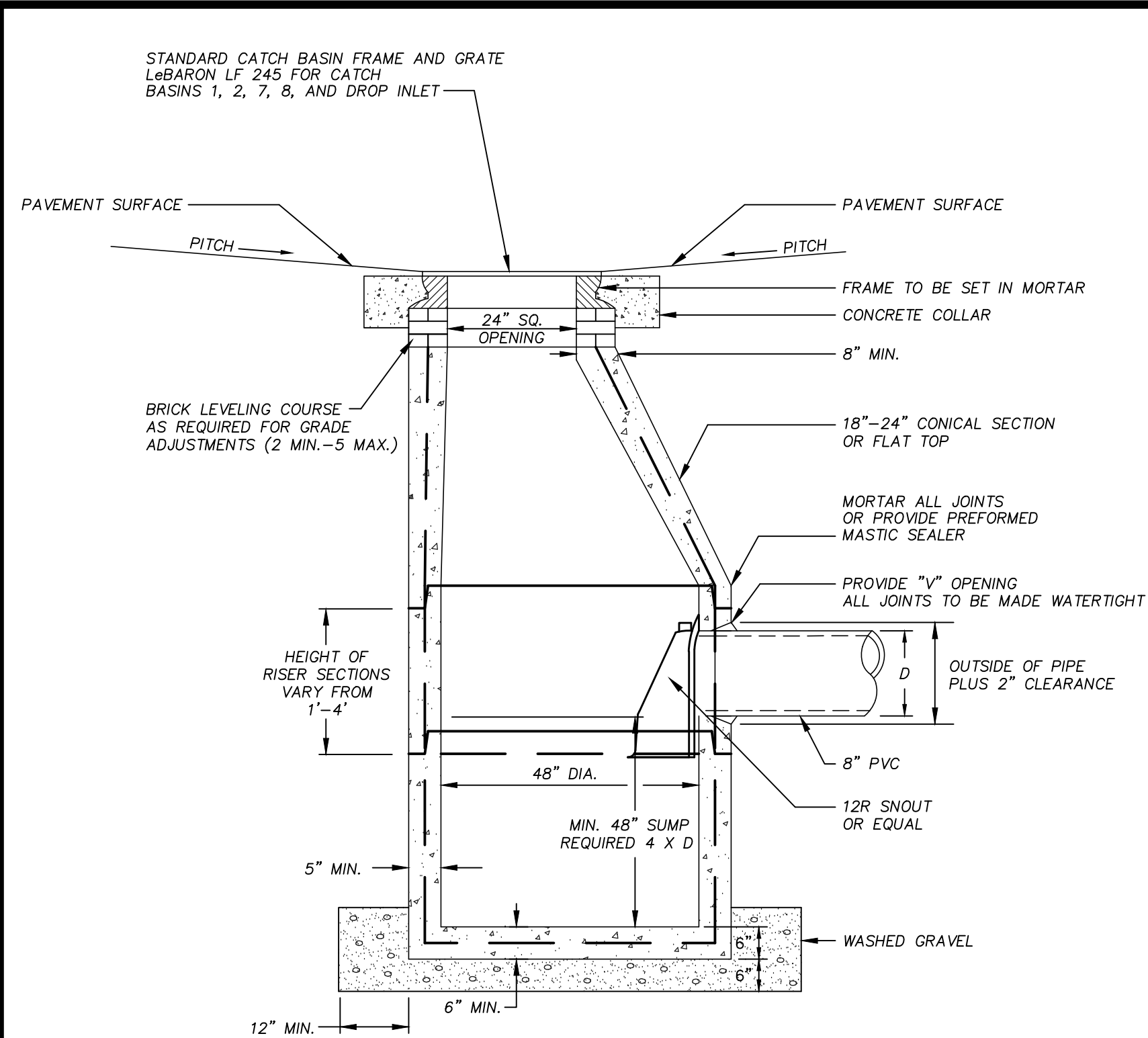
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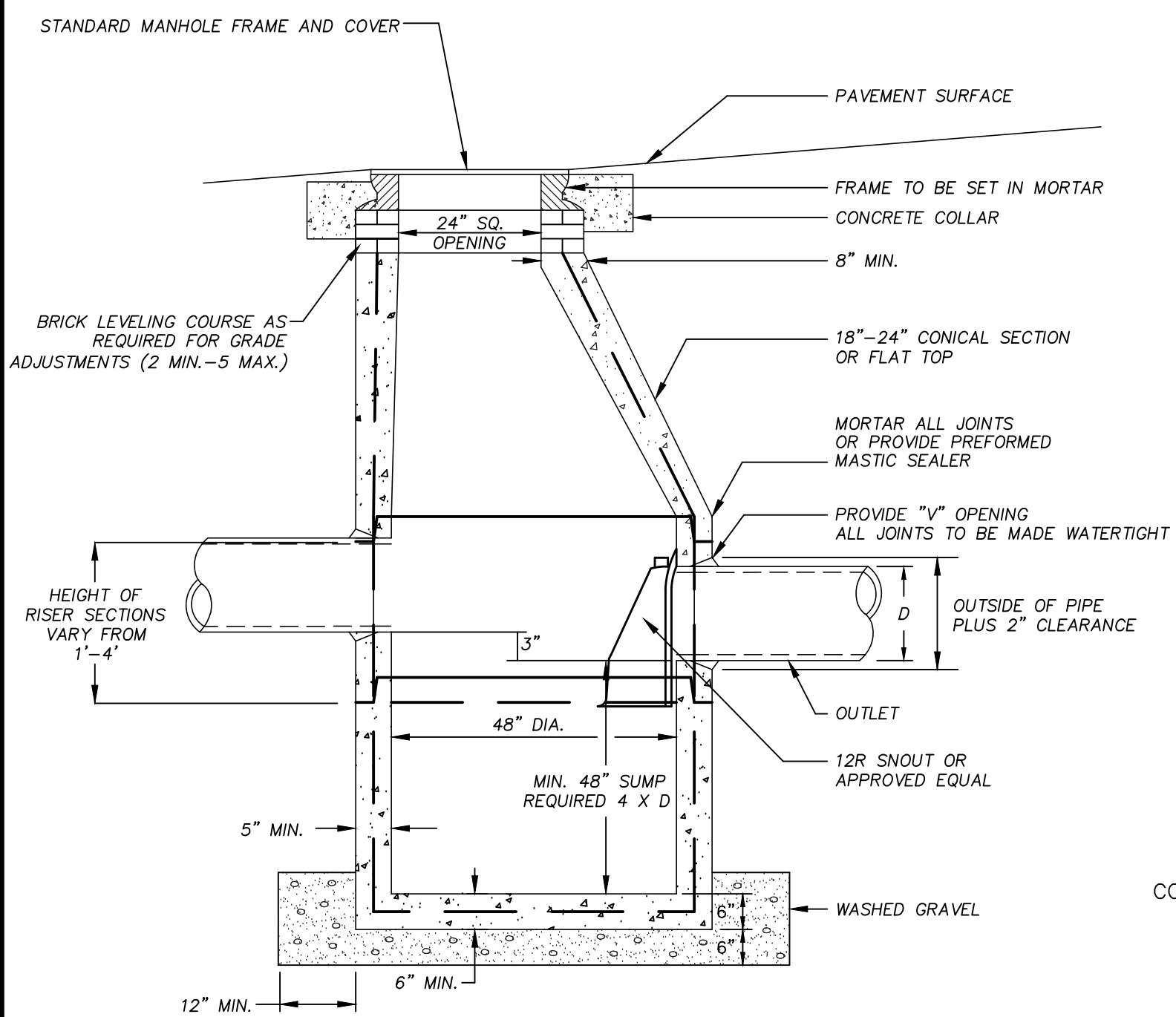
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SHEET 6 OF 8

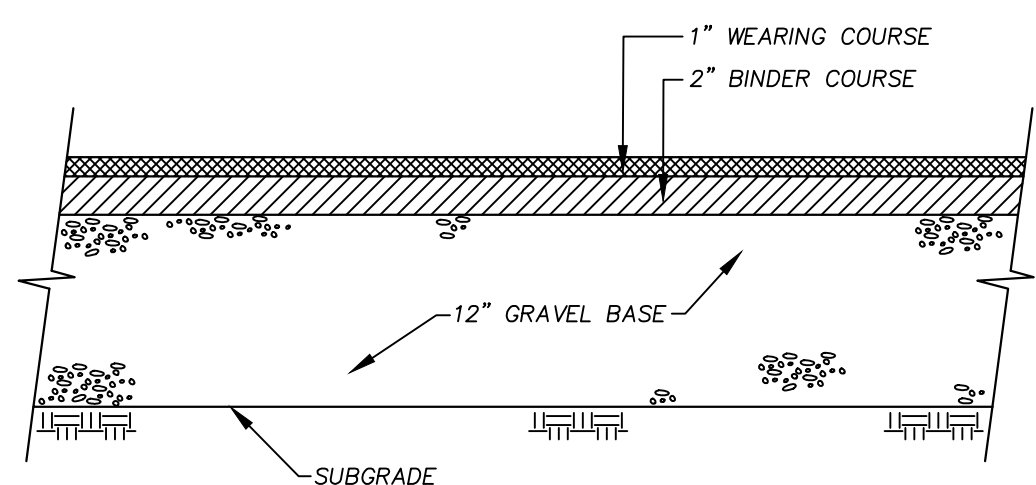




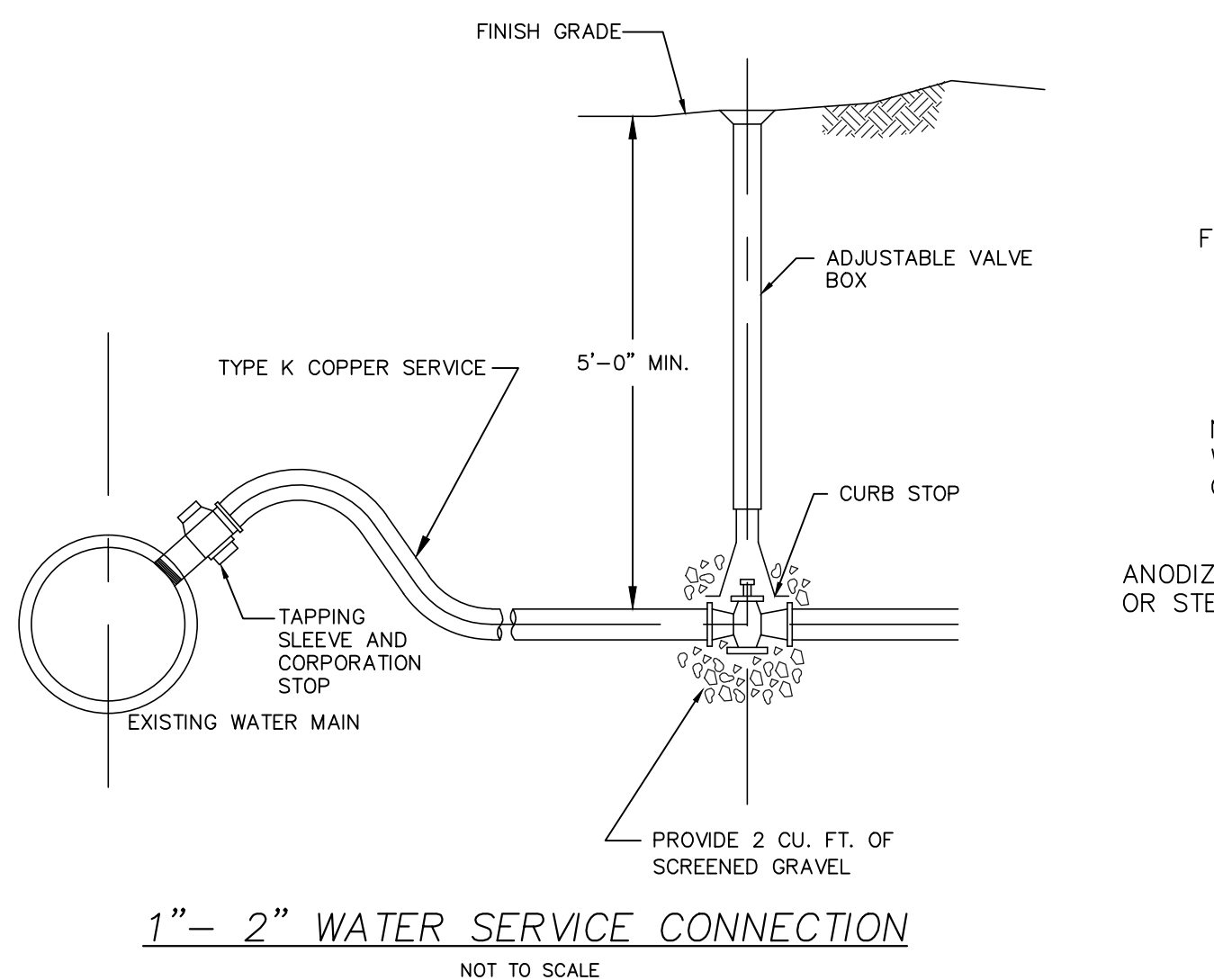
PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



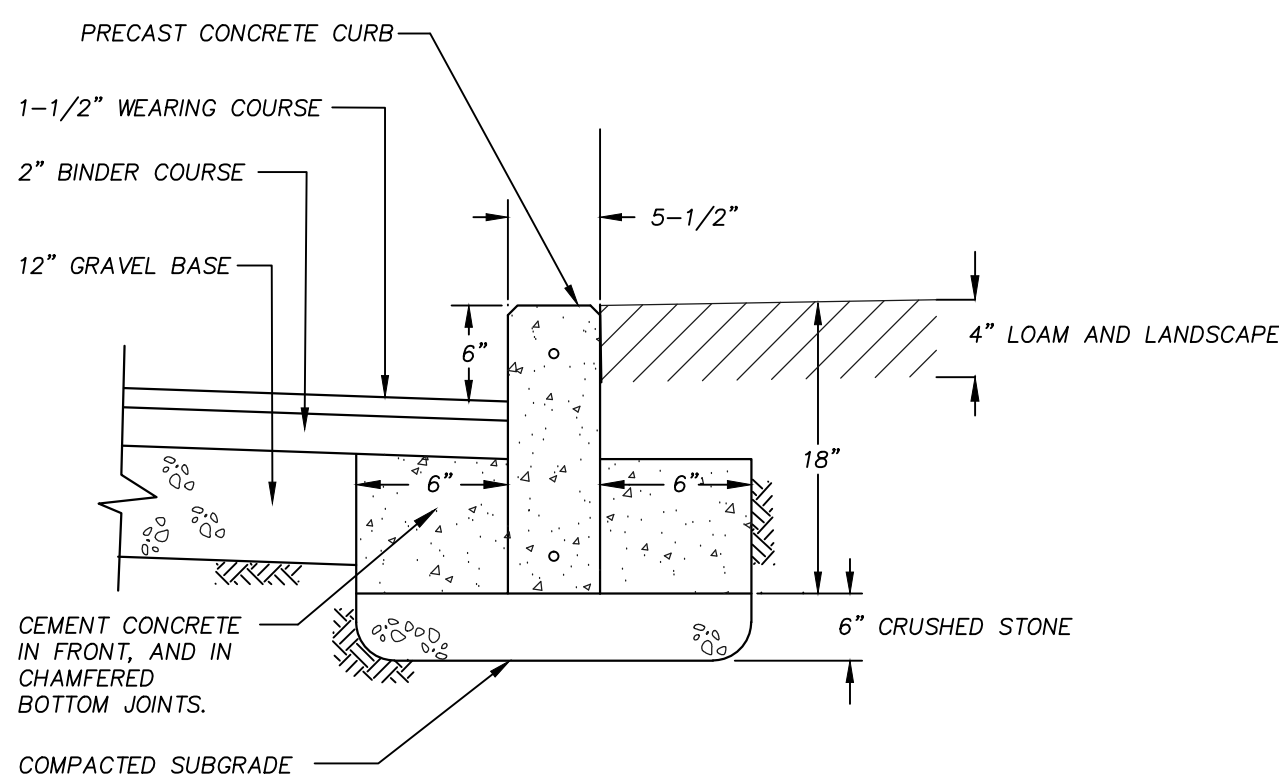
DEEP SUMP DRAIN MANHOLE
NOT TO SCALE



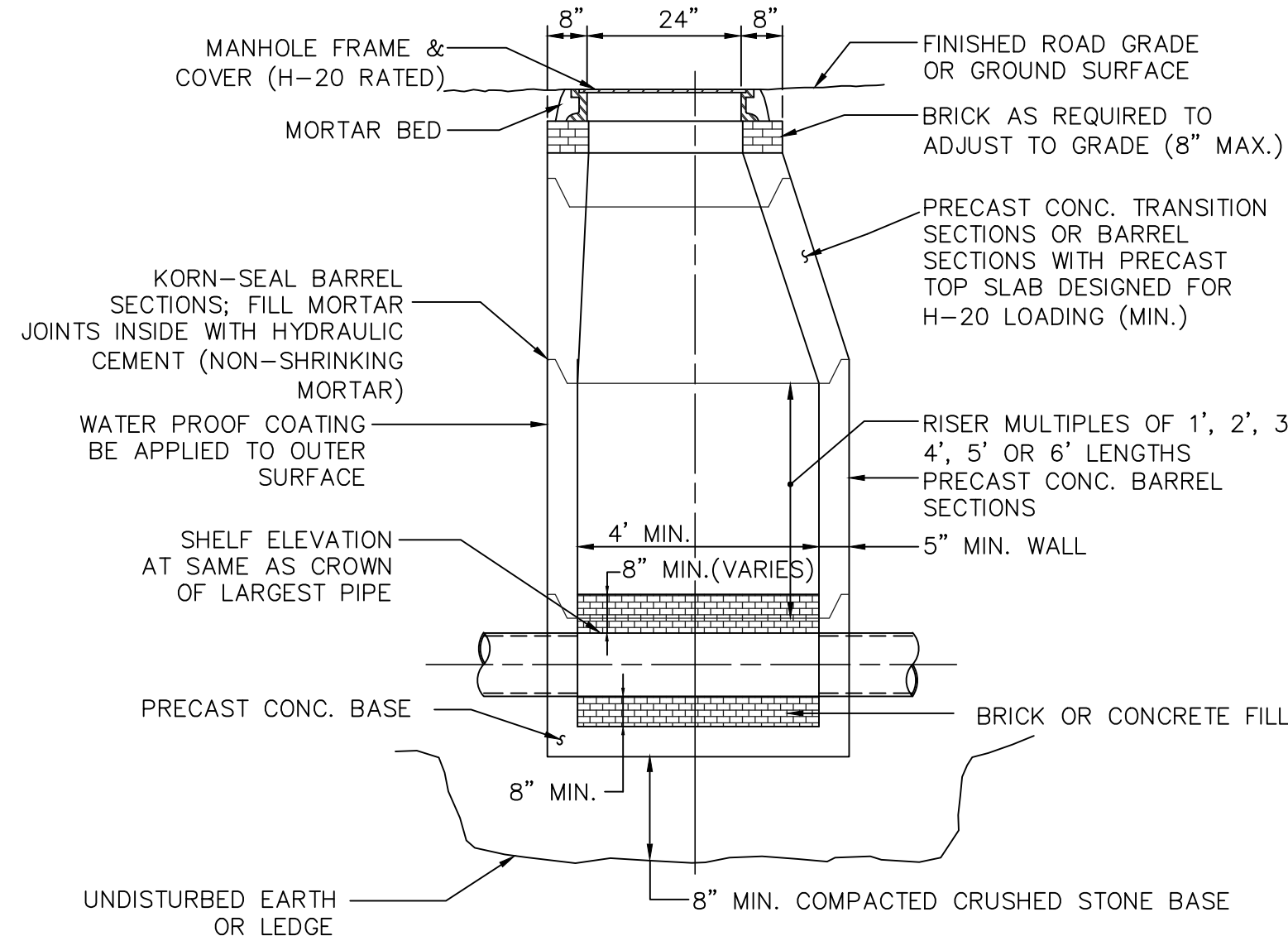
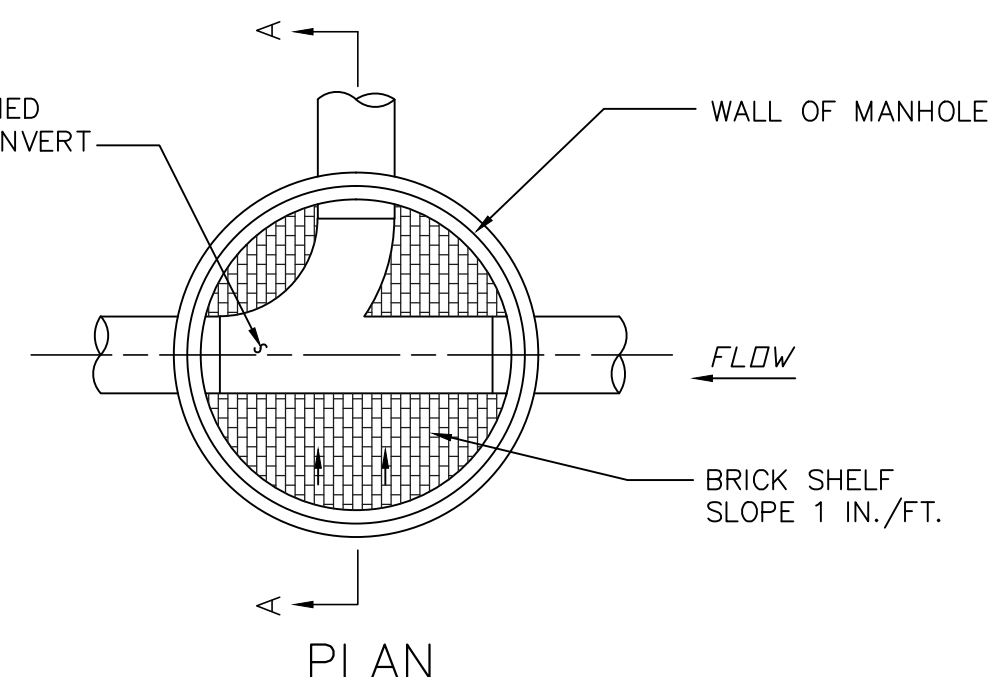
PAVEMENT SECTION
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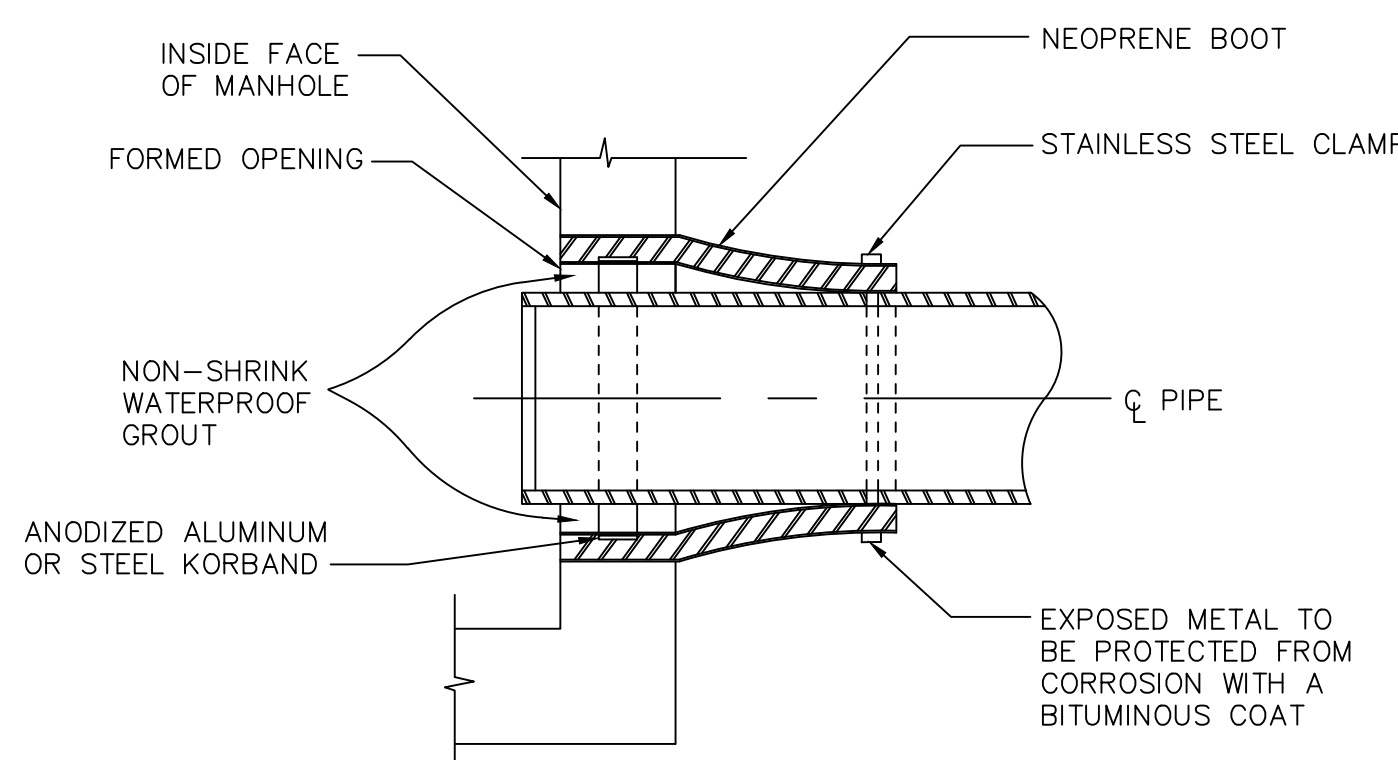
1" - 2" WATER SERVICE CONNECTION
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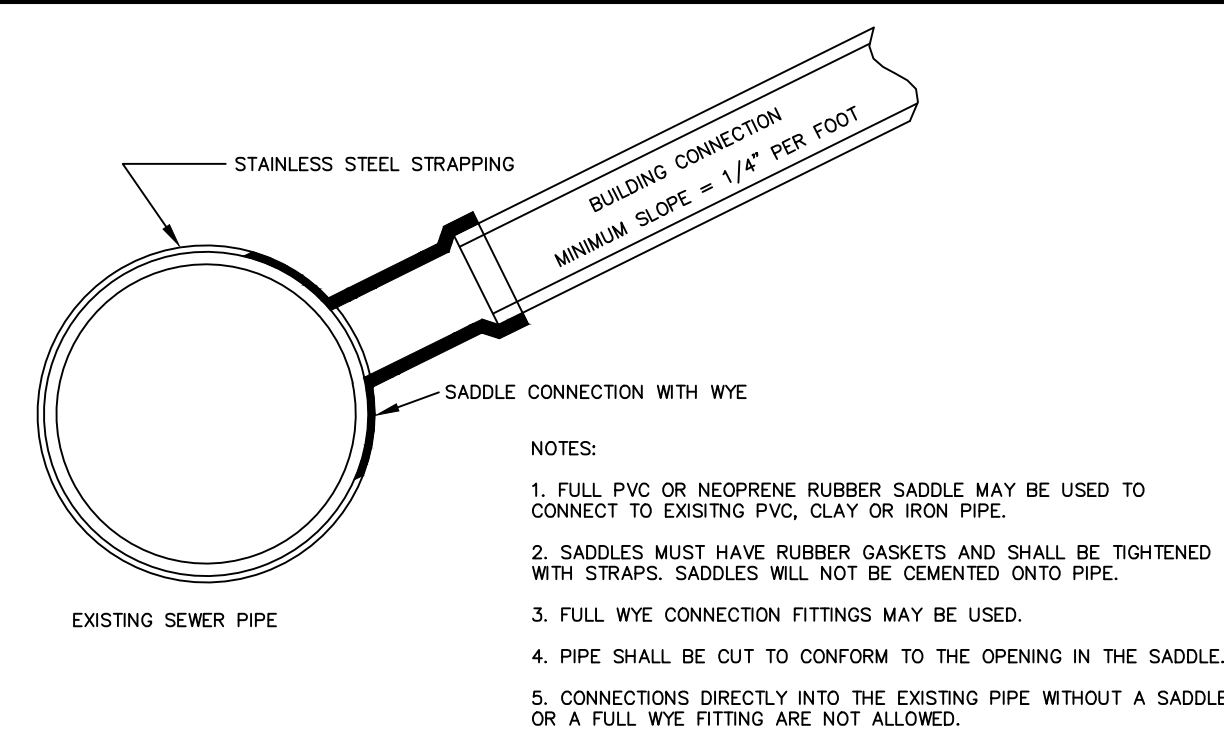
PRECAST CONCRETE CURB
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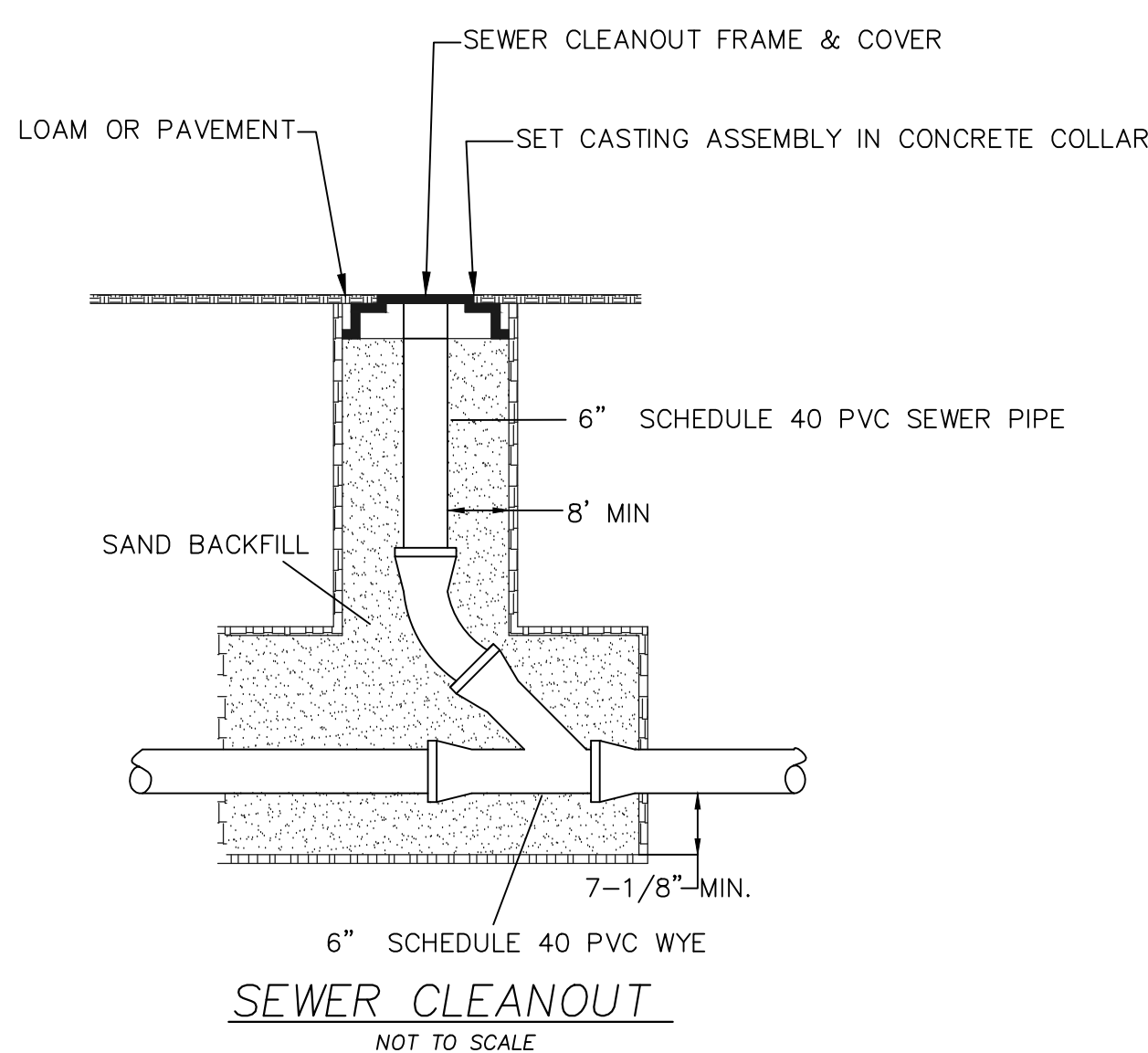
TYPICAL PRECAST SEWER MANHOLE
NOT TO SCALE



