Michael J. Connolly
42 Cerdan Avenue, Roslindale, MA 02131 ☙ 617.469.4220

August 1, 2007

Katherine L. Babson, Chair
Board of Selectmen for the Town of Wellesley
525 Washington Street, 3rd Floor
Wellesley, MA 02482

COVER LETTER

Dear Ms. Babson:

Please find the attached project eligibility application, which I have submitted to MassHousing. I am submitting the same application to you, as chair of the Board of Selectmen. This project is intended to be developed on two contiguous parcels of land commonly identified as 65 Washington Street and One Hillside Road, and containing 31,416 sq. ft. (+/-) of undeveloped land. The projected date of filing the comprehensive permit is on or about January 1, 2008.

Sincerely,

Michael J. Connolly,
Developer

Michael J. Connolly
42 Cerdan Avenue, Roslindale, MA 02131 ☙ 617.469.4220

August 1, 2007

Tina Brooks, Undersecretary
Massachusetts Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, MA 02114

Dear Ms. Brooks:

I am pleased to inform you that I have submitted to MassHousing (MHFA) a project eligibility application for a 40B site plan. This project is intended to be developed on two contiguous parcels of land commonly identified as 65 Washington Street and One Hillside Road, and containing 31,416 sq. ft. (+/-) of undeveloped land. The projected date of filing the comprehensive permit is on or about January 1, 2008.

Sincerely,

Michael J. Connolly,
Developer

Michael J. Connolly
42 Cerdan Avenue, Roslindale, MA 02131 ☙ 617.469.4220

August 1, 2007

Ms. Anne Good
Home Ownership Division
Massachusetts Housing Finance Agency
One Beacon Street
Boston, MA 02108

COVER LETTER

Dear Ms. Good:

I am pleased to present the Wellesley Commons project in Wellesley, MA. This project is intended to be developed on two contiguous parcels of land commonly identified as 65 Washington Street and One Hillside Road, and containing 31,416 sq. ft. (+/-) of undeveloped land. The projected date of filing the comprehensive permit is on or about January 1, 2008.

I have had numerous meetings with the Board of Selectmen, the Planning Board, and the Design Review Board, as well as with members of the Town's Development Committee and Preservation Committee. These meetings took place throughout 2006 and continue to the present.

Sincerely,

Michael J. Connolly,
Developer

MassHousing
Housing Starts
Project Eligibility Application

GENERAL INFORMATION

1. Name of Development: Wellesley Commons

2. Address of Site: 65 Washington Street / One Hillside Road

3. City/Town: Wellesley Zip Code: 02481

4. Development Entity: Michael J. Connolly (Please see attached resume on next page)

   Name of Principle: same as above [redacted]

   Street Address: 42 Cerdan Ave.

   City/Town: Roslindale Zip Code: 02131

   Telephone: 617.469.4220 Fax: same

   Email: mjconnolly47@yahoo.com

5. Name of Consultant (if applicable): Mr. Robert Engler

   Phone: 617.876.5900 Fax:

6. Type of Housing: Single-Family Detached ____ Condominiums X

7. Unit Mix: Total Units 5 Affordable 1 Market 4

   Anticipated source of construction financing: MassHousing X NEF Bank X

8. Has the town previously reviewed any proposals to build on this site? If so, please explain.
   Selectmen and developer worked on two different proposals, one with an affordable unit and a second proposal with a linkage payment to the town's affordable housing entity.

9. Is this an age-restricted (55+) development? Yes ___ No X

10. Project Description:

    This is a handsome, classical 5-unit development situated on a site ideal for cluster housing, within walking distance of a business district, public transportation and a library.

MICHAEL J. CONNOLLY
42 Cerdan Avenue, Roslindale, MA 02131 • 617-469-0404

HOUSING EXPERIENCE

1995-1999: Attorney in Real Estate Department of Hutchins, Wheeler & Ditmar.

2000-2001: Legal Counsel to, among others:

- Conroy Development;
- Spaulding World Wide Sports;
- Massachusetts Development Corporation;
- Natick Forest Realty Trust; and
- Bank of Boston.

2002-2006: Real Estate Developer, projects include:

- Bethany Beach, Delaware;
- Milton, Massachusetts;
- Falmouth, Massachusetts; and
- Edgartown, Massachusetts.

Special Projects include:

- 1031 tax exchange projects; and
- Chapter 40B affordable housing projects.

Appeared before numerous Town boards including:

- Zoning Boards of Appeals;
- Planning Boards;
- Conservation Commissions; and
- Health Departments.

Real Estate Broker from 1984 to 2006.

SITE INFORMATION

1. Total Acreage_.75 +__ Total Buildable Acreage_.3___

   a. Density in units per total acre_____

   b. If greater than 8 units per acre, explain why increased density is appropriate:

   _____

2. Current Zoning Classification:

   Residential __X__(minimum lot size)___15,000 sq. ft._____
   Commercial____Industrial_____Other_____

3. Total gross square footage of building space: _____

4. Does any portion of the site contain wetlands?

   Yes _____No _____X_____ If yes, how many acres are wetlands? _____

   If yes, attach map of site noting wetland areas.

5. Is the site located within a designated flood hazard area?

   Yes _____No _____X_____

6. Are there any hazardous waste sites within a 1/2-mile radius of the site?

   Yes _____No _____X____

   Describe:
   _____undeveloped land_____

   _____

7. Describe the prior uses of the subject site:

   _____

   _____

   a) Existing buildings on site? Yes ____ No___X_ If Yes, describe plans for these buildings:

   _____

8. Is the site or any building located on the site listed, nominated or eligible for listing on the National Register of Historic Places?

   Yes _____No ____X_____

9. Is the site within an Historic District?

Yes _____No _____X_____

10. Describe the current status of site control and attach copies of relevant executed agreements.

a.) Owned by Developer__YES_____

b.) Under Purchase and Sale Agreement _____

Seller:_____ Buyer:_____

Is there an identity of interest between the parties? If yes, please explain:

_____

Date of Agreement _____

Expiration Date _____

Extensions granted? Yes____ No____ Date of Extension_____

(Please note that documentation that the buyer and seller have agreed to an extension will be required.)

Purchase Price $ _____

c.) Under Option

Seller:_____ Buyer:_____

Is there an identity of interest between the parties? If yes, please explain:

_____

Date of Agreement _____

Expiration Date _____

Purchase Price $ _____

11. Indicate which utilities are available to the site:

Public Sewer ____X_____ Private Septic _____
Public Water_____X____ Private Wells_____
Natural Gas_____X____ Electricity _____

12. Is the site located near public transit (i.e., MBTA, Commuter Rail, T)? Yes__X_ No___
If yes, please indicate specific type of transit and distance from the site.
____Site is less than a ½ mile from the Wellesley Farms Commuter Rail station_____

PROJECT INFORMATION

1. Size of Development:

   a.) Total Number of Units _____5_____

   b.) Number of Handicapped Accessible Units _____

   c.) Number of Buildings ____2_____

   d.) Number of Stories in Buildings ___2.5_____

2. Construction Period

   Anticipated construction period (months and years:)___8 months_____

   Number of construction phases: _____

3. Project Type:

   a.) New Construction _X___ b.) Rehabilitation _____c.) Conversion_____

4. Construction Type:

   Single-Family Detached _____ Townhouse ___X____ Other _____