NEOPRENE BOOT CONNECTION
NOT TO SCALE

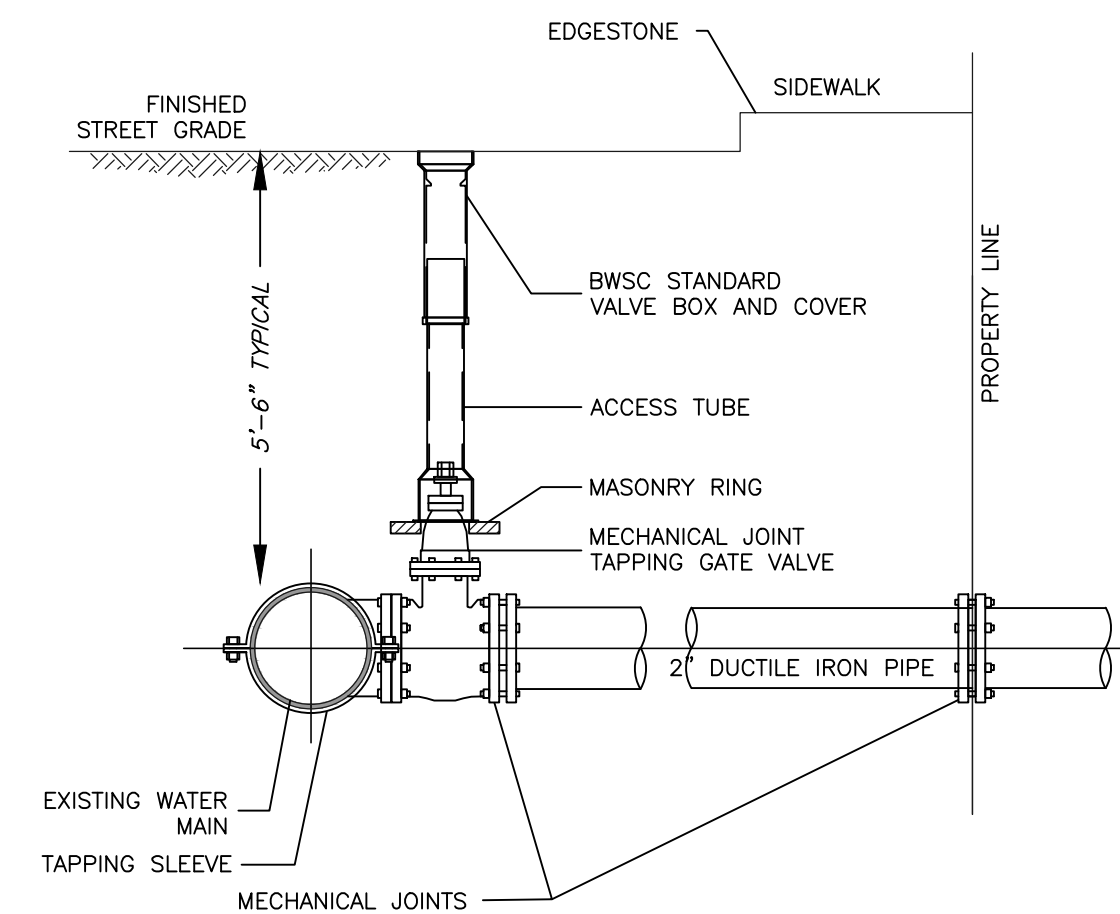


SEWER SADDLE CONNECTION
NOT TO SCALE

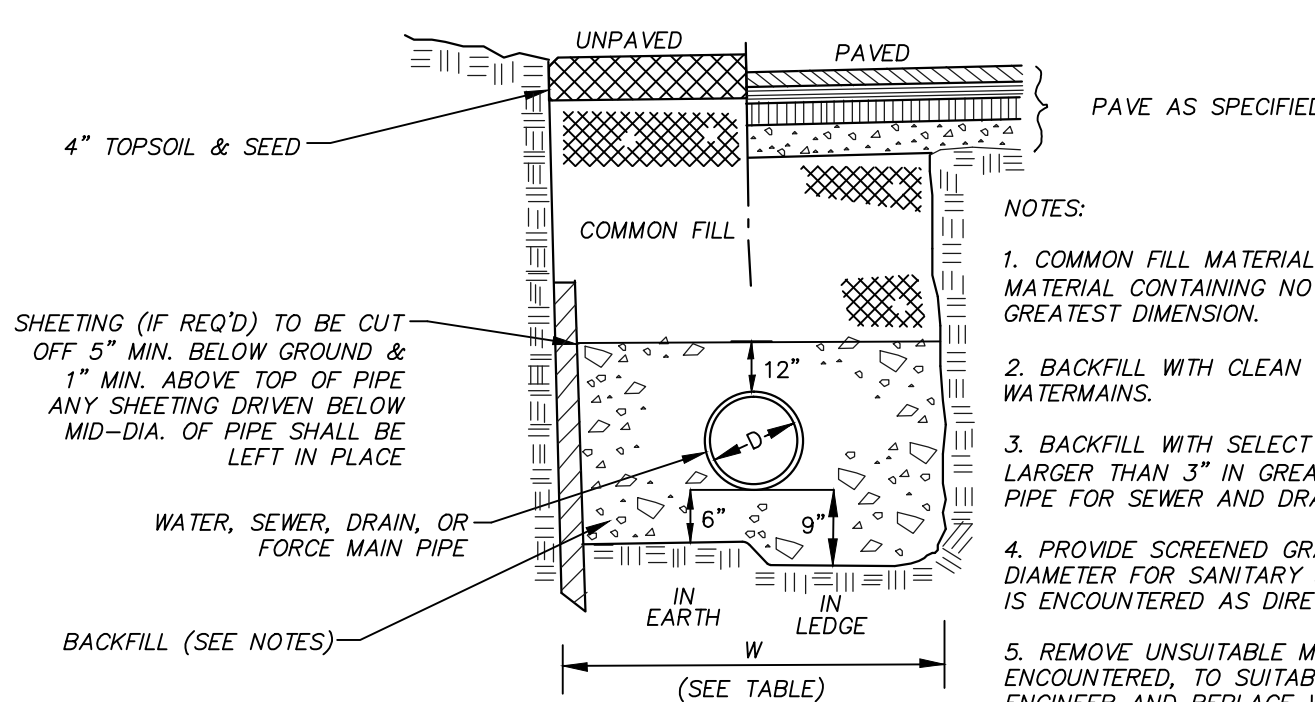


SEWER CLEANOUT
NOT TO SCALE

- NOTES:
- CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
 - USE RESTRAINED JOINT FITTINGS OR TIE RODS WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
 - SIZE OF BLOCK OR MEGALUG TO BE DESIGNED FOR SPECIFIC CONDITIONS.



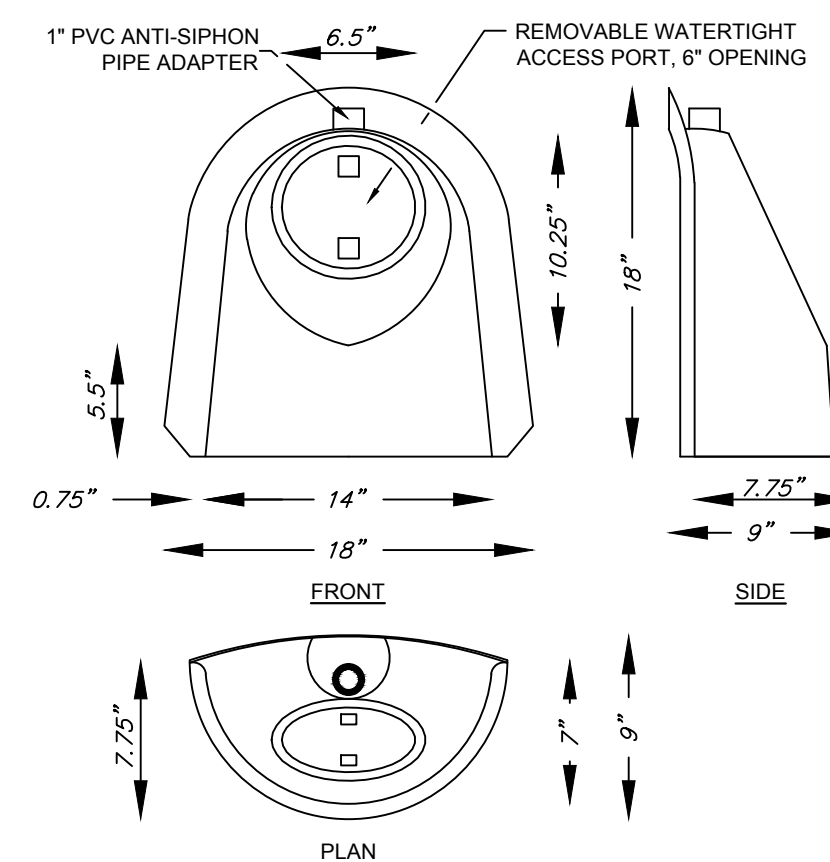
6" WATER SERVICE CONNECTION
NOT TO SCALE



TRENCH WIDTH		
D	W	W
DIAMETER OF PIPE	UNSHEETED	SHEETED
1" TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'

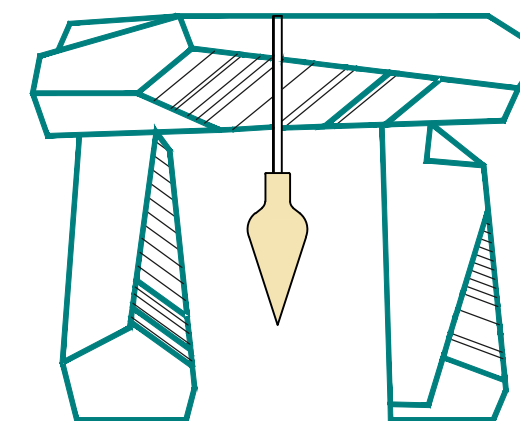
- NOTES:
1. ALL TRENCH CONSTRUCTION TO CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
 2. COMPACT FILL AND TAMP PIPE TO 93% MAX. DENSITY UNLESS OTHERWISE SPECIFIED.

TYPICAL TRENCH SECTIONS
NOT TO SCALE

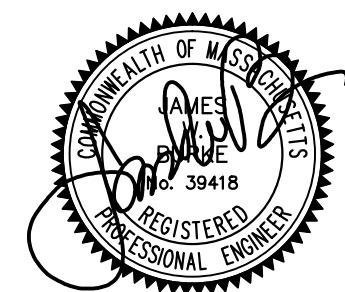


12R SNOUT
NOT TO SCALE

DeCelle-Burke-Sala



& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com



JAMES W BURKE, P.E.

1. LOCUS: ASSESSORS MAP 51 BLOCK LOT 36
RECORD OWNER: COMPREHENSIVE LAND HOLDINGS
GENERAL REFERENCE: CERTIFICATE #271959
PLAN REFERENCE: LC PLAN 2367-12
2. ELEVATIONS REFER TO NAVD-88.
3. EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.
DIG-SAFE SHALL BE NOTIFIED PER THE STATE OF MASSACHUSETTS STATUTE CHAPTER 82, SECTION 40B AT TEL. 1-888-344-7233. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. LOCATIONS AND ELEVATIONS OF UNDERGROUND UTILITIES WERE TAKEN FROM RECORD PLANS. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
4. THE LOT SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FIRM 25017C-00416E, DATED JUNE 4, 2010.
5. PARCEL IS ZONED SR-A.

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
91 BEATRICE CIRCLE
BELMONT, MASS.

PLAN TITLE:

CONSTRUCTION DETAILS

PREPARED FOR:

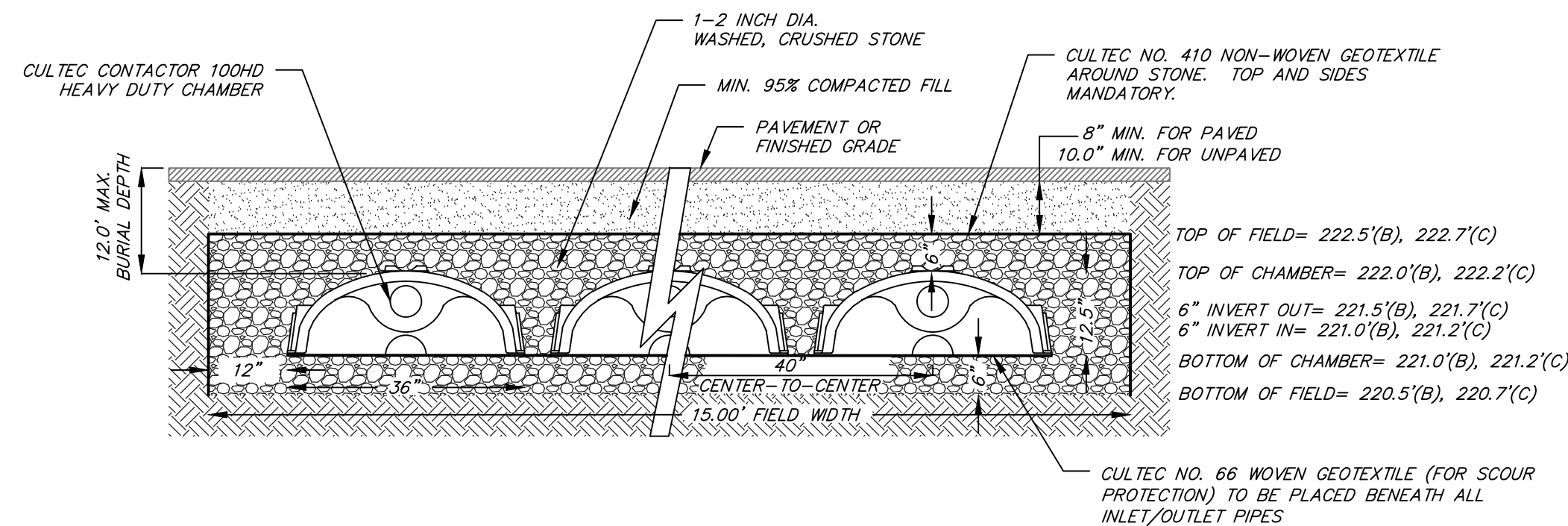
91 BEATRICE CIRCLE LLC
c/o REGNANTE STERIO
401 EDGEWATER PL, SUITE 630
WAKEFIELD, MA 01880

DATE: APRIL 27, 2020

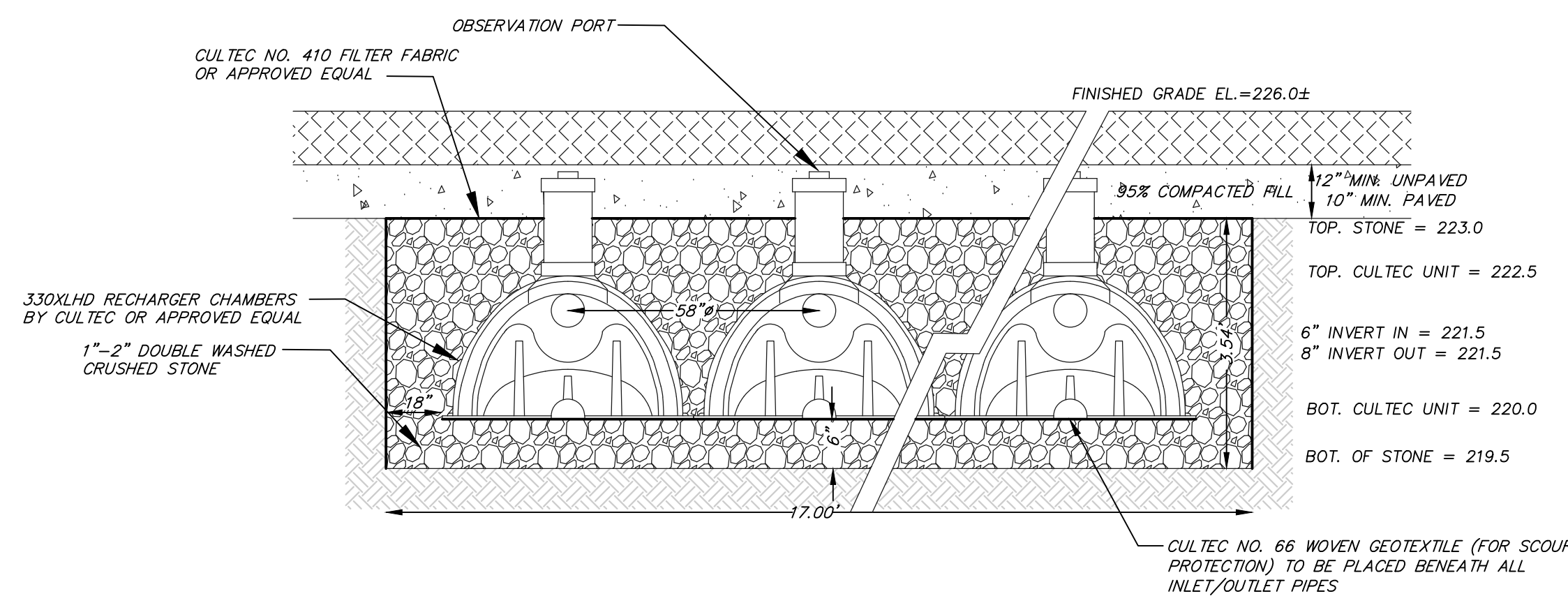
REVISED:

JOB NUMBER: 19.085

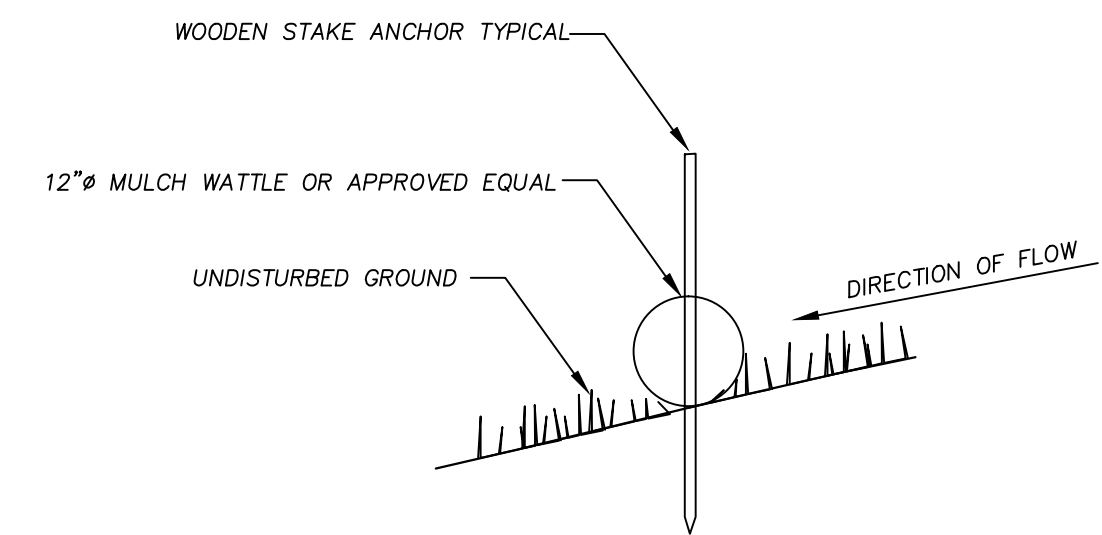
SHEET 7 OF 8



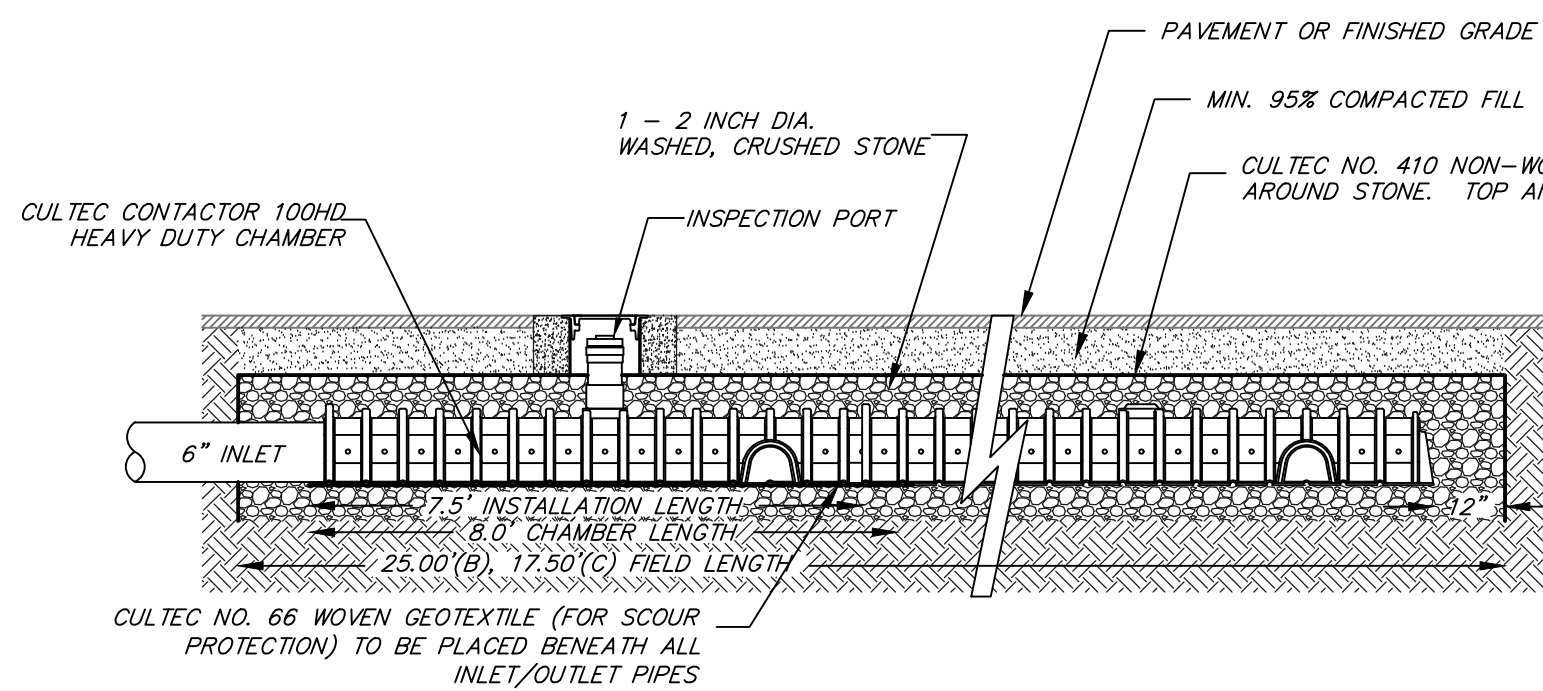
INFILTRATION SYSTEM B & C SECTION
NOT TO SCALE



CULTEC CHAMBER TYPICAL SECTION
NOT TO SCALE



MULCH WATTLE OR EQUIVALENT
NOT TO SCALE



OBSERVATION PORT INSTALLATION NOTES:

CONTRACTOR TO CUT 6" HOLE AT TOP OF CHAMBER IN THE CENTER OF THE UNIT.

INSERT A 6" INTERNAL COUPLING INTO INSPECTION PORT OPENING.

USE A 6" SCH.40 PVC PIPE TO BRING INSPECTION PORT TO WITHIN 6" OF FINISHED GRADE.

INSTALL A 6" SCH.40 END CAP OR PLUG.

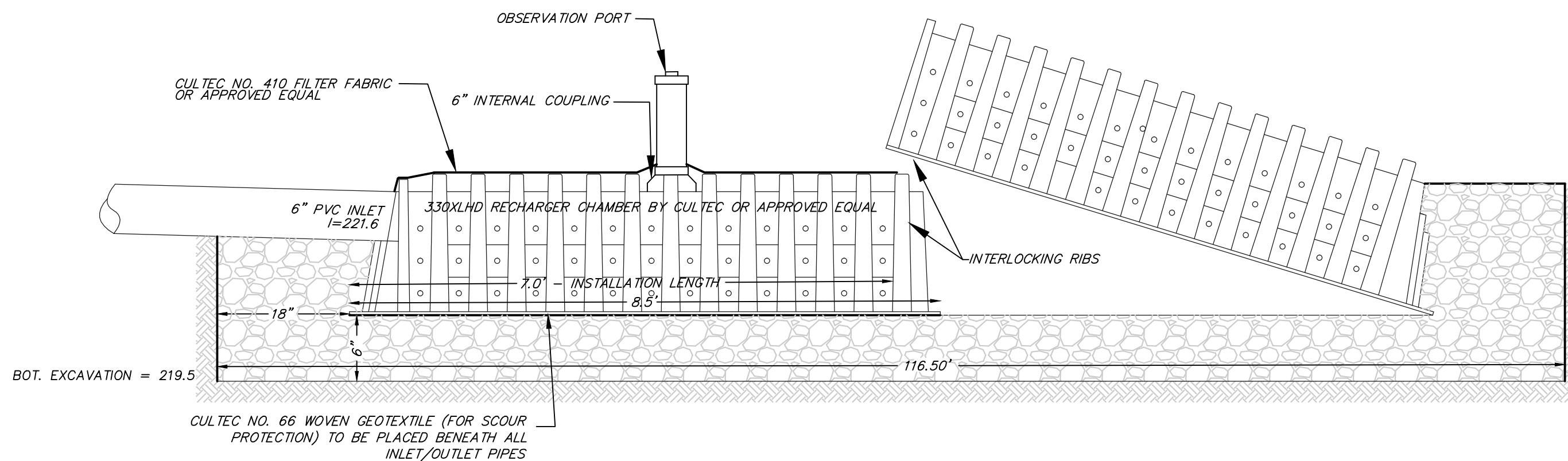
BACKFILL IN ACCORDANCE WITH SPECIFICATIONS.

CULTEC CHAMBER INSTALLATION NOTES:

CONTRACTOR TO INSTALL CULTEC CHAMBERS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

CULTEC NO. 410 FILTER FABRIC OR APPROVED EQUAL TO BE PLACED OVER THE TOP AND ALONG THE SIDES OF THE DRAINAGE SYSTEM PRIOR TO BACKFILL.

CONTRACTOR TO REMOVE ALL LOAM, SUBSOIL AND ALL DELETERIOUS MATERIAL FROM EXCAVATION PRIOR TO PLACEMENT OF THE STONE BED.



OBSERVATION PORT INSTALLATION NOTES:

CONTRACTOR TO CUT 6" HOLE AT TOP OF CHAMBER IN THE CENTER OF THE UNIT.

INSERT A 6" INTERNAL COUPLING INTO INSPECTION PORT OPENING.

USE A 6" SCH.40 PVC PIPE TO BRING INSPECTION PORT TO WITHIN 6" OF FINISHED GRADE.

INSTALL A 6" SCH.40 END CAP OR PLUG.

BACKFILL IN ACCORDANCE WITH SPECIFICATIONS.

CULTEC CHAMBER INSTALLATION NOTES:

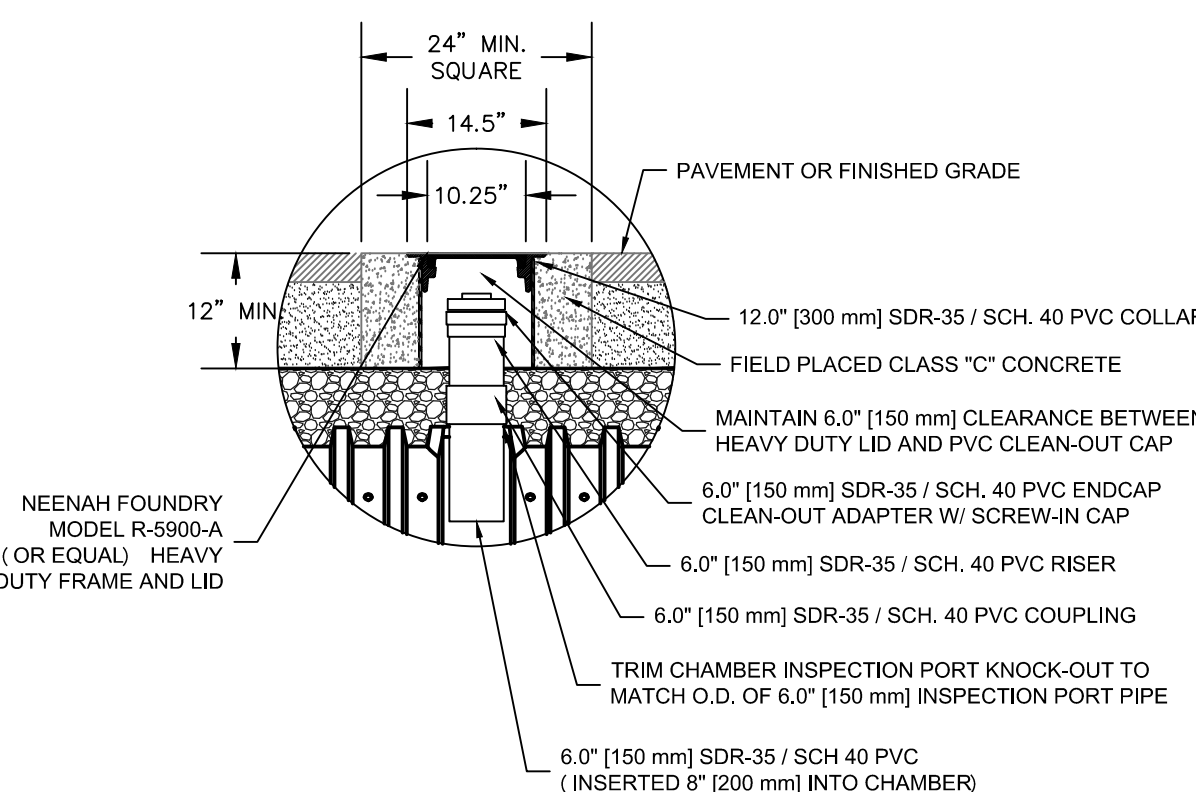
CONTRACTOR TO INSTALL CULTEC CHAMBERS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

CULTEC NO. 410 FILTER FABRIC OR APPROVED EQUAL TO BE PLACED OVER THE TOP OF THE DRAINAGE SYSTEM PRIOR TO BACKFILL.

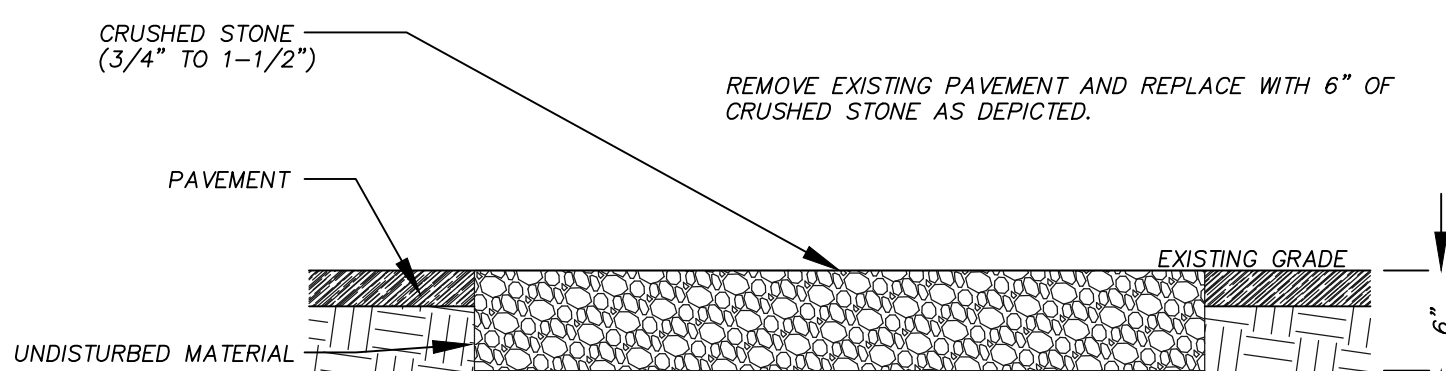
CONTRACTOR TO REMOVE ALL LOAM, SUBSOIL AND ALL DELETERIOUS MATERIAL FROM EXCAVATION PRIOR TO PLACEMENT OF THE STONE BED.

CULTEC CHAMBER TYPICAL PROFILE

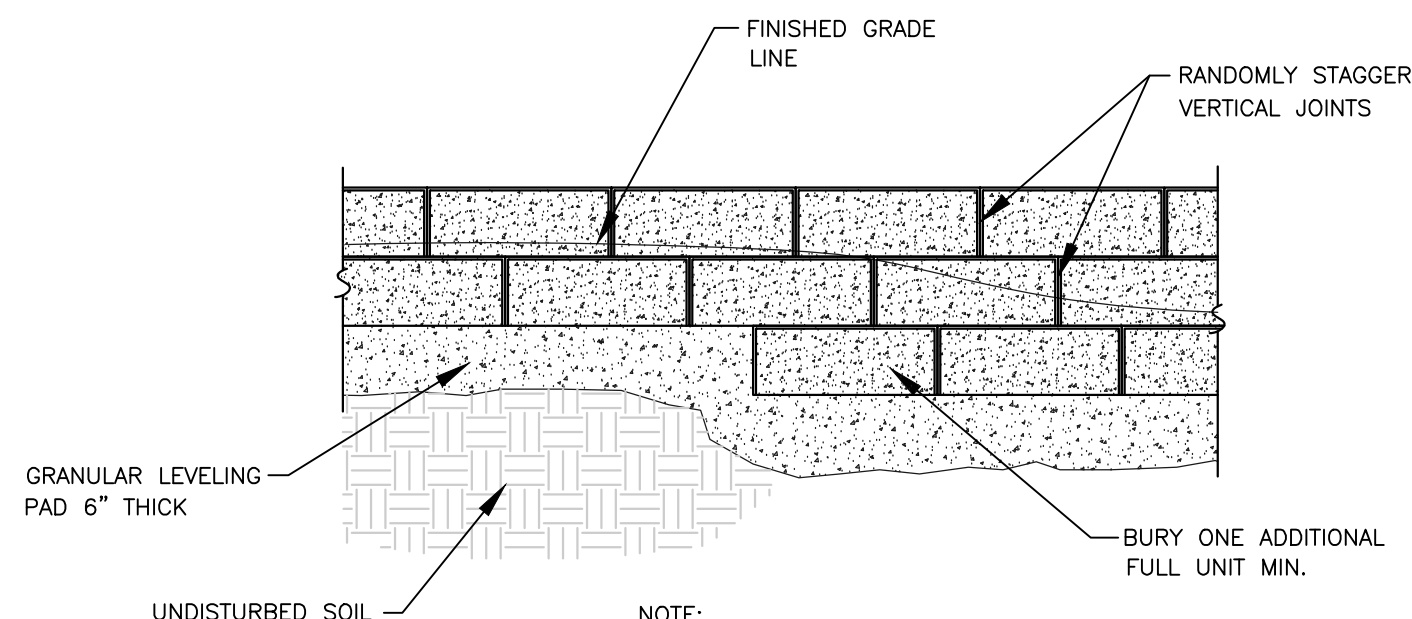
NOT TO SCALE



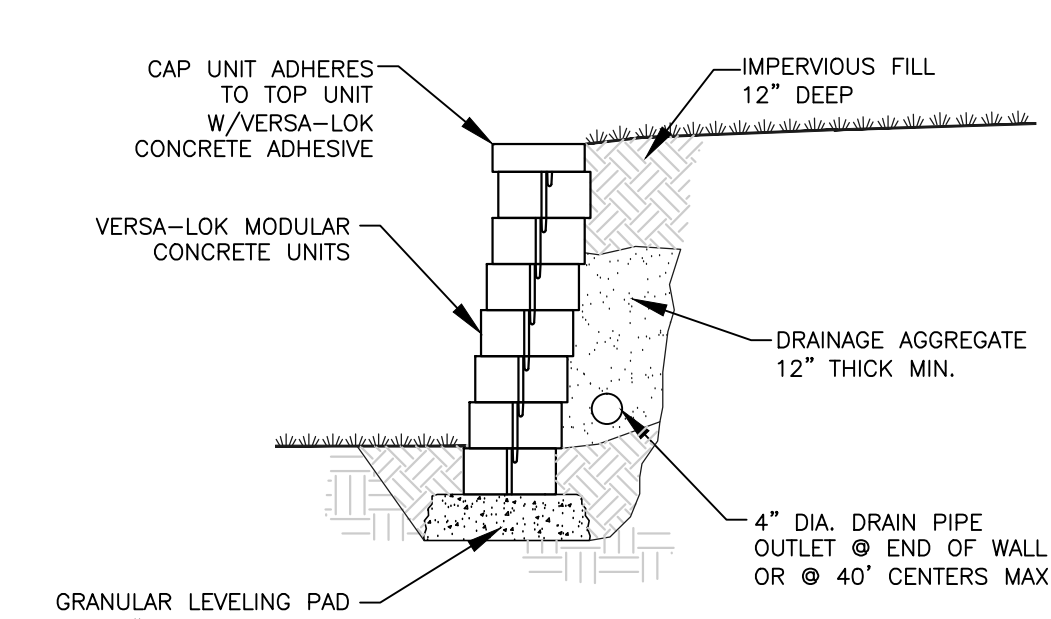
INSPECTION PORT UNDER PAVEMENT
NOT TO SCALE



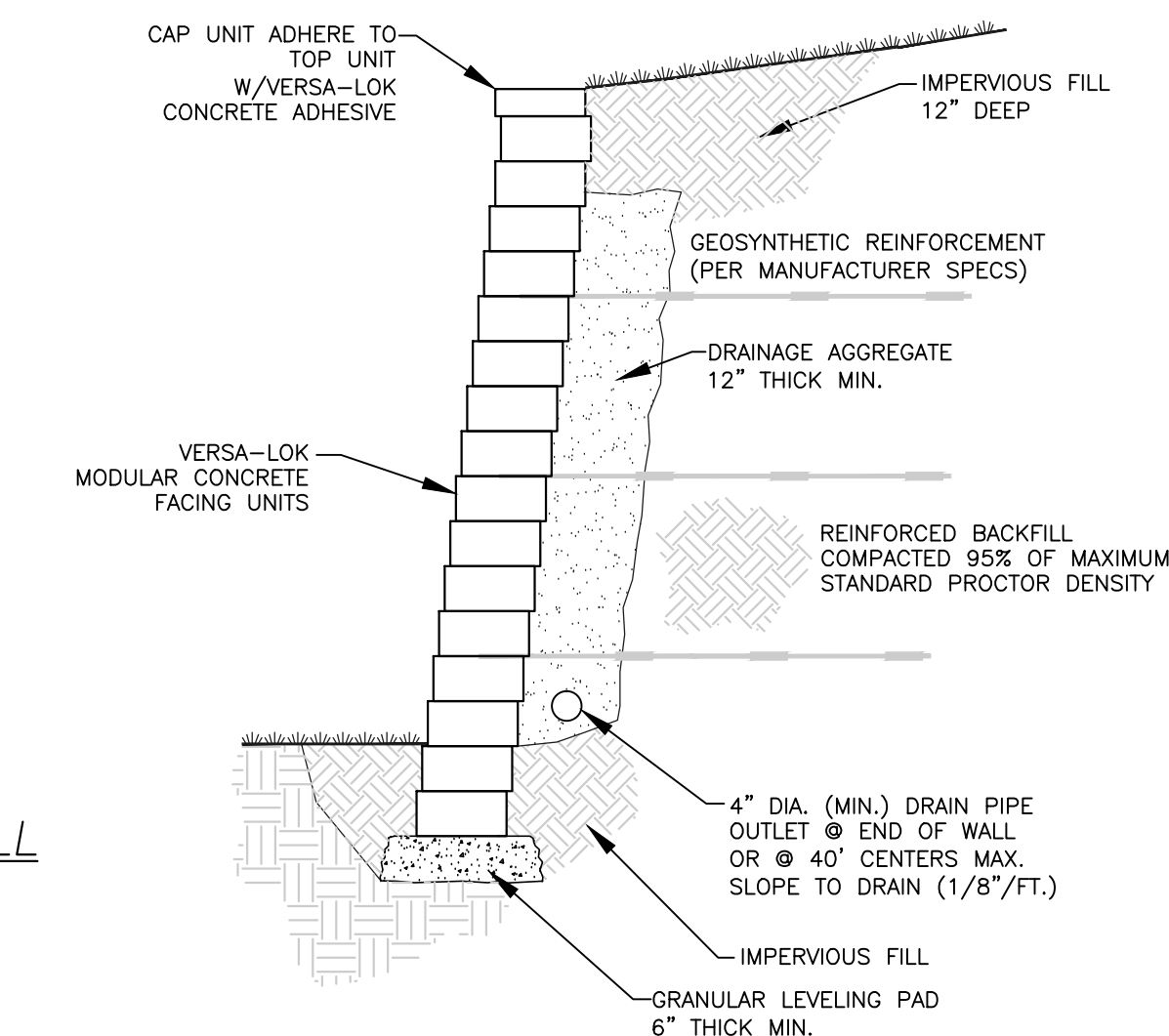
20'x40' CRUSHED STONE APRON
NOT TO SCALE



STEPPING BASE DETAIL
NOT TO SCALE

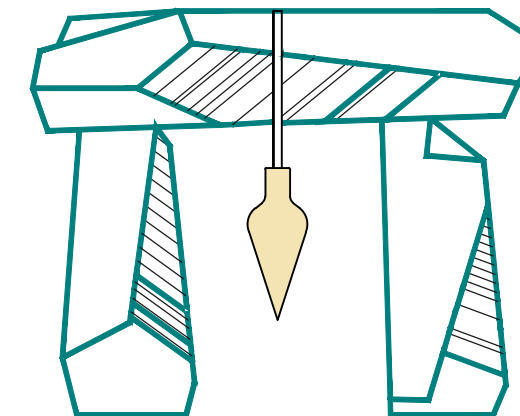


TYPICAL SECTION-UNREINFORCED RETAINING WALL
NOT TO SCALE

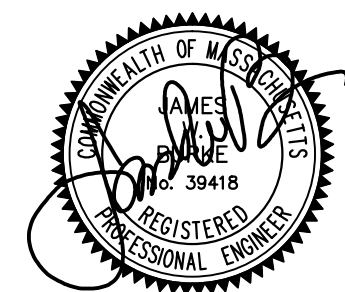


TYPICAL SECTION-REINFORCED RETAINING WALL
NOT TO SCALE

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Quincy, MA 02169
617-405-5100 (c) 617-405-5101 (f)
www.decelle-burke-sala.com



JAMES W BURKE, P.E.

- LOCUS: ASSESSORS MAP 51 BLOCK LOT 36
RECORD OWNER: COMPREHENSIVE LAND HOLDINGS
GENERAL REFERENCE: CERTIFICATE #271959
PLAN REFERENCE: LC PLAN 2367-12
- ELEVATIONS REFER TO NAVD-88.
- EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN CONSTRUCTION.
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- THE LOT SHOWN DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON FIRM 25017C-00416E, DATED JUNE 4, 2010.
- PARCEL IS ZONED SR-A.

PROJECT TITLE & LOCATION:

PROPOSED SITE PLAN
91 BEATRICE CIRCLE
BELMONT, MASS.

PLAN TITLE:

CONSTRUCTION DETAILS

PREPARED FOR:

91 BEATRICE CIRCLE LLC
c/o REGNANTE STERIO
401 EDGEWATER PL, SUITE 630
WAKEFIELD, MA 01880

DATE: APRIL 27, 2020

REVISED:

JOB NUMBER: 19.085

SHEET 8 OF 8

91 BEATRICE CIRCLE

BELMONT, MA

MAY 11, 2020
PEL SUBMISSION



91 BEATRICE CIRCLE		
UNITS	COUNT	SF
UNIT TYPE A (4-STORY)	8	1800 SF TYP.
UNIT TYPE B (3-STORY)	8	1480 SF TYP.
PARKING		
SURFACE PARKING	10	
GARAGE PARKING	16	
TOTAL PARKING	26	
PARKING RATIO	1.63	

PROJECT DESCRIPTION

THE PROPOSED PROJECT AT 91 BEATRICE CIRCLE WILL REPLACE AN EXISTING RESIDENTIAL STRUCTURE AND ACCESSORY BUILDINGS WITH A MULTIFAMILY TOWNHOUSE RENTAL DEVELOPMENT CONSISTING OF 16 RENTAL UNITS

THE STRUCTURE WILL CONSISTS OF (1) ROW OF 4-STORY TOWNHOUSES AND (1) ROW OF 3-STORY TOWNHOUSE RESIDENTIAL DWELLING UNITS WITH THE VEHICLE ACCESS AISLE IN THE CENTER. THE UNITS WILL BE SLAB ON GRADE WITH A DEDICATED PARKING SPACE AND LAUNDRY UNITS INCLUDED WITHIN THE INVDIVIDUAL UNITS. 10 ADDITIONAL PARKING SPACES ARE ALSO INCLUDED ON SITE.

SHEET LIST

ARCHITECTURAL

A000 COVER SHEET
A001 SITE CONTEXT
A002 EXISTING CONDITIONS
A005 PROJECT AXON
A010 ARCHITECTURAL SITE PLAN
A011 SITE SECTIONS

A100 FIRST FLOOR PLAN
A101 SECOND FLOOR PLAN
A102 THIRD FLOOR PLAN
A103 FOURTH FLOOR PLAN

A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATONS

A400 ARCHITECTURAL RENDERING

A500 TYPICAL UNIT PLANS

CIVIL

1 COVER SHEET
2 EXISTING CONDITIONS
3 CONSTRUCTION MANAGEMENT
4 PROPOSED LAYOUT
5 PROPOSED GRADING
6 PROPOSED UTILITIES
7 CONSTRUCTION DETAILS
8 CONSTRUCTION DETAILS

ARCHITEC
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60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330
www.embarcstudio.com

OWNER

SITE FEASIBILITY

CONSULTANTS

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BELMONT, MA

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REVISIONS

MARK	ISSUE	DATE
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DRAWING INFORMATION

ISSUE: PEL SUBMISSION

DATE: MAY 11, 2020

PROJECT #: 20004

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

DRAWING TITLE

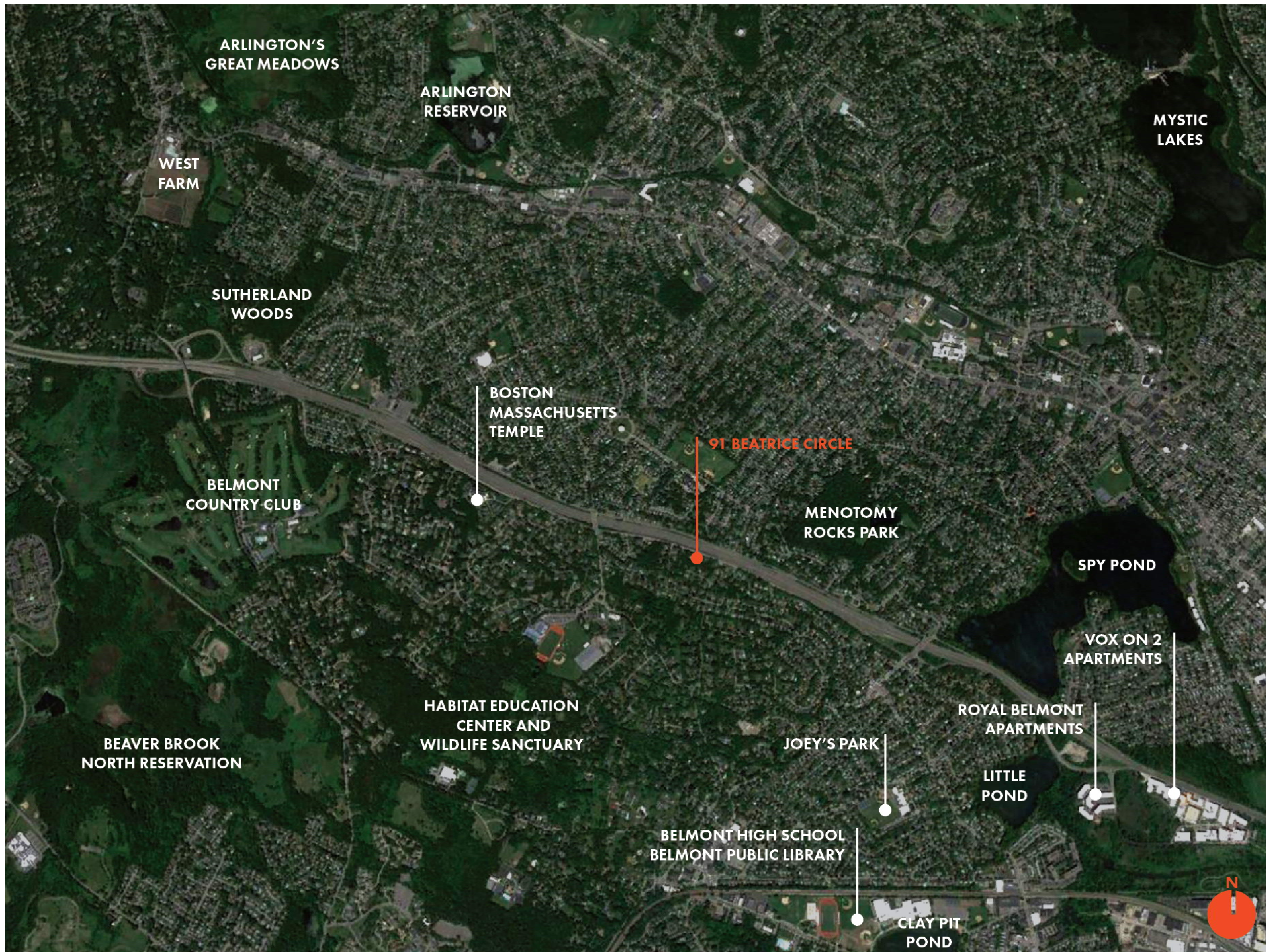
COVER SHEET

DRAWING NUMBER

A000

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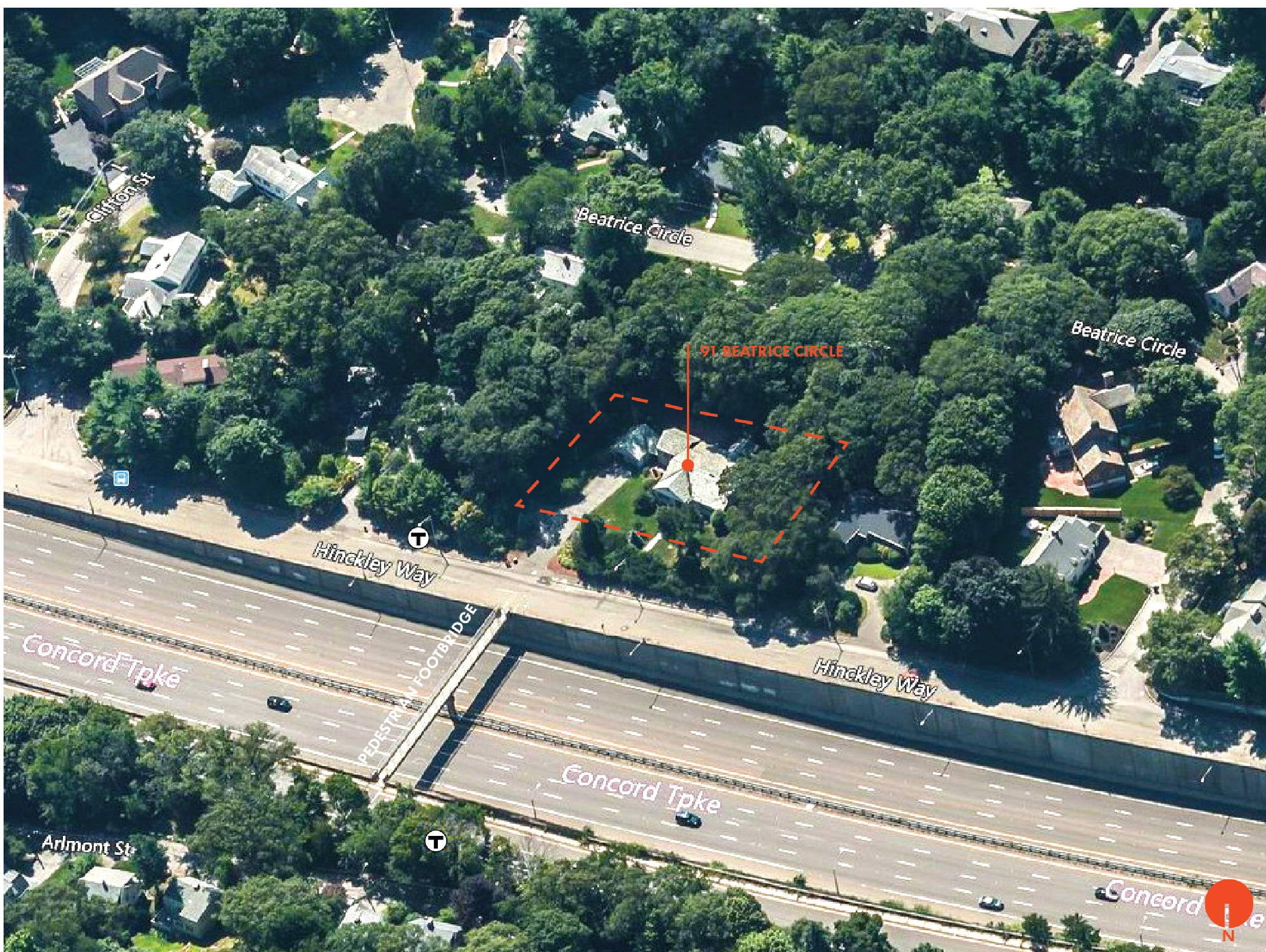
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TOWN CONTEXT



LOCAL CONTEXT



SITE AERIAL

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DATE: MAY 11, 2020
PROJECT #: 20004
SCALE:

DRAWING TITLE
SITE CONTEXT

DRAWING NUMBER
A001

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VIEW OF EXISTING SITE - HINCKLEY ST. - FACING WEST



VIEW OF EXISTING SITE - HINCKLEY ST. - FACING EAST



VIEW OF PEDESTRIAN CROSSING FROM SITE - FACING NORTH



VIEW OF EXISTING SITE - HINCKLEY ST. - FACING SOUTH



VIEW OF STAIR ENTRY - FACING NORTH



VIEW OF EAST NEIGHBORING SITE - FACING EAST



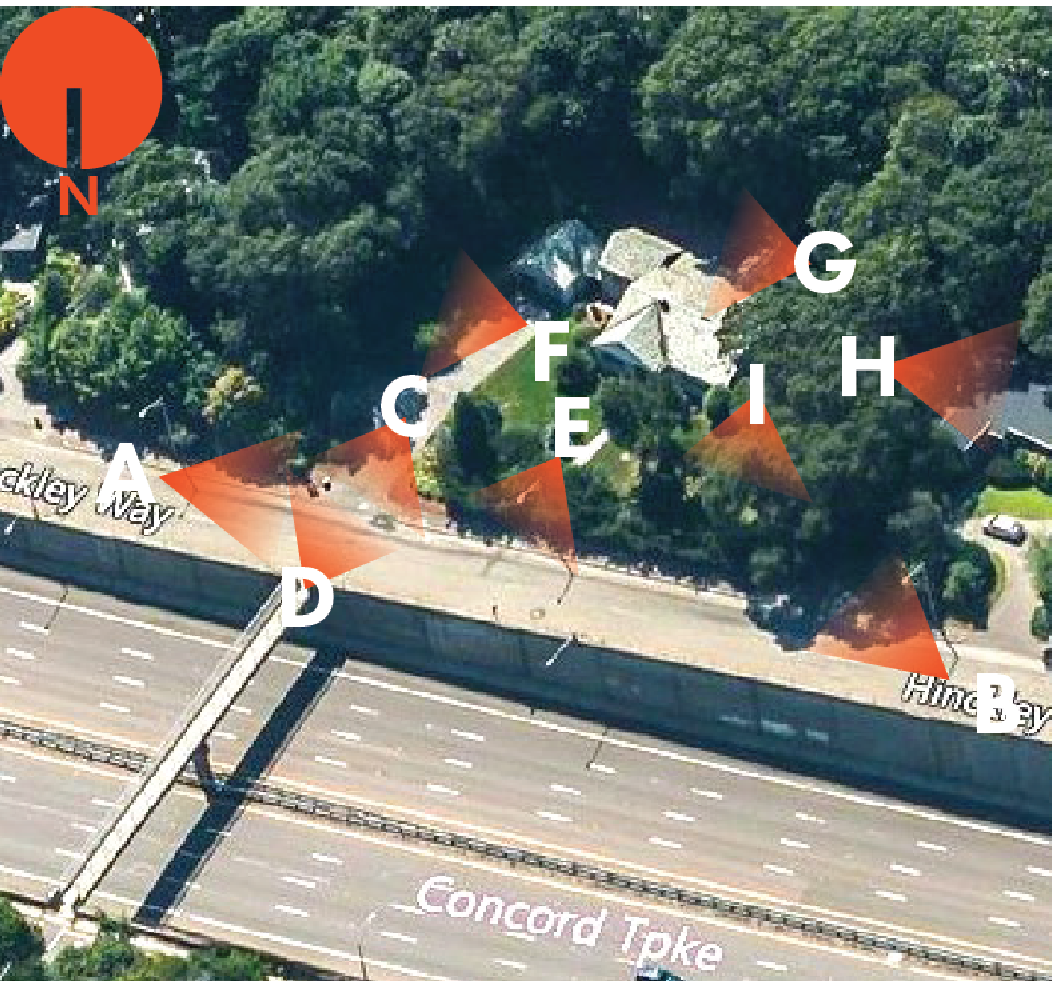
VIEW OF SOUTH NEIGHBORING SITE - FACING EAST



VIEW OF WEST NEIGHBORING SITE - FACING WEST



VIEW TOWARDS ROUTE 2 - FACING NORTH



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PROJECT #: 20004
SCALE:

DRAWING TITLE
EXISTING
CONDITIONS

DRAWING NUMBER
A002



1 SITE AXON

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DRAWING TITLE
PROJECT AXON

DRAWING NUMBER
A005

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ISSUE: PEL SUBMISSION
DATE: MAY 11, 2020
PROJECT #: 20004
SCALE: 1/8" = 1'-0"

DRAWING TITLE
ARCHITECTURAL
SITE PLAN

DRAWING NUMBER
A010
copyright EMBARC STUDIO, LLC

GENERAL NOTE: REFER TO CIVIL DRAWINGS
FOR SITE INFORMATION AND DETAILS



1 SITE SECTION - N TO S
1" = 10'-0"



2 SITE SECTION - W TO E
1" = 10'-0"

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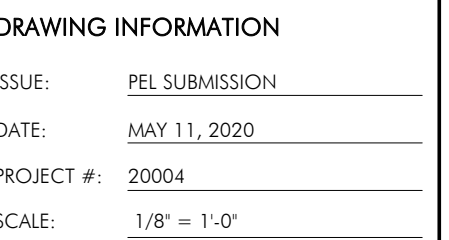
REGISTERED ARCHITECT
ANTHONY SEYMOUR
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION
ISSUE: PEL SUBMISSION
DATE: MAY 11, 2020
PROJECT #: 20004
SCALE: 1" = 10'-0"

DRAWING TITLE
SITE SECTION

DRAWING NUMBER
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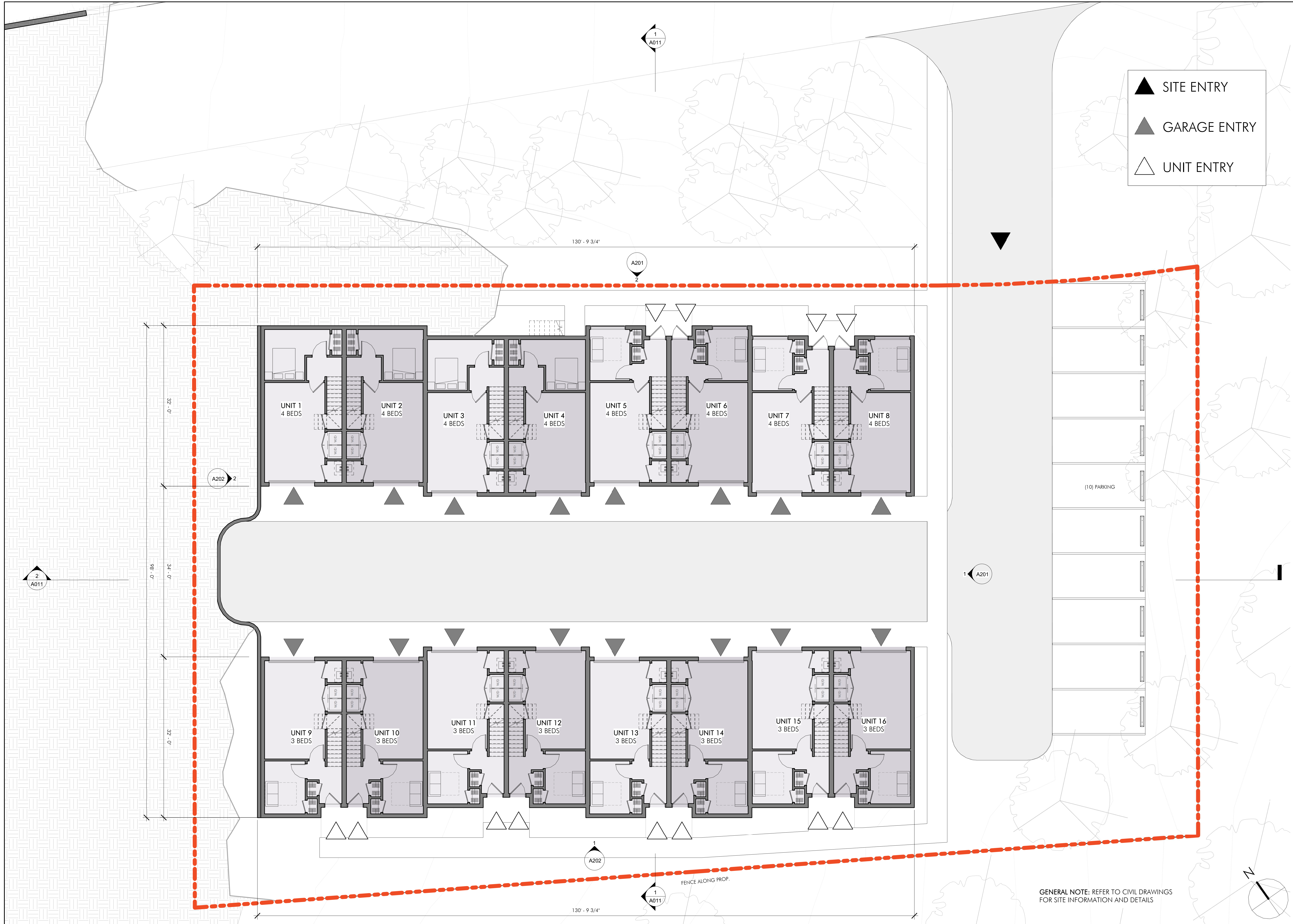
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FIRST FLOOR
PLAN

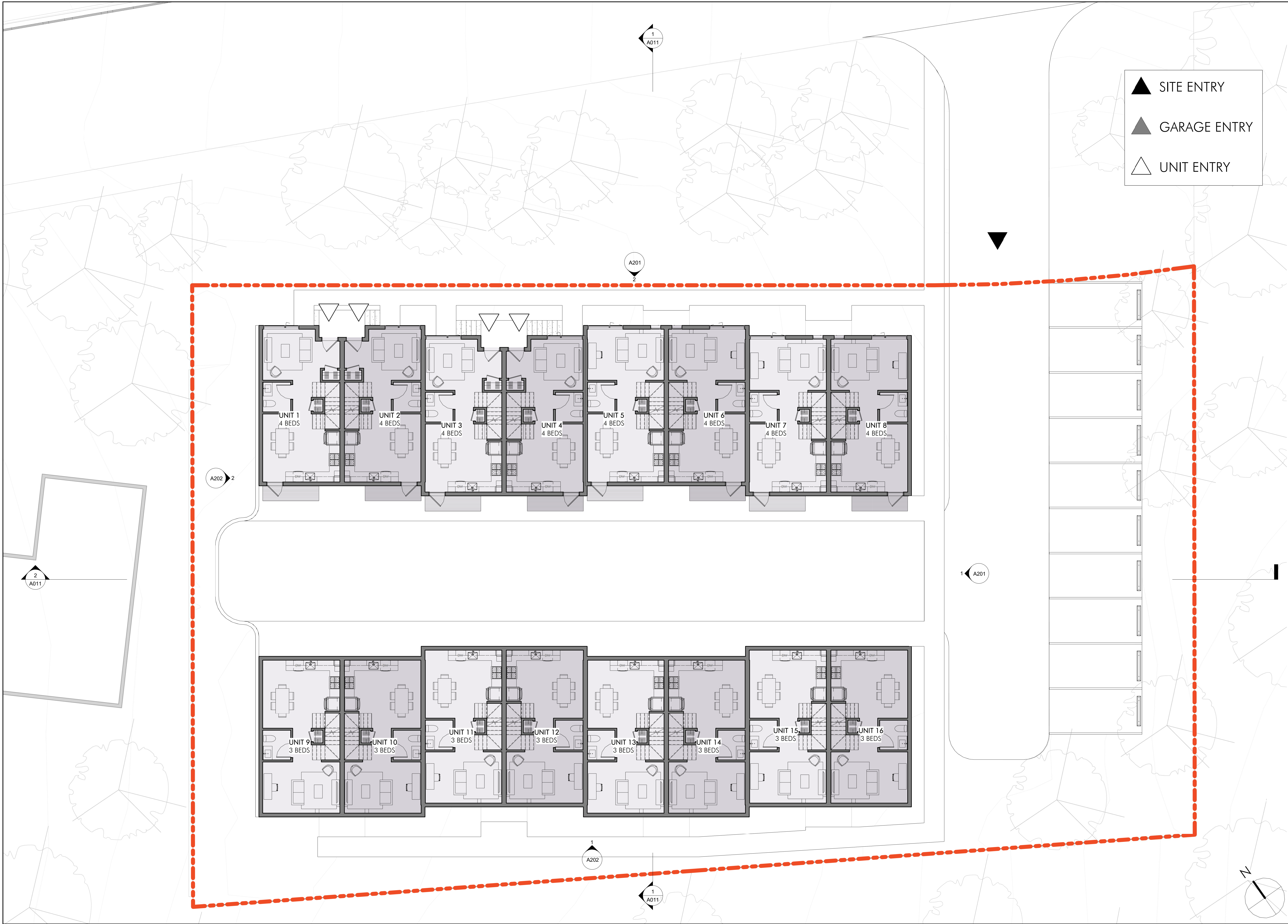
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DRAWING INFORMATION
ISSUE: PEL SUBMISSION
DATE: MAY 11, 2020
PROJECT #: 20004
SCALE: 1/8" = 1'-0"

DRAWING TITLE
SECOND FLOOR PLAN

DRAWING NUMBER
A102
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ISSUE: PEL SUBMISSION

DATE: MAY 11, 2020

PROJECT #: 20004

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

DRAWING TITLE

THIRD FLOOR PLAN

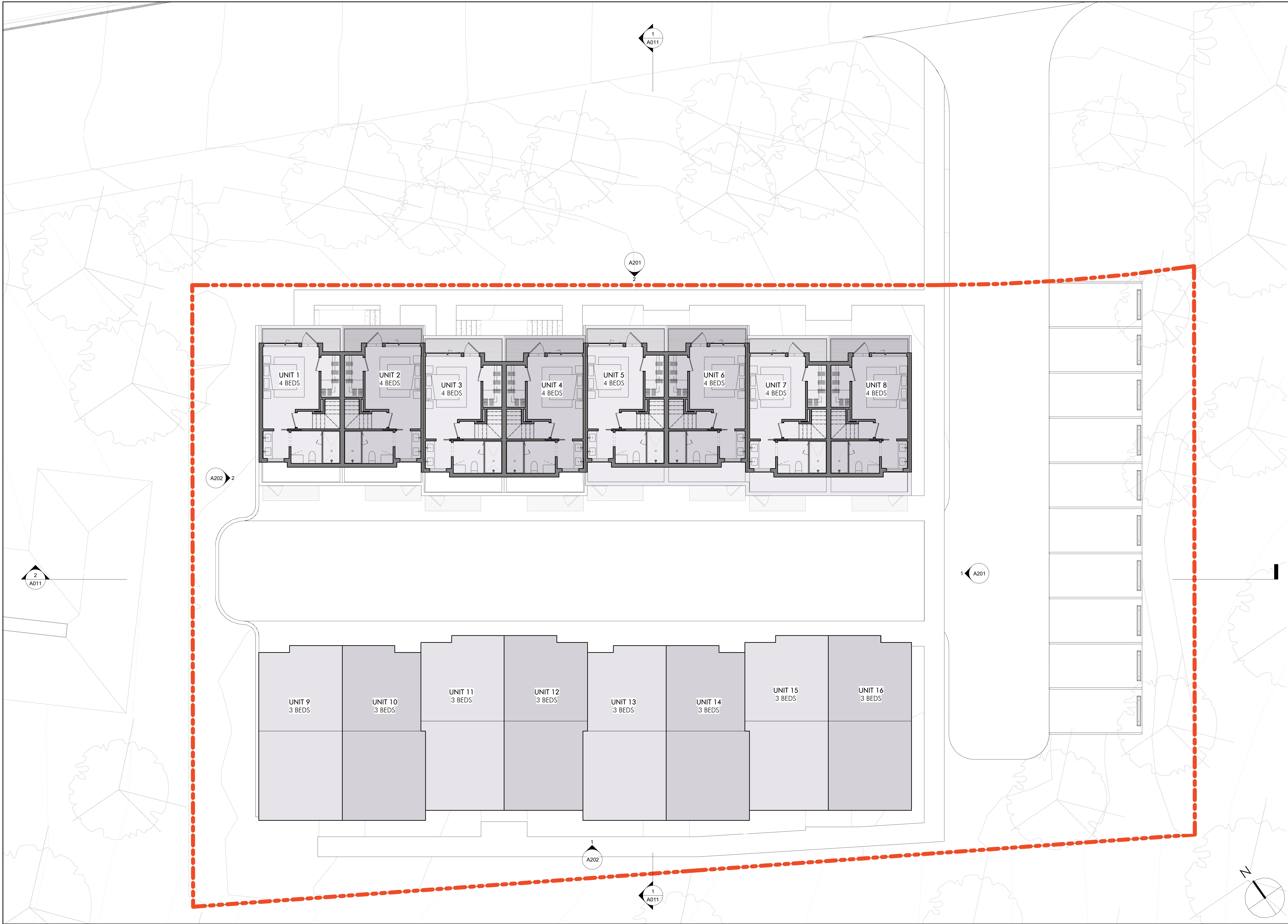
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REGISTERED ARCHITECT
ANTHONY A. GEMINI
NO. 20350
BOSTON
COMMONWEALTH OF MASSACHUSETTS

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REGISTERED ARCHITECT

NO. 20350

BOSTON

COMMONWEALTH OF MASSACHUSETTS

DRAWING INFORMATION

ISSUE: PEL SUBMISSION

DATE: MAY 11, 2020

PROJECT #: 20004

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

DRAWING TITLE

FOURTH FLOOR PLAN

DRAWING NUMBER

A104

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2 NORTH ELEVATION (FRONT)
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

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DRAWING INFORMATION

ISSUE: PEL SUBMISSION
DATE: MAY 11, 2020
PROJECT #: 20004
SCALE: 1/8" = 1'-0"

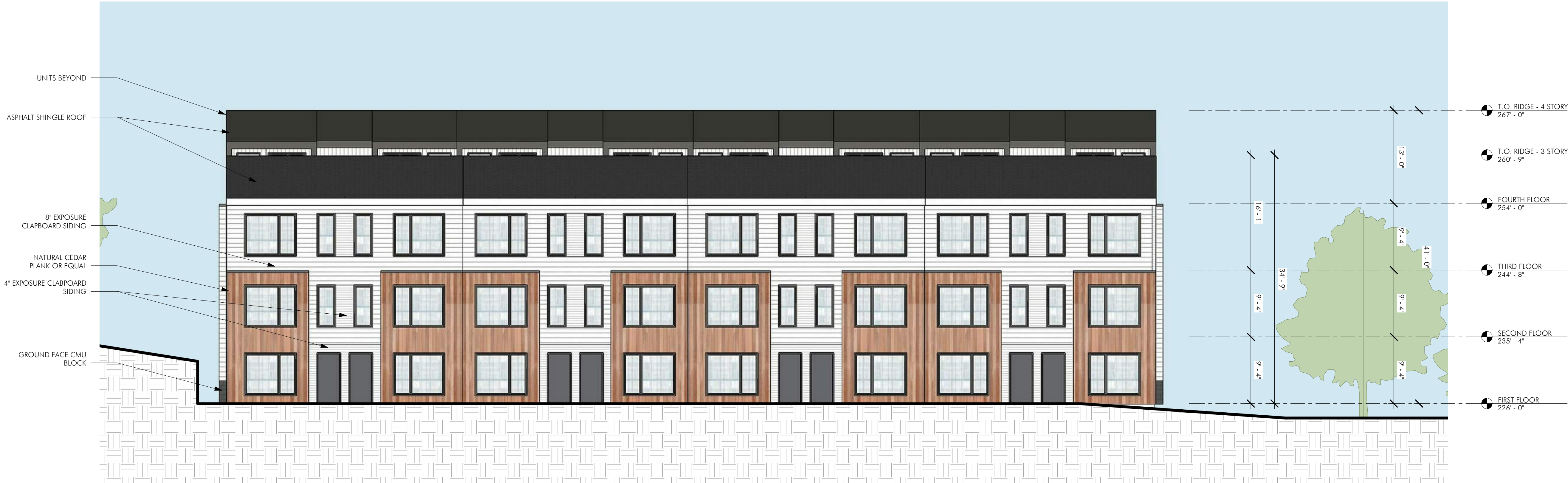
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EXTERIOR
ELEVATIONS

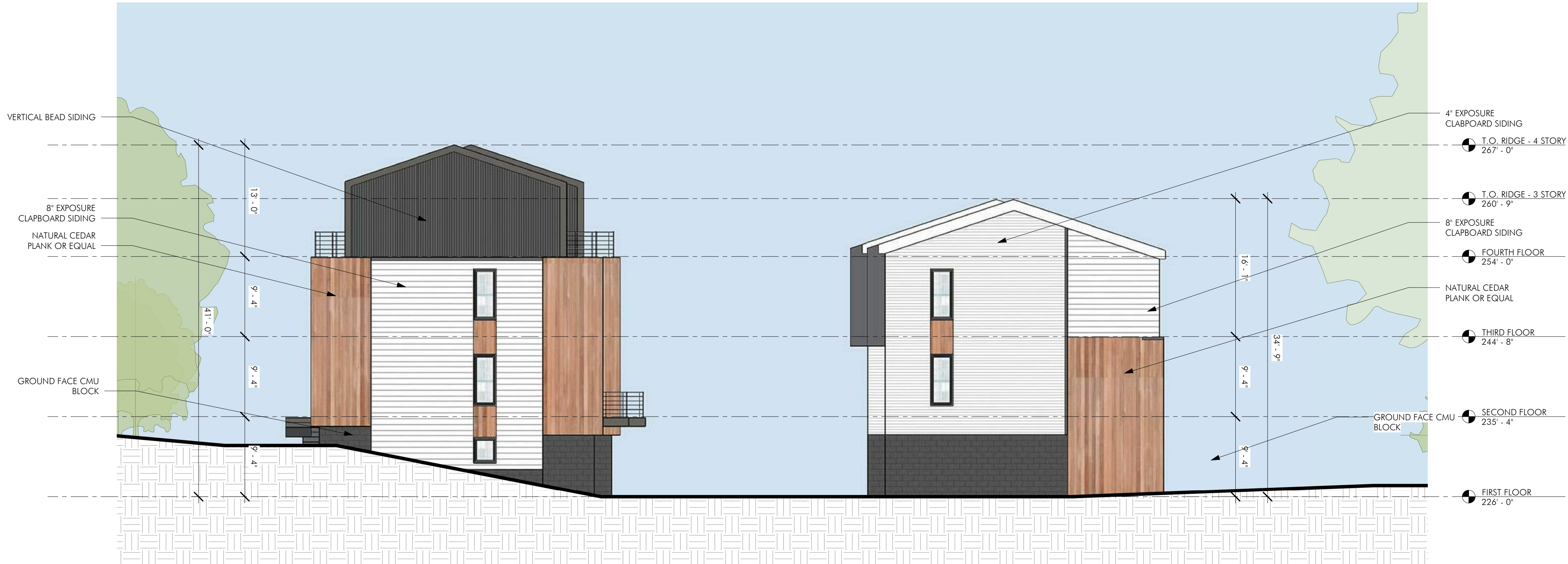
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A201

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1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



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MARK	ISSUE	DATE

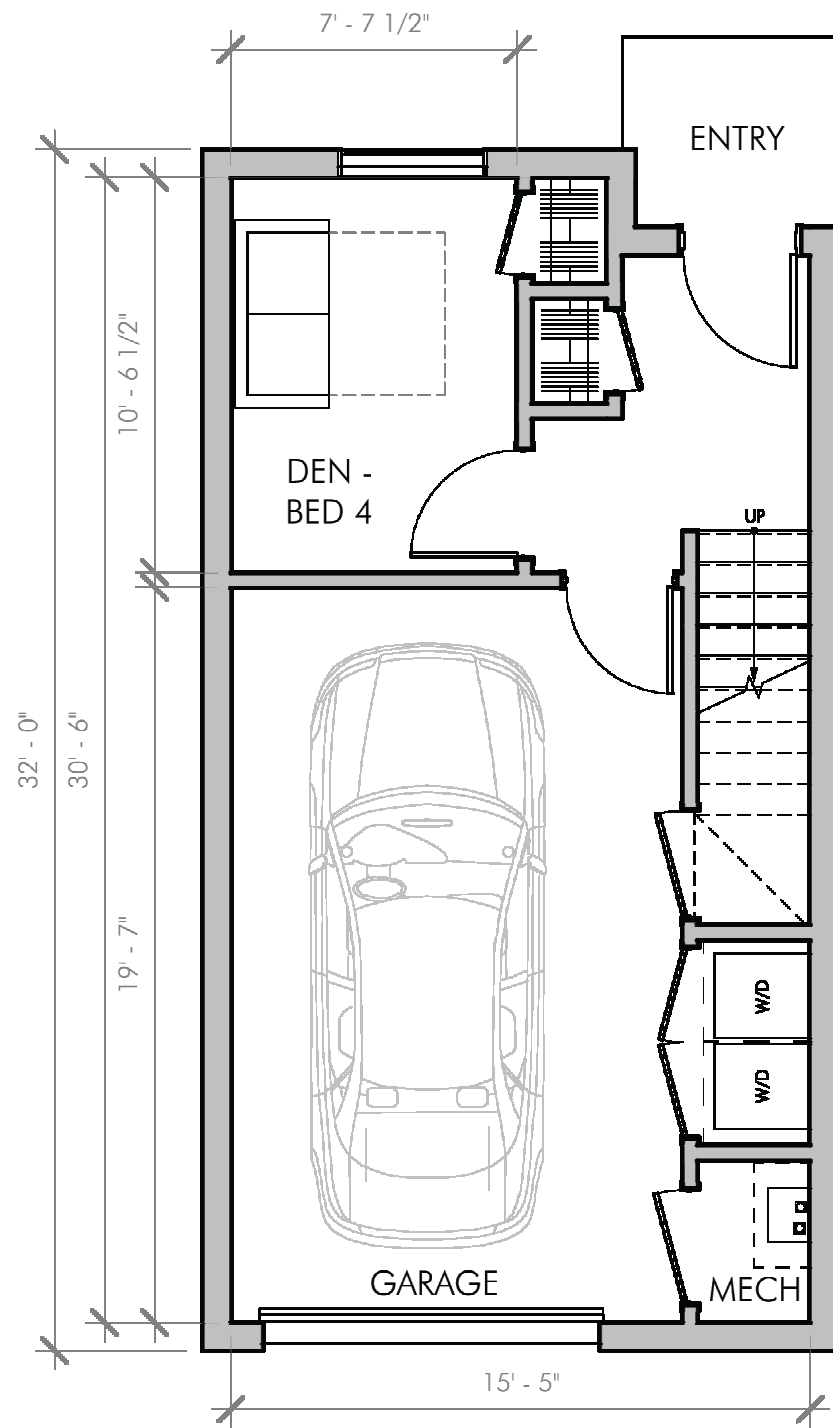


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DATE: MAY 11, 2020
PROJECT #: 20004
SCALE:

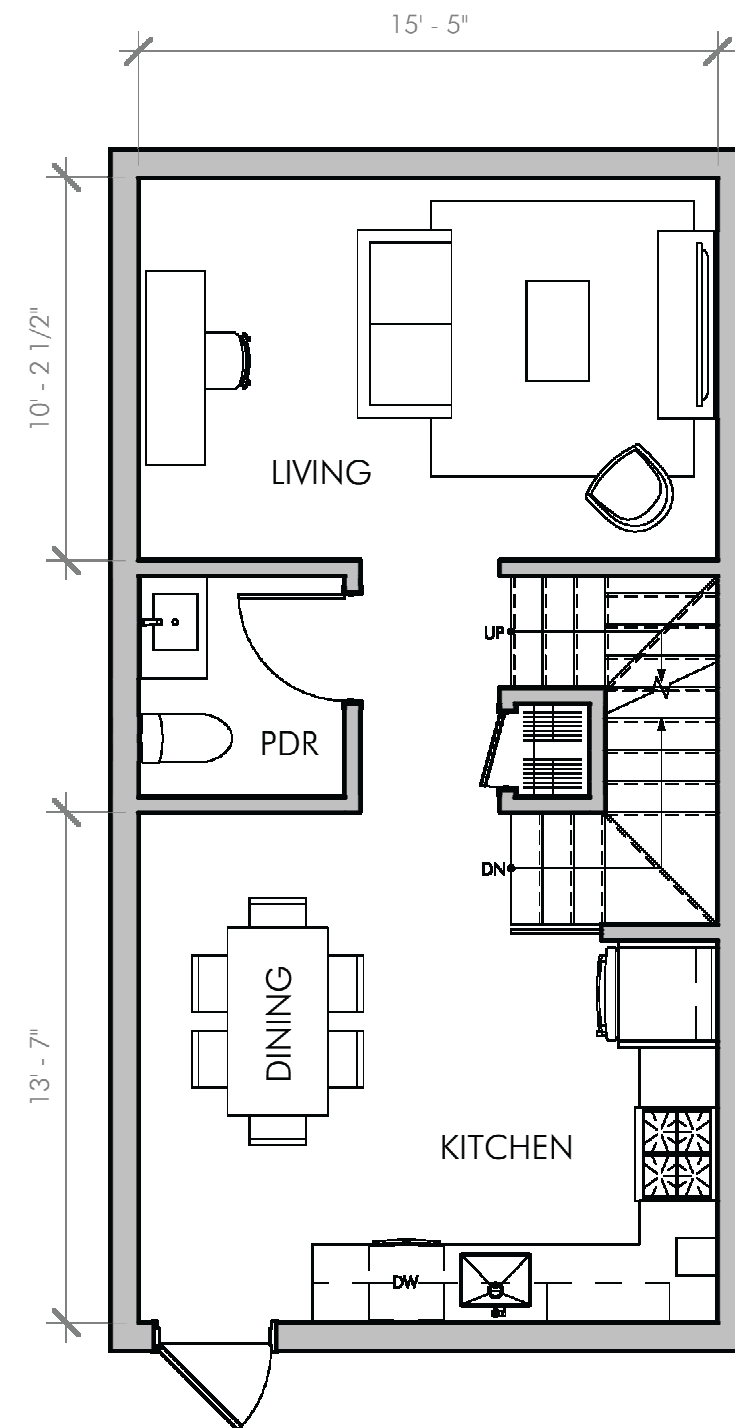
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ARCHITECTURAL
RENDERING

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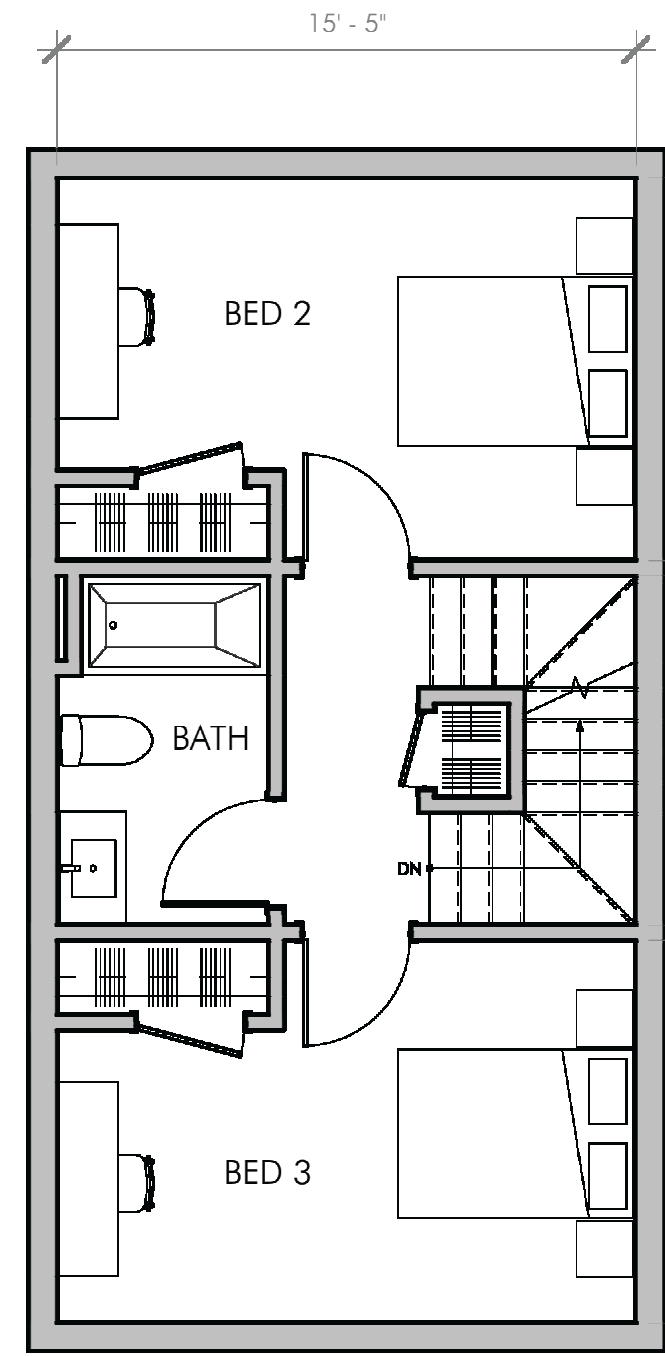
copyright: EMBARC STUDIO, LLC



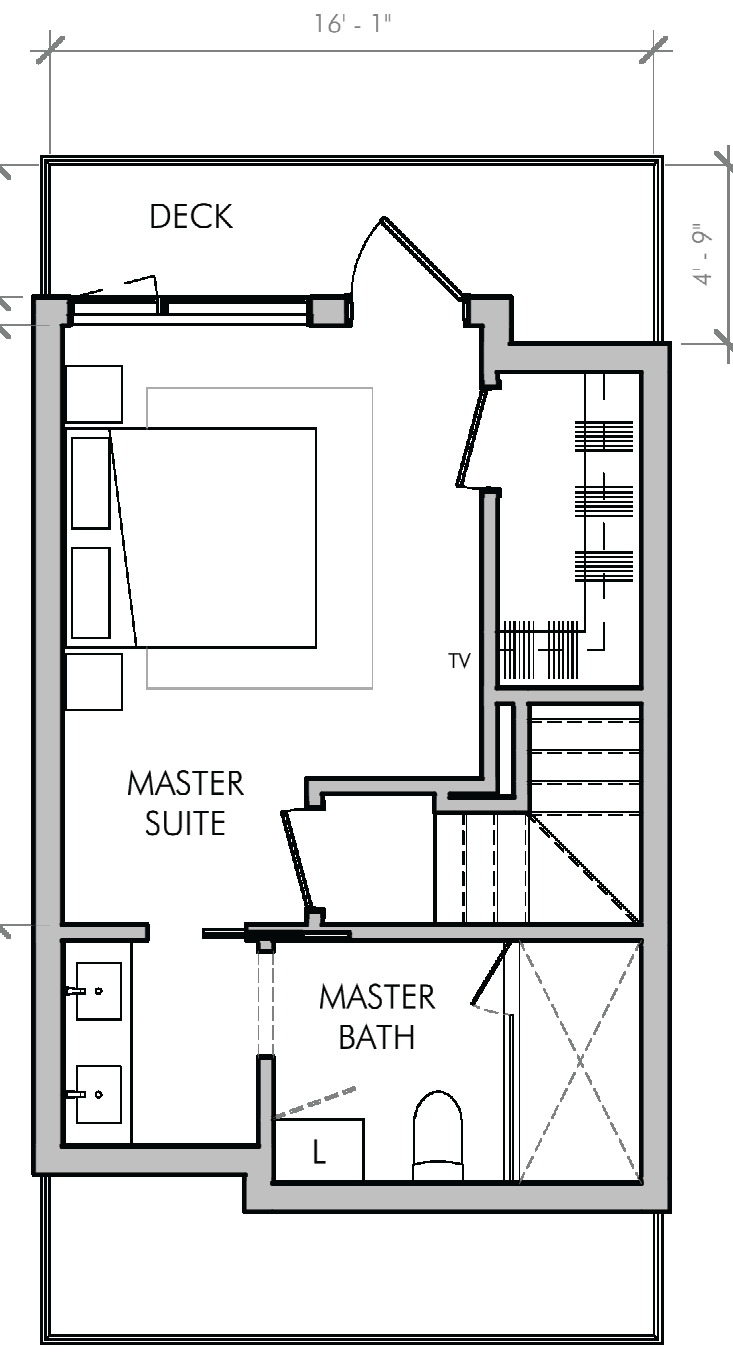
1 1ST FLOOR PLAN
3/16" = 1'-0"



2 2ND FLOOR PLAN
3/16" = 1'-0"

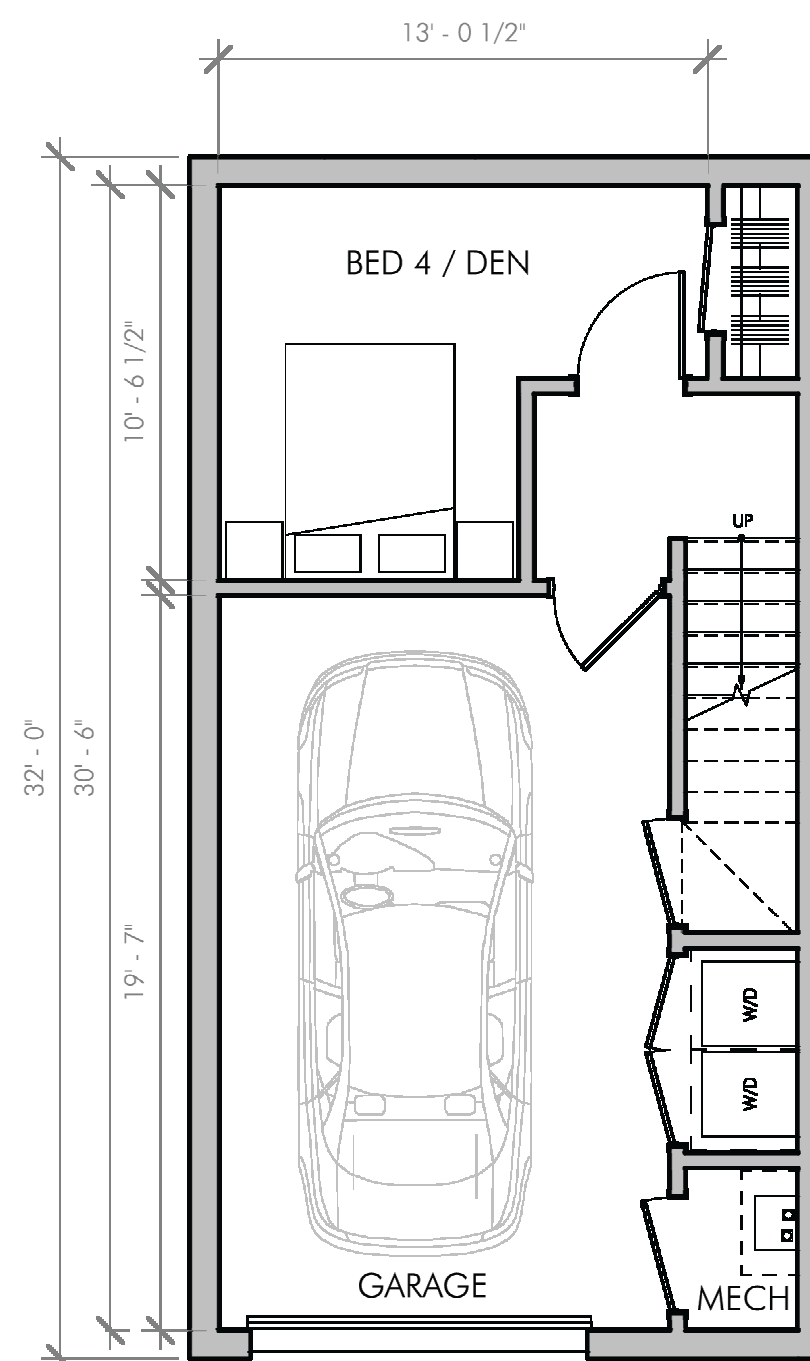


3 3RD FLOOR PLAN
3/16" = 1'-0"

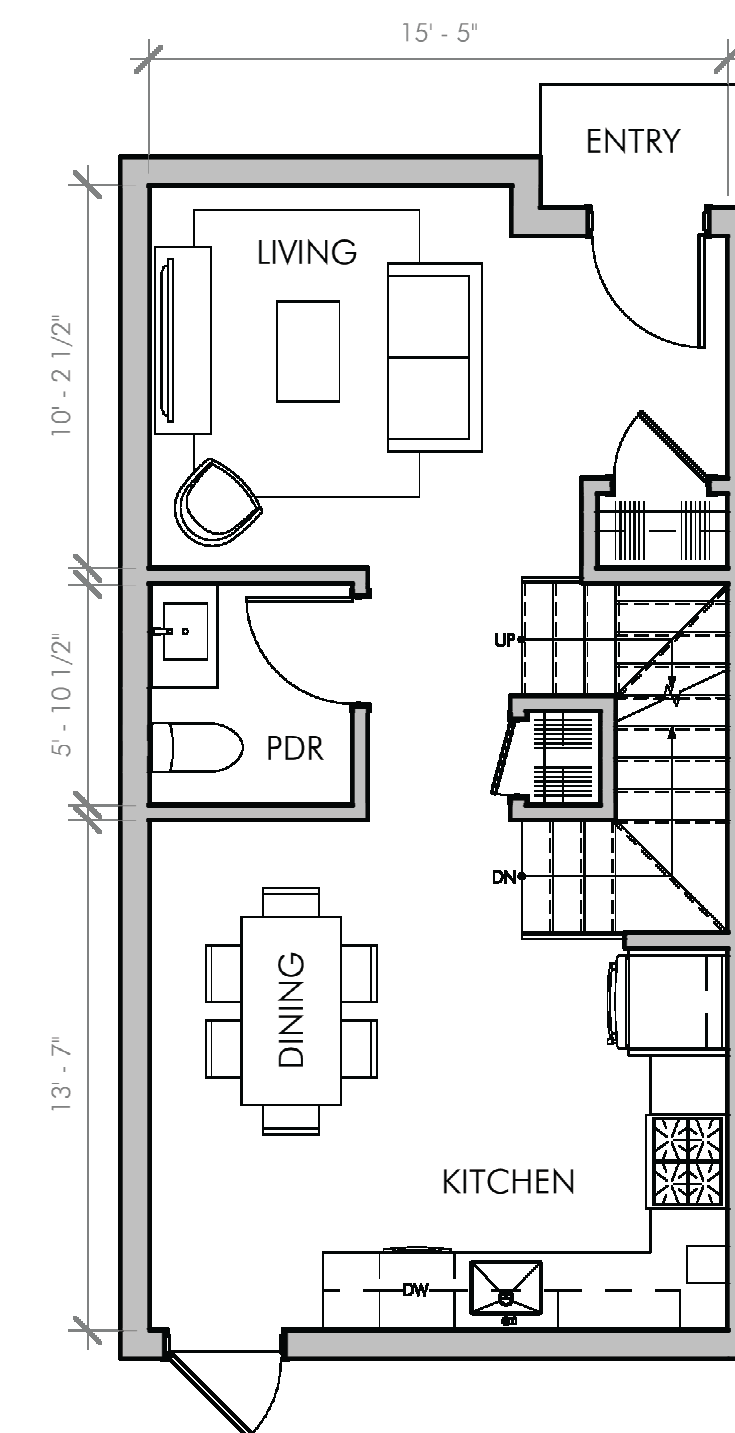


4 4TH FLOOR PLAN
3/16" = 1'-0"

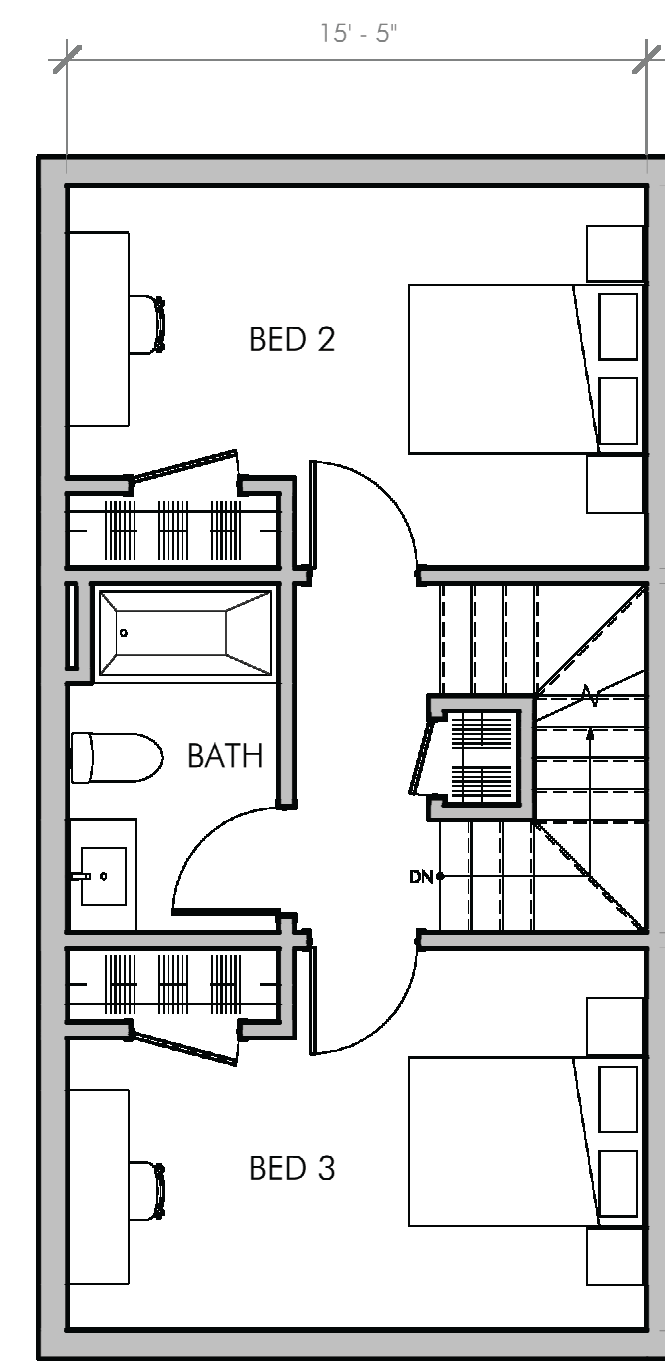
4-STORY TOWNHOUSE - 1ST FLOOR ENTRY (TYP.)



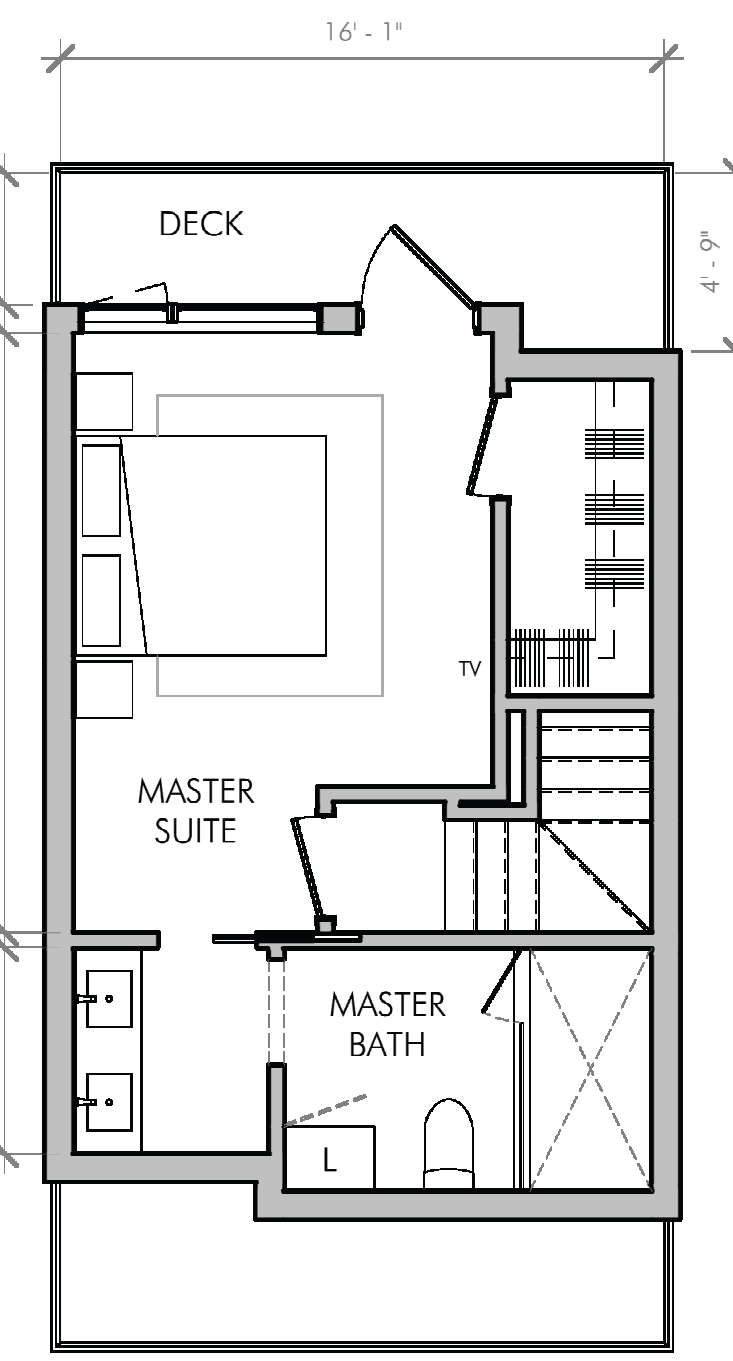
1 1ST FLOOR PLAN
3/16" = 1'-0"



2 2ND FLOOR PLAN
3/16" = 1'-0"

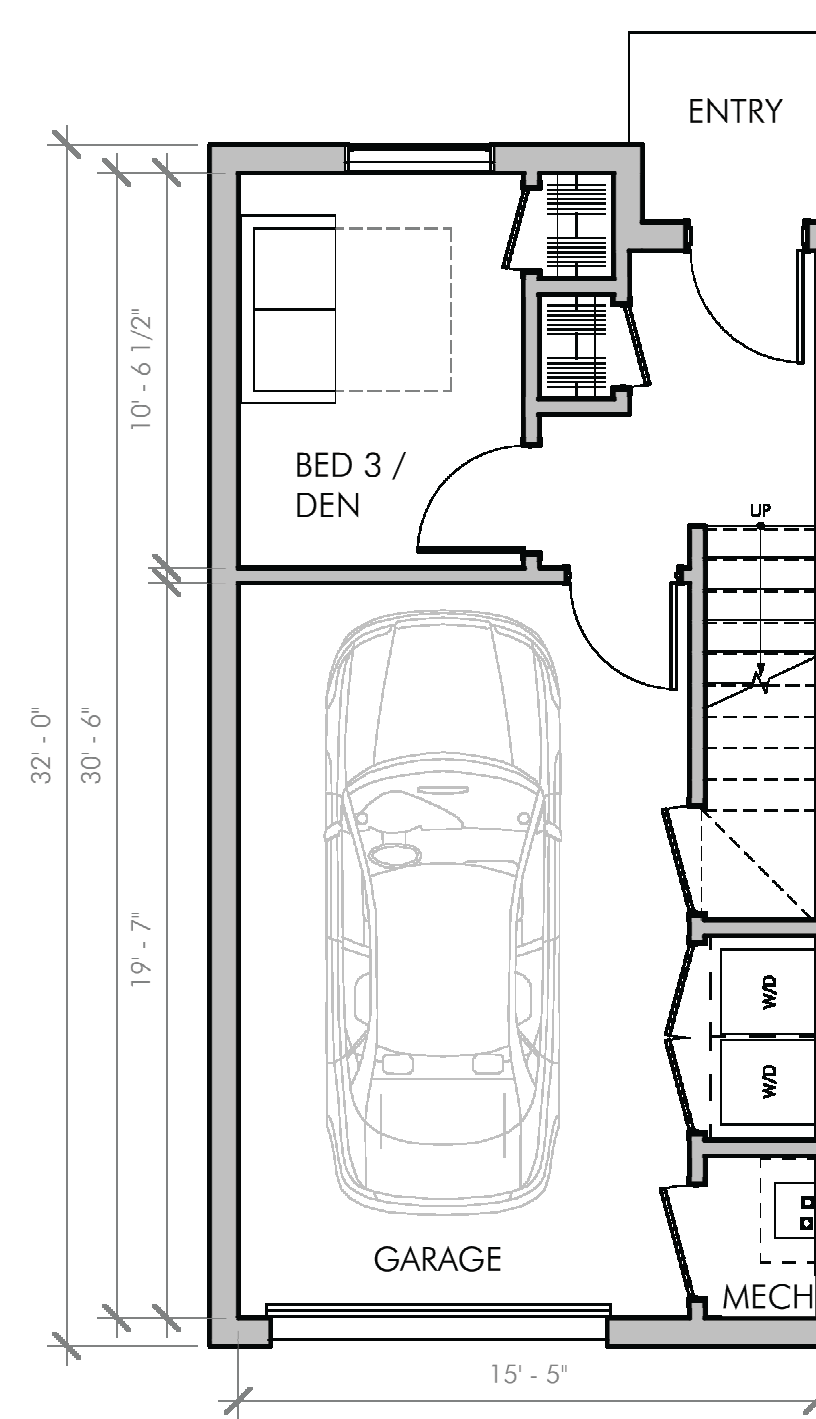


3 3RD FLOOR PLAN
3/16" = 1'-0"

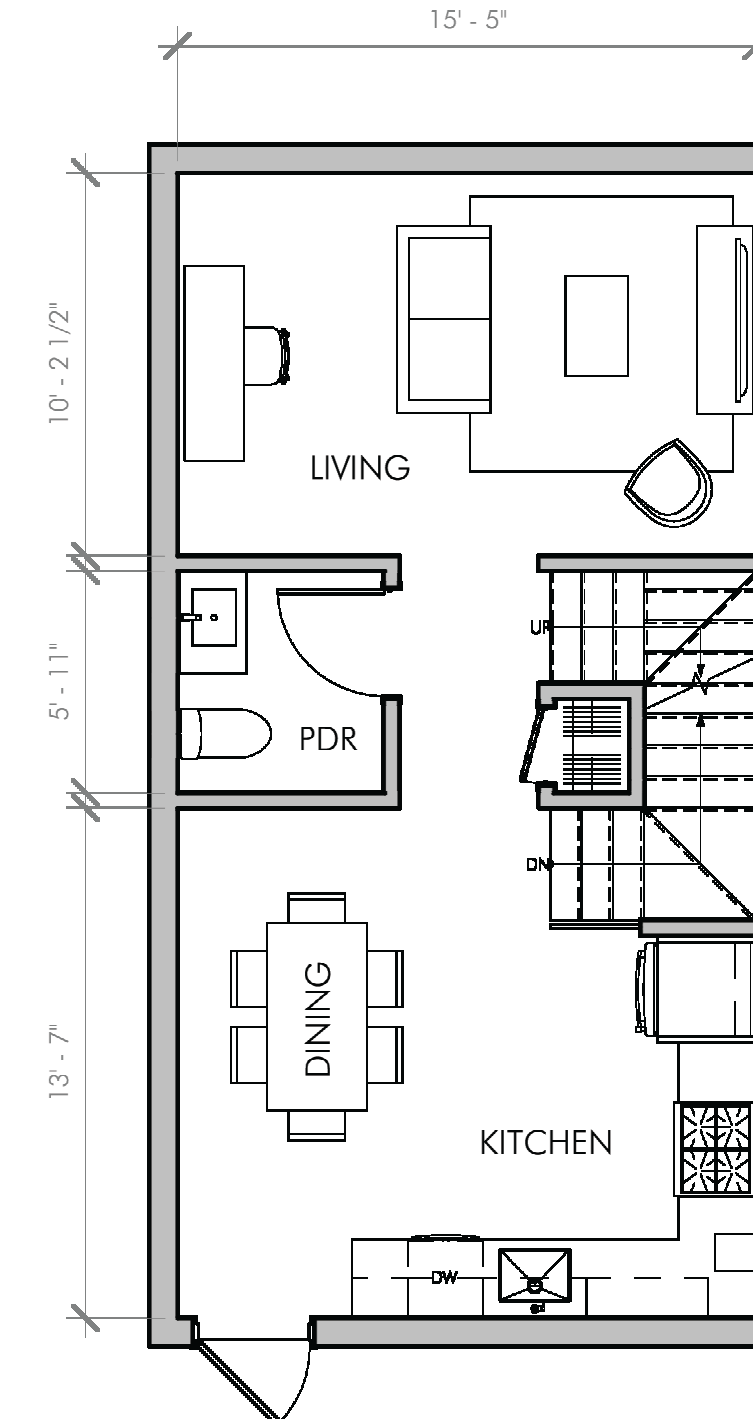


4 4TH FLOOR PLAN
3/16" = 1'-0"

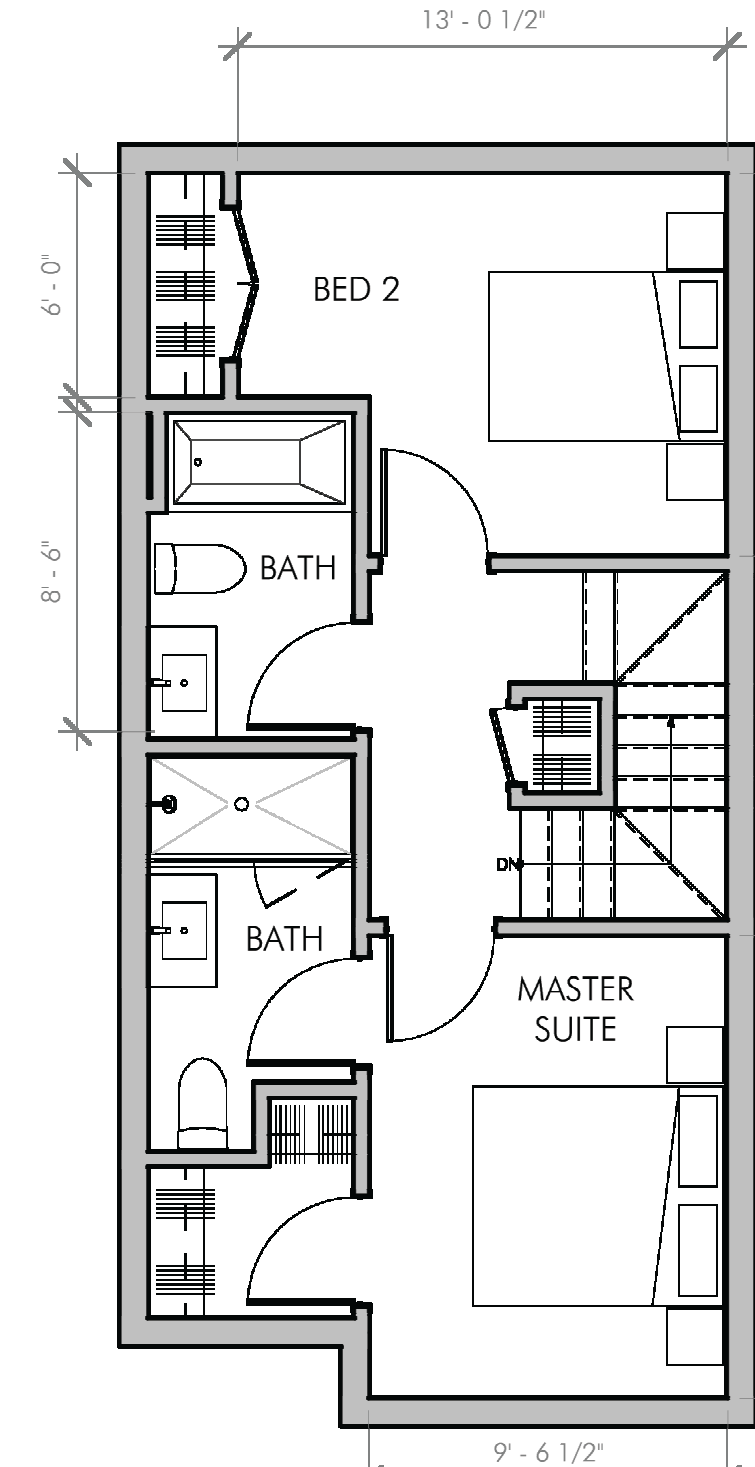
4-STORY TOWNHOUSE - 2ND FLOOR ENTRY (TYP.)



1 1ST FLOOR PLAN
3/16" = 1'-0"



2 2ND FLOOR PLAN
3/16" = 1'-0"



3 3RD FLOOR PLAN
3/16" = 1'-0"

3-STORY TOWNHOUSE - 1ST FLOOR ENTRY (TYP.)

ARCHITECT
EMBARC
60 K STREET, 3RD FLOOR
BOSTON, MA 02127
O: 617.766.8330
www.embarcstudio.com

OWNER
SITE FEASIBILITY

CONSULTANTS

91 BEATRICE CIRCLE
BELMONT, MA

PEL SUBMISSION

REVISIONS
MARK ISSUE DATE



DRAWING INFORMATION
ISSUE: PEL SUBMISSION
DATE: MAY 11, 2020
PROJECT #: 20004
SCALE:

DRAWING TITLE
TYPICAL UNIT
PLANS

DRAWING NUMBER
A500

copyright: EMBARC STUDIO, LLC

EMBARC

May 11, 2020

Comprehensive Land Holdings
91 Beatrice Circle
Belmont, MA 02186

Architectural Project Narrative

91 Beatrice Circle is a property located along Hinckley Way, a Route 2 Concord Turnpike frontage road, in the Belmont Hill neighborhood. Hinckley way provides quick vehicular transportation to Boston, and the site is located directly adjacent to five area MBTA bus lines. The immediate abutting land uses are single-family homes that front Hinckley Way, Clifton St, and Beatrice Circle, as well as a wooded buffer strip between the project site and the Hinckley Way frontage road.

The intent of the design is to integrate a townhouse development into the existing features of the site and architectural fabric of the neighborhood. The proposed building will contain 16 wood-framed townhouse style units, each with a self-contained covered parking space, laundry and HVAC systems. The townhouses are organized as two distinct rows with the vehicular access tucked in the middle to minimize visual impact, light and noise. There is additional surface parking located off the drive entry for a total of 26 spaces on-site. All units will have direct pedestrian access from walking paths provided on site.

The height and scale of the townhouses transitions from 4 story units fronting on Hinckley to 3-story units in the rear of the site whose height closely relates to that of the abutting neighbors on Beatrice Circle. The project is sited to integrate well with the landscape, the tallest portion being cut into the topography, allowing the lower parking level to sit partially below grade and keeping the roof-line of the tallest portion of the site at a similar relative grade to the surrounding houses.

In terms of architectural style, the 4-story row of townhouses is intended to be more contemporary and in keeping with similar new developments happening along the Concord Turnpike corridor. These units along Hinckley also feature balconies looking towards the Boston skyline. The 3-story row of townhouses uses the same material palette as its counterpart, but is detailed more traditionally to integrate with the style of the rear abutting neighbors. Both rows of townhouses utilize traditional building materials in keeping with the adjacent residential context.

91 Beatrice Circle Waiver Requests

Through a Comprehensive Permit, the Belmont Board of Appeals has the authority under M.G.L. Chapter 40B and its implementing regulations to waive requirements of local bylaws; further, the Board of Appeals can act on behalf of any local permitting authority through the Comprehensive Permit process. The project plans reflect an attempt to minimize the number of waivers requested and we believe reflects a plan that is contextually appropriate on several different levels. Please find a preliminary table of the waivers believed to be necessary to permit the proposed project.

Waivers from Town of Belmont Zoning Bylaw		
Local Regulation	Requirement	Waiver Requested/ Applicability
Section 3.3. Schedule of Use Regulations	General uses not allowed in SR-A District	Waiver requested to allow attached single-family apartments in SR-A District.
Section 4.2 Schedule of Dimensional Regulations <ul style="list-style-type: none"> • Min. Lot Area • Max. Lot Coverage • Min. Open Space • Min. Front Yard • Min. Side Yard • Min. Rear Yard • Max. Building Height 	Dimensional Requirements in SR-A District	Waiver requested to allow less than the minimum lot area, open space, yard setbacks, and greater than the maximum lot coverage and building height.
Section 5.1.2.a. Schedule of Requirements	"Two parking spaces shall be required for each dwelling unit..."	Waiver requested to allow 1.63 parking spaces per dwelling unit.
Section 5.1.3.b. Parking and Loading Area Location and Design	"In Single Residence Districts, no parking shall be permitted within a required front yard between the side lines of the dwelling extended to the street..."	Waiver requested, if applicable, for parking spaces located within the front yard setback.
Section 5.2.5 District Regulations (Signs)	Regulations governing signs in residential districts	Waiver requested to allow for permanent signs to direct residents, guests, and prospective tenants typical of projects of this size and type, should such signs be construed

		as commercial signs.
Section 5.3 Landscaping	Landscaping requirements for any new building, addition, or change of use resulting in a parking increase of five or more spaces	Waiver requested from this section in its entirety to allow a landscaping plan to be approved by the Board of Appeals.
Section 5.4.3 Light and Glare	Lighting requirements for all uses	Waiver requested from this section in its entirety to allow lighting to be approved by the Board of Appeals.
Section 7.1. Enforcement and Penalty	"The Building Inspector shall enforce this bylaw..."	Waiver requested from this section to the extent that it could be construed to allow the Building Inspector to determine that the project is in violation of the Zoning Bylaw despite the issuance of the Comprehensive Permit.
Section 7.3. Design and Site Plan Review	Design and Site Plan Review Requirements by the Planning Board	Waiver requested from this section in its entirety to allow permitting under a Comprehensive Permit by the Board of Appeals.
Section 7.5 Development Impact Report	Development Impact Report Requirements	Waiver requested from this section in its entirety to allow peer review by the Board of Appeals during the Comprehensive Permitting process.

The applicant also anticipates requesting the following waivers to allow the Zoning Board of Appeals to act as the permitting authority for the following local bylaws and regulations:

Waivers from Town of Belmont Bylaws	
Article 325: Stormwater Management and Control	<p>Waiver requested from this article in its entirety to allow the project's stormwater management and control to be approved during the Comprehensive Permitting process.</p> <p>Waiver requested from all local stormwater requirements and to allow stormwater regulations and standards developed by MassDEP to be implemented. Stormwater system will conform to MassDEP Standards.</p>

By requesting the foregoing waivers from local bylaws and regulations, it is the intention of the Applicant to request a Comprehensive Permit to permit construction of the Project as shown on the Plan. If in reviewing the Applicant's building permit application(s), the Building Commissioner determines that any additional waiver from local bylaws or regulations is necessary to permit construction to proceed as shown on the Plan, the Applicant requests that the Building Commissioner proceed as follows:

The Applicant shall be informed of any additional waiver required and (a) any matter determined by the Building Commissioner to be of a *de minimus* nature shall be deemed within the scope of the waivers granted by the Comprehensive Permit; or (b) for any matter determined by the Building Commissioner not of a *de minimus* nature, including but not limited to potential adverse impacts on public health, safety, welfare or the environment, Applicant may submit a request to the Board for a determination under 760 CMR 56.05(11).

Section 4

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 4/29/2020 4:10:01 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
1827910	DEED		01551/124	11/06/2019	1400000.00
Property-Street Address and/or Description					
91 BEATRICE CIR LOTS 37 & 38					
Grantors					
NARAYAN MAHESH, NARAYAN RUPA					
Grantees					
COMPREHENSIVE LAND HOLDINGS LLC					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					
270937 01546/89, 271959 01551/124					



2019 01827910
Bk: 1551 Pg: 124 Cert#: 271959
Doc: DEED 11/06/2019 10:55 AM

QUITCLAIM DEED

We, MAHESH NARAYAN and RUPA NARAYAN, being married to each other, of 91 Beatrice Circle, Belmont, Massachusetts, for consideration paid and in full consideration of \$1,400,000.00 grant to COMPREHENSIVE LAND HOLDINGS, LLC, a Delaware Limited Liability Company with a place of business at 2476 North Essex Avenue, Hernando, Florida, with quitclaim covenants,

The land with the buildings thereon situated in Belmont, Middlesex County, Massachusetts, bounded and described as follows:

Northeasterly by Beatrice Circle, one hundred feet;

Southeasterly by Lot 38, as shown on plan hereinafter mentioned, one hundred seventeen and 09/100 feet;

Southwesterly by Lots 32 and 33 on said plan, one hundred and 25/100 feet; and

Northwesterly by Lot 36 on said plan, one hundred twenty-four and 16/100 feet.

Said parcel is shown as Lot 37 on Plan No. 2367-12.

Also another certain parcel of land situate in said Belmont, Middlesex County, Massachusetts, described as follows:

Northeasterly by Beatrice Circle, one hundred feet;

Southeasterly by Lot 39 as shown on said plan hereinafter mentioned, one hundred thirteen and 89/100 feet;

Southwesterly by Lots 31 and 32 on said plan, one hundred and 06/100 feet; and

Northwesterly by Lot 37 on said plan, one hundred seventeen and 09/100 feet.

Said parcel is shown as Lot 38 on said Plan No. 2367-12.

270937

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 11/06/2019 10:55 AM
Ctrl# 310234 14937 Doc# 01827910
Fee: \$6,384.00 Cons: \$1,400,000.00

Handwritten signature/initials

All of said boundaries are determined by the Court to be located as shown on said Plan No. 2367-12, as approved by the Court, filed with the Land Registration Office, a copy of which is filed with the South Registry District of Middlesex County in Registration Book 273, Page 429 with Certificate of Title No. 40900.

The above described land is subject to and has the benefit of restrictions set forth in a Deed from George A. Prentiss, et. al., Trustees, to Charles E. Trenholm, dated January 3, 1930, being Document No. 103041, except as modified by Document No. 140601.

The above described land is subject to an Easement for Sewer and Water purposes in Beatrice Circle in favor of the Inhabitants of Belmont as set forth in Document No. 145525.


With this conveyance, Grantors hereby release any and all rights of Homestead in said property which may exist either by operation of law or recorded document and certify that no other person is entitled to the benefit of a homestead in said property.

Meaning and intending to convey the same premises described in deed filed with Middlesex County Registry District of the Land Court as Document No. 1817484 and creating Certificate of Title No. 270937.

[SPACE BELOW INTENTIONALLY LEFT BLANK]

[SIGNATURES FOLLOW ON NEXT PAGE]

Executed under seal this 24th day of October, 2019.

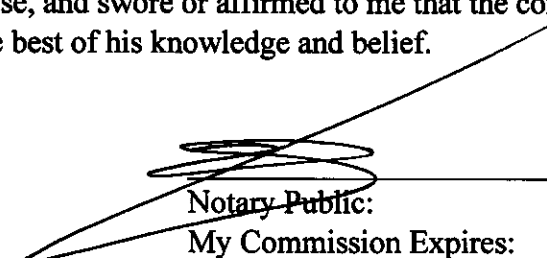


MAHESH NARAYAN

COMMONWEALTH OF MASSACHUSETTS

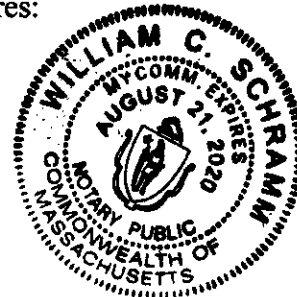
COUNTY: MIDDLESEX

On this 24th day of October, 2019, before me, the undersigned notary public, personally appeared MAHESH NARAYAN proved to me through satisfactory evidence of identification, which was/were [☒] driver's license(s) or [] _____, to be the person whose name is signed on the preceding or attached document, acknowledged to me that he signed it voluntarily for its stated purpose, and swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

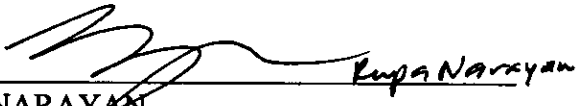


Notary Public:

My Commission Expires:



Executed under seal this 24th day of October, 2019.



RUPA NARAYAN

COMMONWEALTH OF MASSACHUSETTS

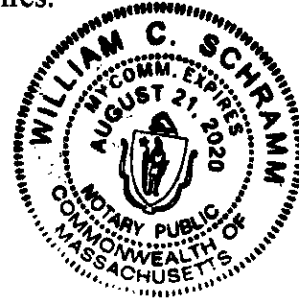
COUNTY: MIDDLESEX

On this 24th day of October, 2019, before me, the undersigned notary public, personally appeared RUPA NARAYAN proved to me through satisfactory evidence of identification, which was/were [☒ driver's license(s) or [] _____, to be the person whose name is signed on the preceding or attached document, acknowledged to me that she signed it voluntarily for its stated purpose, and swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.



Notary Public:

My Commission Expires:



DOCUMENT 01827910

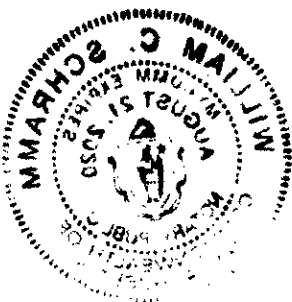
Southern Middlesex Land Court
Registry District

RECEIVED FOR REGISTRATION

On: Nov 06, 2019 at 10:55A

Document Fee: 125.00
Receipt Total: \$6,574.00

NEW: CERT 271959 BK 01551 PG 124
OLD: CERT 270937 BK 1546 PG 89



Transfer Certificate of Title

Cert No: 270937
Doc No: 1817484

Book: 1546
Page: 89

From Transfer Certificate No. 265878 in Registration Book 1514, Page 117 Originally Registered August 30, 2017 for the South Registry District of Middlesex County

This is to Certify that

MAHESH NARAYAN AND RUPA NARAYAN

of **BELMONT** in the **County of Middlesex and the Commonwealth of Massachusetts,**

married to each other, are the owners in fee simple, **as tenants by the entirety**

of that certain parcel of land situate in **BELMONT,**

in the County of Middlesex and said Commonwealth, described as follows:

Northeasterly by Beatrice Circle, one hundred feet;
Southeasterly by lot 38, as shown on plan hereinafter mentioned,
one hundred seventeen and 09/100 feet;
Southwesterly by lots 32 and 33 on said plan, one hundred and 25/100 feet; and
Northwesterly by lot 36 on said plan, one hundred twenty-four and 16/100 feet.

Said parcel is shown as lot 37 on said plan, (Plan No. 2367-12).

Also another certain parcel of land situate in said BELMONT, described as follows:

Northeasterly by Beatrice Circle, one hundred feet;
Southeasterly by lot 39, as shown on said plan hereinafter mentioned,
one hundred thirteen and 89/100 feet;
Southwesterly by lots 31 and 32 on said plan, one hundred and 06/100 feet; and
Northwesterly by lot 37 on said plan, one hundred seventeen and 09/100 feet.

Said parcel is shown as lot 38 on said plan, (Plan No. 2367-12).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in **Registration Book 273, Page 429, with Certificate 40900.**

The above described land is subject to and has the benefit of restrictions set forth in deed from George A. Prentiss et al, Trustees to Charles E. Trenholm, dated January 3, 1930 being **Document 103041,** except as modified by **Document 140601.**

The above described land is subject to an Easement for Sewer and Water purposes &c. in Beatrice Circle, in favor of the Inhabitants of Belmont, **Document 145525.**

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws and any amendments thereto, and that the title of said

MAHESH NARAYAN AND RUPA NARAYAN

to said land is registered under said Chapter subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter, and any amendments thereto, which may be subsisting, **and subject also as aforesaid.**

Witness, **Gordon H. Piper, Chief Justice** of the Land Court, Department of the Trial Court, at Cambridge in said County of Middlesex

the ninth day of July the year two thousand and nineteen

at 2 o'clock and 29 minutes in the afternoon.



Attest, with the seal of said Court,-----
Maria C. Curtatone, Assistant Recorder

Property Address: 91 Beatrice Circle, Belmont, MA 02478

Land Court Case No. 2367

Memoranda Of Encumbrances

Cert No: 270937,271959

Book/Page: 01546/89

Cert No	270937
Document Number	229253
Kind	TAKING
In Favor of	BELMONT TOWN SELECTMEN
Date of Instr	03/28/1949
Terms	Taking of land for laying out part Beatrice Circle & Estimated Assmt. Pl. w/Doc.
Date of Reg	04/11/1949
Time of Reg	11:40AM

Cert No	270937
Document Number	432554
Kind	TAKING
In Favor of	MASSACHUSETTS COMM PUBLIC WORKS
Date of Instr	04/27/1966
Terms	Taking of temporary easement in part within desc. land. Pl. w/Doc. See Doc.
Date of Reg	05/18/1966
Time of Reg	11:30AM

Cert No	270937
Document Number	1769312
Kind	MORTGAGE
In Favor of	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Date of Instr	08/30/2017
Terms	\$808,000.
Date of Reg	08/30/2017
Time of Reg	2:30PM

Cert No	270937
Document Number	1817485

Kind MORTGAGE
In Favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC
Date of Instr 07/09/2019
Terms \$940,000.
Date of Reg 07/09/2019
Time of Reg 2:29PM

Cert No 270937
Document Number 1817486
Kind PURPORTED HOMESTEAD
In Favor of NARAYAN MAHESH, NARAYAN RUPA
Date of Instr 07/09/2019
Terms See Document.
Date of Reg 07/09/2019
Time of Reg 2:29PM

Cert No 270937
Document Number 1818944
Kind DISCHARGE
In Favor of
Date of Instr 07/25/2019
Terms Mortgage 1769312.
Date of Reg 07/29/2019
Time of Reg 9:26AM

Cert No 270937
Document Number 1827909
Kind MUNICIPAL LIEN CERTIFICATE
In Favor of BELMONT TOWN
Date of Instr 10/23/2019
Terms See Document.
Date of Reg 11/06/2019
Time of Reg 10:55AM

Cert No 270937
Document Number 1827910

Kind	DEED
In Favor of	COMPREHENSIVE LAND HOLDINGS LLC
Date of Instr	10/24/2019
Terms	CANCELLED. See Certificate #271959, Book 1551, Page 124
Date of Reg	11/06/2019
Time of Reg	10:55AM

Cert No	
Document	
Number	
Kind	
In Favor of	
Date of Instr	
Terms	
Date of Reg	
Time of Reg	

Subdivision of part of Land shown on plan 2367¹³

2367-12

Filed with Cert. of Title No. 2661 South Registry District of Middlesex

COUNTY SHEET-1

LAND IN BELMONT

February - 1936.

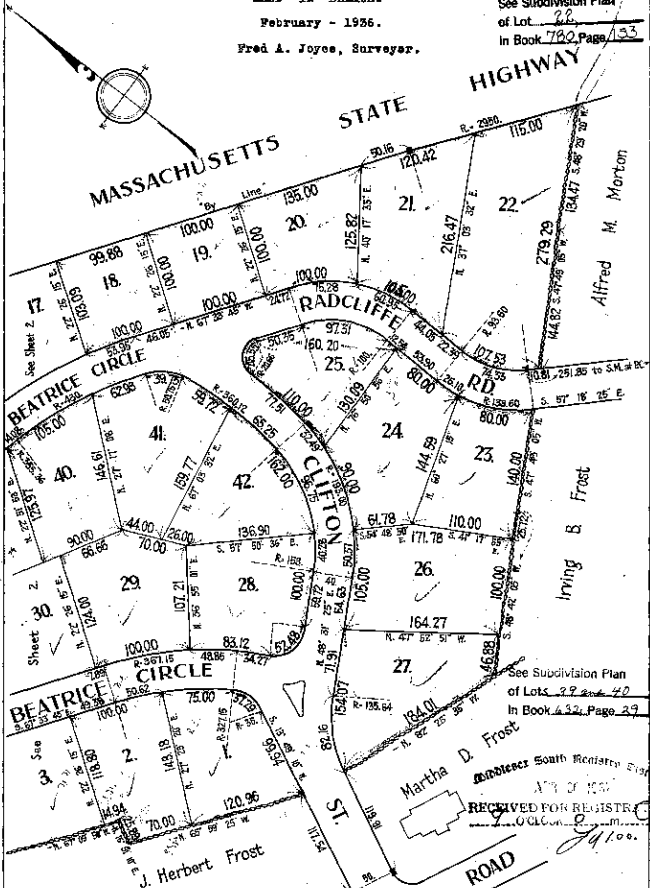
Fred A. Joyce, Surveyor.

See Subdivision Plan
of Lot 22
in Book 790 Page 133

MASSACHUSETTS

STATE

HIGHWAY



Separate certificates of title may be issued
for lots 1 to 42 incl as shown hereon
By the Court

APR. 26, 1936

Charles Southworth
Recorder

WILMINGTON

See Subdivision Plan
of Lots 39 and 40
in Book 432 Page 29

Martha D. Frost

RECEIVED FOR REGISTRATION
JUL 27 1936

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
AUG. 27, 1936

Scale of this plan 8 1/2 feet to an inch
C.B. Humphrey, Engineer for Court

See Division Plan

OF 40000 Book 273 Page 439

First West South Registry District
APR 30 1934
RECEIVED FOR REGISTRATION
9 O'CLOCK

2367-12
SHEET 2

John J. Loud et al.

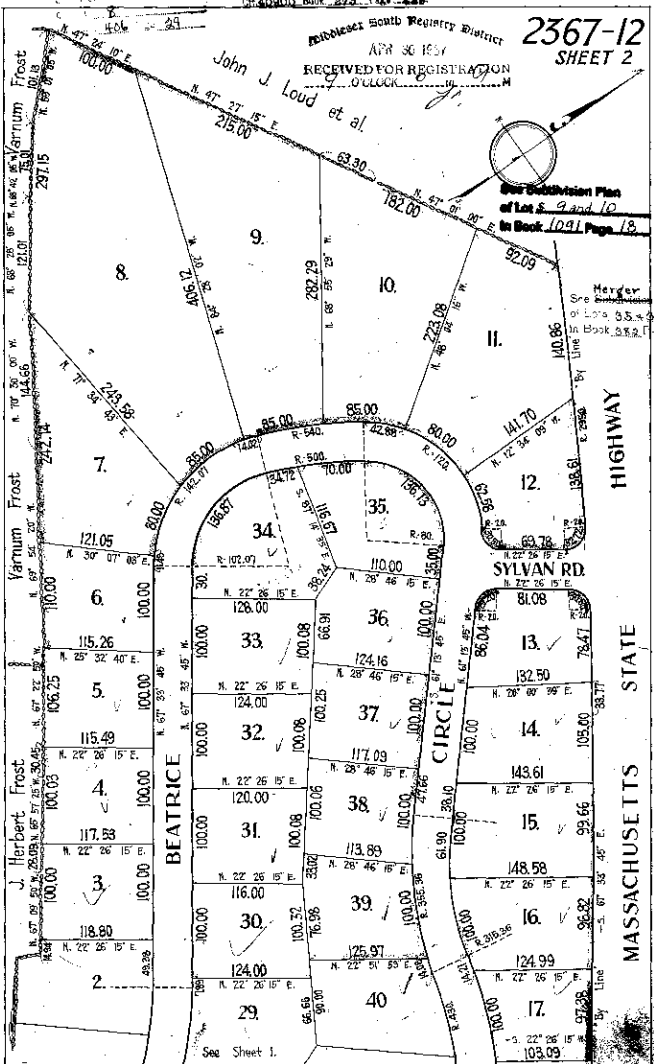


See Division Plan
of Lots 9 and 10
in Book 1091 Page 18

Merger
of Lots 35 and 36
in Book 332 Page 535

HIGHWAY

STATE
MASSACHUSETTS



See Sheet 1.

ASSIGNMENT AGREEMENT

The undersigned, COMPREHENSIVE LAND HOLDINGS, LLC ("Owner"), is the owner of property located at 91 Beatrice Circle, Belmont, Middlesex County, Massachusetts ("Property"), which is the subject matter of a proposed housing development under M.G.L. Chapter 40B and the regulations thereunder, 760 CMR 56.00 ("Chapter 40B") at the Property ("Project").

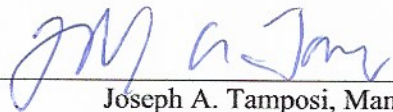
The Owner hereby assigns to 91 BEATRICE CIRCLE, LLC ("Applicant"), a Massachusetts limited dividend entity formed in accordance with Chapter 40B, the right to file on behalf of the Owner a request to the Town of Belmont for a Chapter 40B Comprehensive Permit on the Property, as well as any/all related application to any local, state, or federal authority for any/all additional permits as may be required for the construction of the Project.

The Owner and the Applicant are related parties under common ownership and control.

Signed and sealed this 6th day of May, 2020.

COMPREHENSIVE LAND HOLINGS, LLC

BY

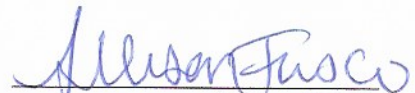


Joseph A. Tamposi, Manager

STATE OF NEW HAMPSHIRE

Hillsborough County.

On this 6 day of May, 2020, before me, the undersigned notary public, personally appeared Joseph A. Tamposi, proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, 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 purpose as Manager of COMPREHENSIVE LAND HOLDINGS, LLC



Notary Public
My Commission Expires

Section 5



May 6, 2020

91 Beatrice Circle, LLC
Attn: Mr. Jacob Tamposi, Manager
Mr. Joseph Tamposi, Manager
10 Museum Way, Unit 721
Cambridge, MA 02141

Re: Comprehensive Permit Development
91 Beatrice Circle
Belmont, MA

Dear Messrs. Tamposi:

I understand that 91 Beatrice Circle, LLC is pursuing approval of a 16 unit, rental townhouse apartment development in Belmont, MA to be permitted under the Commonwealth's Comprehensive Permit Law (Chapter 40B). The purpose of this letter is to express Salem Five Bank's active interest in providing construction and permanent financing for this affordable housing project upon its approval.

By way of background, Salem Five Bank is a member in good standing of the Federal Home Loan Bank of Boston (FHLBB). We have financed a number of Comprehensive Permit (Chapter 40B) developments in Massachusetts over the past 15+ years, including two Local Initiative Projects: the Levi's Path development in Chatham, MA, and the Elm Street development in Concord, MA. In addition, the Bank provided construction financing for a now completed 265 unit, affordable housing development in Natick, MA, and we are currently funding other 40B developments in Southborough, Kingston, and Westford. Salem Five completed construction to permanent financing for a rental project in Lancaster, MA in 2013 permitted under Chapter 40B, and we are currently providing funding for a second rental project in the same community permitted under the Comprehensive Permit Statute. The Bank utilizes New England Fund advances from the FHLBB to fund 40B developments for which it provides loan facilities. All of these developments have experienced a proven level of success.

Salem Five has developed a promising relationship with the principals of 91 Beatrice Circle, LLC. Approximately six months ago we provided construction financing to you directly on a development in Sherborn, MA. You are in the process of completing construction at this time and will soon market the home. You have exhibited conservative borrowing patterns with respect to that loan. Moreover, the Bank is well aware that your family has been developing real estate in Massachusetts and Southern New Hampshire for three generations with tremendous success. As a condition of granting our most recent financing in late 2019, you provided to the Bank various financial statements and federal income tax returns, all of which show substantial

Messrs. Joseph and Jacob Tamposi
91 Beatrice Circle, LLC
91 Beatrice Circle, Belmont, MA
May 6, 2020
Page 2

holdings and significant liquidity; and thus are supportive of the proposed development. Independent credit reports were also positive.

The Bank sought out opportunities to lend with your various development entities, and anticipates an excellent business relationship. It is the loan officer's opinion that you have extensive knowledge of the marketplace, and build a superb product for which there has always been demonstrable consumer demand. Noted is that you previously have financed your development work with cash equity in lieu of construction financing, a testament to your financial condition.

I have reviewed the preliminary source documents which will comprise your Comprehensive Permit application for your proposed 16 unit apartment rental project at 91 Beatrice Circle in Belmont: the proposed site and unit plans; the Development Budget, including estimated hard construction costs of approximately \$5.9 million; and the pro forma operating statement incorporating revenues and expenses associated with the operation of the rental property consistent with the rules governing affordable units. It is also my understanding that you have already secured ownership of the subject property with a cash purchase on November 6, 2019.

In addition, I recently made a site visit to the proposed location. Noted is that the site seems suitable to the development opportunity given access off of a main thoroughfare rather than a side residential street. There is also excellent transportation access not only for vehicles (near the intersection of Route 2 and Route 60), but also to public transportation via what appears to be nearby bus stops and routes, as well as being within an approximate mile to the Alewife MBTA Station. Given the unit mix and the location in an excellent community, the site is likely to be well received in the marketplace for rental housing.

I am pleased to inform you that Salem Five Bank is very much interested in providing construction and permanent financing for the proposed 91 Beatrice Circle, LLC Comprehensive Permit development in Belmont. I believe that the project would meet debt service requirements, and further believe that the loan to value ratio requirements would be satisfied given the current prevalent level of capitalization rates for apartment developments. The applicant's ability to provide a strong contribution is viewed as supportive of a future loan request.

At this time, there is ample room in our relationship and the Bank could entertain a loan request based upon pro forma assumptions and the current interest rate environment. The Bank believes it would be able to attract financing from participating lending institutions, if necessary, should you have additional borrowing needs.

Messrs. Joseph and Jacob Tamposi
91 Beatrice Circle, LLC
91 Beatrice Circle, Belmont, MA
May 6, 2020
Page 3

Please understand that this is not a commitment to finance this development. Any such commitment would entail further extensive due diligence and a formal loan presentation to the Bank's Senior Loan Committee and Executive Committee. Only after approval of these two committees could the Bank issue such a commitment letter.

That said, the Bank is most interested in assisting you with the proposed rental development at 91 Beatrice Circle in Belmont once you obtain your approvals. Should you have any further questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark H. Leff', with a stylized flourish at the end.

Mark H. Leff
Senior Vice President

	Property	Occpuancy	Year Built	3/4 Bedroom Breakdown	Unit Type	Square Feet	Rent	Rent PSF
1	Katahdin Woods 10-530 Katahdin Drive Lexington, MA	96.90%	1987	Eight 3-Bed of 128 total units	3 Bedroom Townhouse	1500 SF	\$4,737	\$3.16/sf
2	Arlington 360 4105 Symmes Drive Arlington, MA	96.90%	2013	Forty Three 3-Bed of 162 Total	3 Bedroom Townhouse 3 Bedroom Flat	1620 SF 1560 SF	\$4,137 \$4,131	\$2.55/sf \$2.64/sf
3	Linea Cambridge 1 Whittemore Ave Cambridge, MA	94.00%	2016	Six 3-Bed of 67 Total Nine 4-Bed of 67 Total	3 Bedroom Flat 4 Bedroom Townhouse	1286 SF 1761 SF	\$4,472 \$5,824	\$3.48/SF \$3.30/SF
4	Royal Belmont 375 Acorn Park Drive Belmont, MA	90.90%	2017	Four 3-Bed of 298 Total	3 Bedroom Flat	1513 SF	\$4,353	\$2.88/SF

Section 6



Comprehensive Land Holdings, LLC

T: 978-419-1720

2476 North Essex Avenue, Hernando, FL 34442

tamposibros@gmail.com

Qualifications and Experience

Comprehensive Land Holdings, LLC is an integrated real estate development and investment company managed by Joe, Jake, and Stephen Tamposi. As second and third generation developers, Comprehensive Land Holdings' principals have over 50 years of combined experience in real estate.

The team behind Comprehensive Land Holdings has a proven track record of success in all types of ground-up development—including large scale projects, multifamily projects, and projects requiring complex permitting. Comprehensive Land Holdings is currently permitting several affordable housing developments under Chapter 40B in the suburbs of Boston. In addition to development activities, the team members are also partners in the ownership and management of over one million square feet of commercial, office, and industrial space and 196 multifamily apartments in New England.

Representative development projects include:

The Villages of Citrus Hills

Location: Citrus Hills, Florida

Type: Master Planned Community

Status: Ongoing

Highlights:

- Complete master planning, development, construction, and marketing for 10,000 acre community with over 5,000 homes, 4 golf courses, 3 restaurants, and numerous clubhouses and other amenities
 - As CEO, Stephen Tamposi directly responsible for master development as well as overseeing all day-to-day management of construction, sales, and club operations
 - Through Tamposi Family owned construction company, built over 5,000 homes within the community over the past 30 years
 - Construction of roads, utilities, and infrastructure for over 300 new home lots within the past two years alone
 - Named one of the “Top Fifty Master-Planned Communities in America” by *Where to Retire Magazine*
-

Londonderry Industrial Complex

Location: Londonderry, New Hampshire

Type: Airport Industrial Complex

Status: Ongoing

Highlights:

- Partners in the development and installation of roads, utilities, and infrastructure for a 120 acre industrial park abutting the Manchester-Boston Regional Airport

- Development, land-lease, and disposition of a one million square foot distribution center for F.W. Webb
 - Development, land-lease, and disposition of 100,000 square foot facility for Milton CAT
 - Development, land-lease, and disposition of 300,000 square foot facility for FedEx
-

MetroWest Single Family Homes

Location: Massachusetts

Type: Single Family Residential

Status: Ongoing

Highlights:

- Planning, permitting, construction and/or renovation of 14 single family homes since 2018
 - Various projects required approvals from multiple local boards, including subdivision approvals and special permits
-

Pointe Vista at Terra Vista

Location: Citrus Hills, Florida

Type: Luxury Multifamily Townhouse

Status: Completed 2007

Highlights:

- Twelve high-end townhouses within Master Planned Community
 - Ground-up development, construction, sales, and marketing
 - Tamposi Family-owned construction company acted as general contractor
 - Commanded price premiums unheard of for multifamily products in the region
-

West Spring Meadow Townhomes at Brentwood

Location: Citrus Hills, Florida

Type: Multifamily Condominium

Status: Completed 2006

Highlights:

- 80-unit multifamily townhouse development within Master Planned Community
 - Ground-up development, construction, sales, and marketing
 - Tamposi Family-owned construction company acted as general contractor
-

Tanglewood Estates

Location: Nashua, New Hampshire

Type: Single Family Subdivision

Status: Completed 2006

Highlights:

- 51-Lot subdivision in Nashua, NH
 - Partners in the permitting, development, and disposition of project
 - Successfully obtained approvals from City of Nashua for work on environmentally sensitive site with wetlands
-

Glen Oaks Apartments

Location: Spring Hill, Florida

Type: Multifamily Rental Apartment Redevelopment

Status: Completed 2004

Highlights:

- The acquisition of a 64 unit central Florida rental apartment community
 - Redeveloped and repositioned the property by undertaking major capital improvement campaign
 - Managed all aspects of operations and construction
-

Bayshore Oaks Apartments

Location: Tampa, Florida

Type: Multifamily Rental Apartment Redevelopment

Status: Completed 2004

Highlights:

- The acquisition of a 48 unit Tampa rental apartment community
 - Redeveloped and repositioned the property by undertaking major capital improvement campaign
 - Managed all aspects of operations and construction
-

Hollis Crossing

Location: Nashua, New Hampshire

Type: Multifamily Condominium

Status: Completed 1993

Highlights:

- 360-unit multifamily garden style and townhouse development in west Nashua
 - One of the first projects to utilize Nashua's Planned Residential Development ordinance and succeed in complex approval process
 - Permitting, development, marketing, and joint-venture construction of both garden style and townhouse style condos
-

Bradford Woods

Location: Merrimack, New Hampshire

Type: Multifamily Condominium

Status: Completed 1988

Highlights:

- 200-unit multifamily townhouse development in Merrimack, NH
 - Among Merrimack's first open space developments
 - Required site sensitive design and permitting for wetlands crossing
-

Chapter 40B Experience

- 648 Canton Ave, Milton: 124 rental homes, seeking project eligibility
- 582 Blue Hill Ave, Milton: 118 rental homes, seeking project eligibility
- 91 Beatrice Circle, Belmont: 16 rental homes, seeking project eligibility

The background of the slide is a light gray map of San Francisco, showing the city's street grid, major highways, and geographical features like the Golden Gate and the bay. A dark gray horizontal bar is at the top, and a white circle is centered on the map.

EMBARC

ARCHITECTURE+DESIGN

RESUME AND QUALIFICATIONS



WHO WE ARE

WHO WE ARE



Dartagnan Brown

PRINCIPAL



Daniel Riggs

PROJECT MANAGER



Tim Loranger

PROJECT DESIGNER

WE ARE
A TEAM
OF 43!

28

ARCHITECTS | DESIGNERS

8

JOB CAPTIONS | DRAFTERS

2

INTERNS | CO-OPS

3

SUPPORT | ADMINISTRATORS



PROJECT TYPES

PROJECT TYPES



HOUSING

-
- NEW CONSTRUCTION
MULTI-FAMILY
 - ADAPTIVE RE-USE
 - BROWNSTONE
 - SINGLE-FAMILY



COMMERICAL

-
- RESTAURANTS
 - OFFICE FIT-OUT
 - SHOWROOMS



MASTER PLANNING

-
- LARGE SCALE
 - SMALL SCALE



WHO WE WORK WITH

WHO WE WORK WITH

The Davis Companies

 CATHARTES

 Cabot, Cabot & Forbes
of New England, Inc.

 Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

CLARKE
SUB-ZERO WOLF

 CITY
REALTY GROUP

COLDWELL
BANKER 

THE FALLON COMPANY

 LAZ
PARKING

 Leggat McCall
PROPERTIES

NEW ENGLAND
DEVELOPMENT

 BOSTON
PROPERTY
VENTURES

 TORRINGTON
PROPERTIES
REAL ESTATE | INVESTMENT | MANAGEMENT | DEVELOPMENT

 WOOD
PARTNERS

NAVEM PARTNERS



HOUSING

HOUSING OVERVIEW



Approximately 4,500 units of housing
[Concept, Permitting, Construction, Complete]



Projects ranging from 10 to 600 units in size



\$2 M – \$130 M



South Shore | Greater Boston | New Hampshire



Micro-units in city center – larger suburban empty nester



Mix of apartments + condominiums





Stone Place | Melrose, MA – Wood Partners

EMBARC



37 Washington Street | Melrose, MA | Wood Partners

EMBARC



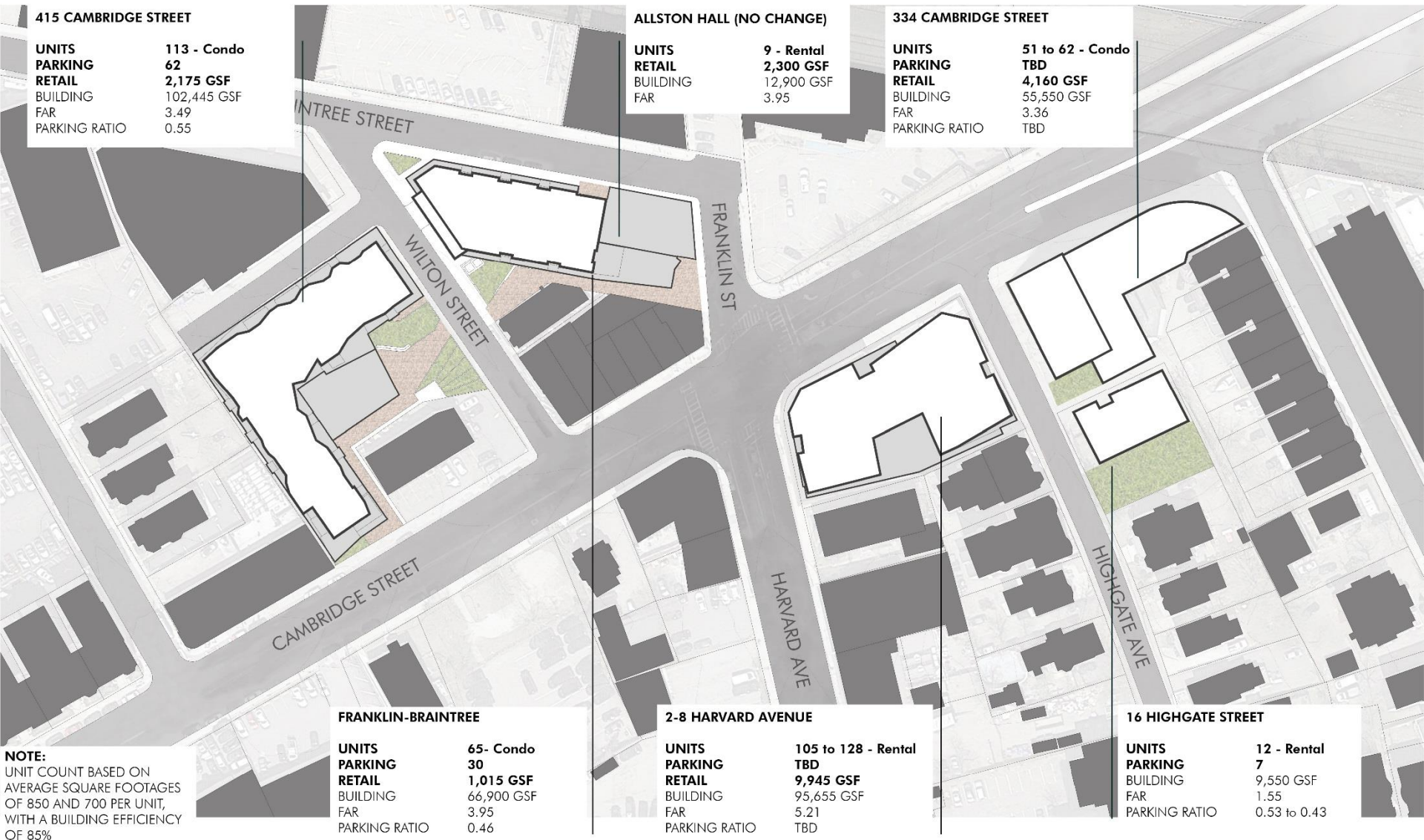




CAMBRIDGE

DOWNTOWN BOSTON









415 Cambridge Street | Allston, MA

EMBARC



Border Street | *East Boston, MA*

EMBARC



40B EXPERIENCE



40 B EXPERIENCE

CURRENT PROJECTS INCLUDE (CONCEPT/PERMITTING/CONSTRUCTION):

- BROOKLINE
- WELLESLEY
- MILTON
- WINCHESTER
- DOVER

GENERAL PROCESS:

- CONCEPT
- "PRE-FILE" AT MHP
- SITE WALK
- ELIGIBILITY LETTER
- SUBMISSION FOR PEL LETTER
- KICK OFF NEIGHBORHOOD PROCESS
- TOWN MEETINGS | MEETINGS WITH FD/DPW
- ZBA BOARD SITE VISIT
- ONGOING HEARINGS + PEER REVIEW DISCUSSIONS
- FINAL VOTE
- PERMIT SUBMISSION

40 B EXPERIENCE



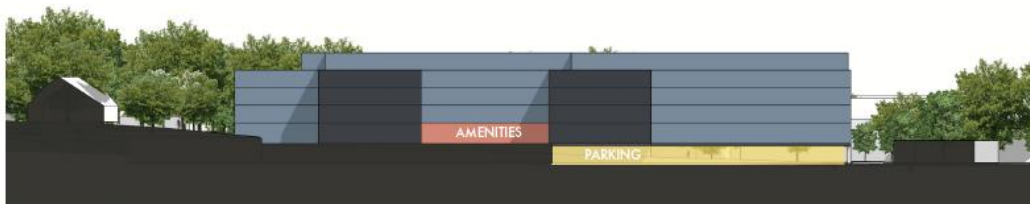
1. AERIAL VIEW



3. PLAN DIAGRAM

SCHEME 1

- Building responds to front setbacks of adjacent buildings.
- Building mass centered on River St.
- Deck above covered parking has full southern exposure



2. DIAGRAMMATIC SITE SECTION

SCHEME 1		EFFICIENCY	AVG. UNIT SIZE	TOTAL UNITS
LVL	GROSS SQUARE FOOTAGE			
1	41650	0.85	1050	150
2	40200			
3	40200			
4	40200			
5	23500			
Total:	185750			

225 PARKING SPACES

EMBARC

40 B EXPERIENCE



EMBARC

40 B EXPERIENCE



FRONT AERIAL - FACING SOUTHWEST



REAR AERIAL - FACING EAST

RESIDENTIAL COMMON	
AREA TYPE	AREA
COMMON AMENITY	4,232 SF
COMMON LOBBY	2,637 SF
01 - GRADE AT RES. ENTRY	6,869 SF
TOTAL COMMON GSF	6,869 SF

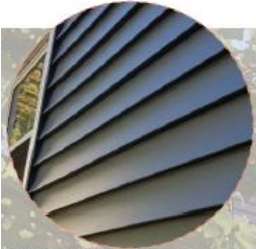
UNIT COUNT		
TYPE	COUNT	PERCENTAGE
1 BD	30	21%
1 BD+	2	1%
2 BD	77	51%
2 BD+	18	13%
3 BD	20	13%
TOTAL UNITS	147	

COMMON	
AREA TYPE	AREA
CORE	705 SF
00 - GRADE AT PARKING	705 SF
CORE	3,441 SF
01 - GRADE AT RES. ENTRY	3,441 SF
CORE	5,170 SF
02 - SECOND FLOOR	5,170 SF
CORE	5,178 SF
03 - THIRD FLOOR	5,178 SF
CORE	5,170 SF
04 - FOURTH FLOOR	5,170 SF
CORE	4,484 SF
05 - FIFTH FLOOR	4,484 SF
TOTAL COMMON GSF	24,147 SF

BUILDING GSF / FAR			
LEVEL	AREA	TOTAL SITE AREA	FAR
00 - GRADE AT PARKING	704.71 SF	137,186 SF	0.01
01 - GRADE AT RES. ENTRY	38,988.04 SF	137,186 SF	0.28
02 - SECOND FLOOR	40,543.21 SF	137,186 SF	0.30
03 - THIRD FLOOR	40,543.21 SF	137,186 SF	0.30
04 - FOURTH FLOOR	40,543.21 SF	137,186 SF	0.30
05 - FIFTH FLOOR	29,843.20 SF	137,186 SF	0.22
TOTAL BUILDING GSF	191,165.58 SF		1.39

40 B EXPERIENCE

FACADE MATERIALS



FIBER CEMENT CLAPBOARD



BRICK VENEER

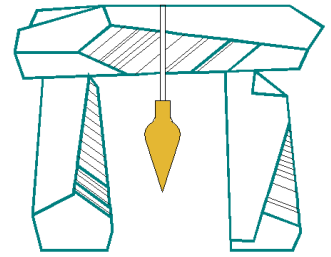


CEDAR PLANK CLADDING AND ACCENTS



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DeCelle-Burke-Sala



& Associates, Inc.

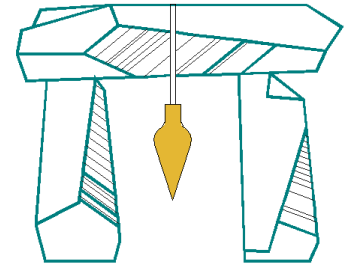
DeCelle-Burke-Sala & Associates (DBS) is a full service land use and planning consulting firm located in Quincy Massachusetts. DBS provides exceptional service to all sizes and types of clients from large developers and institutional managers to single family homeowners.

DBS provides land surveying, civil and site engineering and permitting services, construction layout and management to the Boston, Greater-Boston, and wider New England area. By choosing DeCelle-Burke-Sala & Associates, you'll be doing business with a professional firm which has been serving the Greater-Boston area for over 30 years.

Our services include:

Feasibility Studies, Land Use Planning, Septic / Utility Design, Land Court and Title Insurance Surveys, Subdivision 40B Permitting, Wetland –Waterways Permitting, Storm water Management Design and Construction Layout and Management.

DeCelle-Burke-Sala & Associates, Inc.
1266 Furnace Brook Pkwy., #401 Quincy, MA 02169
PH: 617-405-5100 FX: 617-405-5101



James W. Burke, P.E. - Principal & Engineering Manager

James (Jim) Burke has over thirty years of experience in the civil engineering and land survey disciplines. Mr. Burke is a Registered Professional Engineer in the Commonwealth of Massachusetts and in the State of Rhode Island. He is also a Massachusetts Certified Soil Evaluator. Mr. Burke's expertise in site development extends to site feasibility, permitting, site layout, utility design, earthworks, stormwater management and construction. His experiences in projects range from small residential projects to large scale commercial-retail projects.

Mr. Burke received a Bachelor of Science Degree in Civil Engineering in 1989 from the University of Massachusetts in Amherst and is a Charter Member of the UMASS Chapter of Chi Epsilon, the National Honor Society for Civil Engineers. Mr. Burke has experience in both the private and public sectors of civil engineering working at several private engineering consulting firms before joining The DeCelle-Group, Inc. in 2003 and re-forming into DeCelle-Burke & Associates, Inc. in 2010.

Mr. Burke began working at Allen & Demurjian, Inc., a multi-disciplinary site development consulting firm before graduating college in 1984 as a land surveyor. Mr. Burke decided to gain a civil engineering degree and enrolled at the University of Massachusetts in Amherst in 1986. Mr., Burke worked at Allen & Demurjian throughout his time at the UMASS/Amherst as a civil engineering intern. Mr. Burke graduated in 1989 and was hired full time immediately out of college by Allen & Demurjian. Mr. Burke learned the basics of civil/site engineering and land surveying during this time.

Mr. Burke moved into the public sector as a Conservation Agent and Assistant Town Engineer for the Town of Milton in the Summer of 1990. Mr. Burke worked for Mr. Lawrence DeCelle, Director of Public Works, forming a long term relationship that lasts to this day. Mr. Burke gained knowledge of street and utility construction, local permitting issues, and wetland protection expertise.

Mr. Burke gained is professional design and managing experience with The BSC Group, Inc. and Coler & Colantonio, Inc. from 1996 to 2003 before applying his knowledge to business ownership. DeCelle-Burke-Sala & Associates, Inc., formerly The DeCelle Group, LLC, have been in business since 2003.

Mr. Burke's expertise includes, but not is limited to, stormwater management and design, sewage treatment and disposal, utility design, water supply, site development, and erosion control and construction management. Mr., Burke is an expert in the use of design software such as AutoCAD, AutoTurn and HydroCAD.

Recent Project Experience

H & W Apartments - Randolph Avenue Milton, MA

Mr. Burke is the Civil Engineer of record to permit and construct a new 90-unit, affordable housing development located at 693-711 Randolph Avenue in Milton, Massachusetts. The development includes two proposed buildings with 156 parking spaces, with fifty four (54) garage parking spaces under the buildings. Mr. Burke designed the supporting infrastructure such as the parking lots, drainage, water supply, sewage disposal and prepared the construction management for site. Mr. Burke presented the project locally to the Town of Milton Boards and Commissions and with the Massachusetts Department of Environmental Protection.

Damon Farms Residential Development - Norwell / Hingham, MA

Mr. Burke was the design and permitting engineer for a 36-unit affordable housing project located at Queen Anne Corner in Hingham and Norwell, Massachusetts. Mr. Burke permitted the project using Chapter 40B for a Comprehensive Permit issued by the two towns. The site was located in a Zone II aquifer which required additional stormwater and sewage disposal regulations to be implemented. Mr. Burke designed a wastewater treatment plant for residential sewage disposal within this aquifer. The stormwater design also was designed in accordance with the Stormwater Management Standards for a Zone II. This project is currently under construction and Mr. Burke is the Site Engineer of record responsible for the installation of the homes and roadway and infrastructure construction.

Parkside Apartments & Parkside Condominiums - Storrs Avenue Braintree, MA

Parkside Apartments and Parkside Condominiums is a new 80-unit affordable housing development that includes a 72-unit apartment building and eight (8) townhouse style residential condominiums. An 81-space parking garage supports the apartment building and 48 surface parking spaces around the two properties provides parking for both projects. Mr. Burke developed civil/site design plans that provided information related to construction management, construction layout, site grading, water supply, fire protection, sewage disposal, and stormwater management. The plans were submitted as part of the development permitting package and Mr. Burke has assisted in presenting the plans to the Braintree permitting authorities.

Curry College Milton Massachusetts

Mr. Burke is a consultant Curry College contacts to design, permit and manage construction for several various different types of projects that occur on a college campus. Mr. Burke has designed and permitted new office buildings, parking lots, dormitory infrastructure improvements and vehicle and pedestrian access roads and paths. Mr. Burke has been working with Curry College for approximately ten years and is currently working on a sewage disposal system for the Building & Grounds Department.

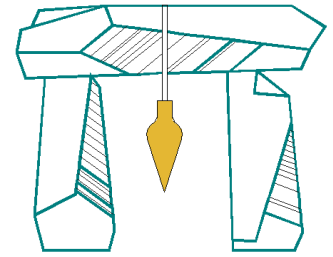
Claudio Sala, PLS - Principal & Survey Manager

Experience

September 2015 to present – DeCelle-Burke-Sala & Associates, Inc.

Co-Owner, Principal & Land Survey Manager

Responsible charge of all projects. Oversee and manage all survey, design, and scheduling of ongoing projects while continuing to perform survey and design work and attend public hearings as needed. Providing estimates, client communication and marketing as well as corporate responsibilities.



& Associates, Inc.

June, 1987 to September 2016 - Ernest W. Branch, Inc. Quincy, MA

1991-2016 – Senior Land Surveyor, Project Manager, Co-owner & Treasurer

Responsible charge of all projects. Oversee and manage all survey, design, and scheduling of ongoing projects while continuing to perform survey and design work and attend public hearings as needed. Providing estimates, client communication and marketing as well as corporate responsibilities.

1987-1991 – Project Engineer and Surveyor

Civil engineering design of subdivisions, site plans, sewage disposal systems, drainage systems, and related activities. Performed all types of land surveying, especially topographic, utility, and Land Court. Qualified to take a project from initial survey to design, construction and as-built. Extensive Wetland Protection Act experience.

March, 1986 to July, 1986 Aberthaw Construction Co. Boston, MA

Construction Engineer – Co-op Education Program

Responsible for layout of commercial and industrial buildings and site work with primary focus on foundations. Scheduling and tracking of laborer hours and issuing materials. Management of sub-contractors.

May, 1985 to Feb., 1986 Ricciardi Company, Inc. Quincy, MA

Construction Site Engineer – Co-op Education Program

Responsible for all layout on 300 unit high rise condominium construction project. This included site work, roads, foundations, utilities, interior layout, etc... Coordination or project with sub-contractors, architects, engineers, and attorneys. Oversight, quality control and testing all aspects of erection such as grouting, post-tensioning, reinforcing, and other structural aspects.

March - July, 1984 & Jan. - April 1985 Norwood Engineering Inc. Norwood, MA

Land Surveyor – Co-op Education Program

Experience as transit man on all types of surveys including subdivision, road and building layout, topographic, steel certification & drafting on many projects.

Jan. - March, 1983 & June – Dec. 1983 Ernest W. Branch, Inc. Quincy, MA

Land Surveyor – Co-op Education Program

Basic Rodman & transit man experience developing to a party chief for land survey crew.

Education

1982–1987 Northeastern University Boston, MA
Bachelor of Science in Civil Engineering, June 1987

Professional

Commonwealth of Massachusetts – Registered Professional Land Surveyor No. 38391
Commonwealth of Massachusetts – Engineer in Training Certificate No. 11324
Commonwealth of Massachusetts – Real Estate Salesperson License No. 67207
Commonwealth of Massachusetts – Soil Evaluator License No. SE2128
Member of the American Society of Civil Engineers
Member of the Massachusetts Association of Land Surveyors & Civil

Theodore C. Regnante
(Biographical Information)

Ted Regnante is the Senior Partner of the law firm Regnante, Sterio & Osborne LLP in Wakefield, Massachusetts.

Ted is a magna cum laude graduate of Tufts University and a graduate of Boston College Law School where he was a Presidential Scholar and Editor of the Boston College Commercial and Industrial Law Review.

Ted concentrates his practice in real estate development and land use, zoning, wetlands and environmental issues. While Ted has significant experience in all areas of real estate development, over the past several years he has become one of Massachusetts' most well-known and well-regarded attorneys in the area of affordable housing under Chapter 40B, representing developers throughout the Commonwealth before local zoning boards, the Housing Appeals Committee and in both the trial and appellate courts. Ted has acted as counsel to over 75 Chapter 40B projects throughout the Commonwealth. He has served as a member of the Department of Housing and Community Development Housing Appeals Committee Advisory Committee, which served as a catalyst for the implementation of revised regulations and procedures designed to streamline the hearing process at the Housing Appeals Committee. Additionally, Ted has conducted numerous lectures on Chapter 40B, including programs for Massachusetts Continuing Legal Education, Citizens Housing and Planning Association, and the Inns of the Court.

Ted is a former member of the Board of Directors and Treasurer of the state Real Estate Bar Association and is presently serving on the Governor's Task Force studying revisions to Chapter 40A, the Massachusetts Zoning Enabling Act. Ted is also a contributing editor of Land Law. Ted has been named a "Super Lawyer" in real estate law and is rated AV the highest rating for a lawyer by Martindale Hubbell the national rating service for attorneys.

Ted has been a practicing attorney since 1962 after having served as a Captain in the Judge Advocate General Corps. of the 26th Infantry Division.

Jesse D. Schomer, Esq.
Professional Biography

Jesse D. Schomer is a Senior Associate with the law firm of Regnante Sterio LLP in Wakefield, Massachusetts. He has been actively engaged in legal practice for over fifteen years.

Jesse's primary area of legal expertise is in the field of real estate development, land use, zoning/permitting, and litigation, including the following practice areas:

- Land use, development, and permitting under M.G.L. c. 40A
- Boston Zoning Code permitting
- M.G.L. c. 40B affordable housing development
- Massachusetts Subdivision Control Law permitting
- Age-restricted housing development
- Site Plan Review permitting
- Wetlands, waterways, and environmental permitting
- Permitting of septic/sewer treatment facilities
- Streets/roadways permitting
- Historical protection regulation permitting
- Zoning amendments
- Municipal licensing/regulation
- Land registration, subsequent to registration petitions, and land deregistration
- Legal analysis of property title and land use rights
- Transactional real estate practice and conveyancing

Within this field of practice, Jesse focuses in particular on representing developers of affordable housing under Chapter 40B of the Massachusetts General Laws in both the permitting process and, when necessary, in litigation before the Housing Appeals Committee, the Land Court, the Superior Court, and all appellate courts.

Jesse is a graduate of Hendrix College (B.A., with distinction), the University of Notre Dame Law School (J.D. , *cum laude*), and the City University of New York Graduate Center (M.Phil., *magna cum laude*). He is admitted to practice law in the Commonwealth of Massachusetts, as well as the States of New York and New Jersey, including all federal courts in those jurisdictions.

Jesse's prior experience includes civil service work as an attorney for the Massachusetts Land Court, where he worked with the Hon. Alexander H. Sands, III (ret.), Hon. Keith C. Long, and Hon. Michael D. Vhay. Prior to his work at the Land Court, Jesse worked as a Staff Attorney in the United States Court of Appeals for the First Circuit. Before that, he worked in private practice for a regionally-recognized, boutique real estate litigation firm in Manhattan, New York City. In that position, he successfully represented property owners and real estate developers at all city, state, and federal courts in New York City, at both the trial and appellate levels.



Comprehensive Land Holdings

Section 6.2: Applicant Entity 40B Experience

Comprehensive Land Holdings, LLC, the sole member of the limited dividend applicant, 91 Beatrice Circle, LLC, is also permitting Chapter 40B Comprehensive Permit Projects at:

- 648 Canton Avenue, Milton through the limited dividend applicant 648 Canton Ave, LLC
- 582 Blue Hill Avenue, Milton through limited dividend applicant 582 Blue Hill Ave, LLC

Certification and Acknowledgment Explanation

Stephen Tamposi is one of the managers of the applicant. In 1995, Stephen was also appointed as one of two investment directors for the trust assets in the estate of his late father, Samuel Tamposi Sr. Almost immediately following Samuel Tamposi Sr.'s death, one of Stephen's siblings embarked on a bitter and reckless path of 15 years of failed litigation to overturn the wishes and trust instruments of her father. Stephen Tamposi was a defendant in these actions. While the applicant views this as an unfortunate, personal family matter, which is not necessarily pertinent to MassHousing's review of this application, we wish to provide this information as context to the affirmative answer in the Certification and Acknowledgement found in Section 6.

The litigation culminated in a 2010 probate court ruling, later upheld by the New Hampshire Supreme Court, which found that the "investment directors have been extraordinarily faithful in fulfilling [...the desires of Samuel Tamposi Sr....] by their trust management and investment.... The investment directors have managed the trust assets to provide, at once, both substantial annual income and long-term growth for the current and future beneficiaries." The court further disinherited the petitioner through an *in terrorem* clause found in the trust documents. Finally, the court "found that the investment directors did not breach their fiduciary duties to the petitioners, have served appropriately and have very successfully managed and invested the trust assets." The court documents and final decision reveal that Stephen Tamposi did not breach his fiduciary duties and satisfied the wishes of his late father. The applicant is happy to answer any further questions that MassHousing may have.¹

¹ See Judge Gary Cassavechia, The State of New Hampshire, Hillsborough County Probate Court, Case: 316-2007-EQ-2109, 8/18/2010; see also Supreme Court Opinion issued January 11, 2013.

I further certify that we have met with a representative of the 40B Department at MassHousing and understand the requirements for a) completing this application and b) the procedures if and when Site Approval is granted, including the requirement for (i) the use of the standard MassHousing Regulatory Agreement, (ii) submission to MassHousing, of a cost certification examined in accordance with AICPA attestation standards by ninety days of project completion (and prior to permanent loan closing if MassHousing is the permanent lender), of an audited cost certification by an approved certified public accountant and (iii) the posting of surety for completion of the cost certification as a condition of Final Approval by MassHousing under Chapter 40B.

Signature: 

Name: Jacob Tamposi

Title: Manager

Date: 5/11/2020

Section 7



Comprehensive Land Holdings, LLC

7.1 – Narrative Describing Any Prior Meetings with Municipal Officials

On May 5, 2020, the development team held a Zoom Meeting with Jeffrey Wheeler, Senior Planner for the Town of Belmont to discuss the proposed project. The development team appreciated Mr. Wheeler's insight and identification of potential concerns relating to parking, transportation, and bedroom counts and unit design.

The development team looks forward to further discussions of the proposed project with various representatives from the Town of Belmont, potentially as early as the week of May 11th. The development team looks forward to using its technical expertise and design skill to effectively address concerns that may arise during the site eligibility and permitting process and is committed to developing a first-class community at 91 Beatrice Circle.



Comprehensive Land Holdings, LLC

T: 978.419.1720

32 Pine Hill Road, Unit A, Nashua, NH 03063

E: tamposibros@gmail.com

May 12, 2020

Town of Belmont Select Board
c/o Patrice Garvin, Town Administrator
455 Concord Ave
Belmont, MA 02478

RE: Site Eligibility Application, 91 Beatrice Circle, Belmont

Dear Ms. Garvin:

On behalf of 91 Beatrice Circle, LLC, we are pleased to present the enclosed copy of the Site Eligibility Application for the property at 91 Beatrice Circle which has been submitted to MassHousing's New England Fund Program in accordance with 760 CMR 56.03 (2). We have previously discussed this project with Mr. Jeffrey Wheeler in the Planning Department, and we look forward to continued fruitful discussions with you and other representatives from the Town of Belmont.

91 Beatrice Circle, LLC has assembled an exceptional team of professionals. Our technical proficiency and design skill will be important components in ensuring that all questions get effectively addressed during the public hearing process. We are committed to developing a first-class project.

We look forward to discussing this project with the Town in full detail and formally presenting this application to the Zoning Board of Appeals in the near future. We appreciate any additional comments contributed by municipal officials as we move forward in this process.

Sincerely,

Joe Tamposi
91 Beatrice Circle, LLC



Comprehensive Land Holdings, LLC

T: 978.419.1720

32 Pine Hill Road, Unit A, Nashua, NH 03063

E: tamposibros@gmail.com

May 12, 2020

Ms. Catherine Racer
Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

*RE: Notice of Application for Chapter 40B Site Eligibility Letter— MassHousing
Project: 91 Beatrice Circle, Belmont*

Dear Ms. Racer:

91 Beatrice Circle, LLC, a limited dividend, limited liability company, seeks to develop a 16-unit mixed income townhouse development at 91 Beatrice Circle in Belmont. In accordance with 760 CMR 56.04(2), this letter serves to notify the Department that a request for site approval has been made by 91 Beatrice Circle, LLC under MassHousing's New England Fund Program for this 16 unit development in the Town of Belmont.

We will be holding a site walk at the convenience of the Town in the near future and anticipate responding to concerns that they might identify as part of their comments to MassHousing during the 30 day comment period. We will notify you if and when the Site Approval Letter is issued.

Please do not hesitate to contact me directly if you have any questions.

Sincerely,

Joe Tamposi
91 Beatrice Circle, LLC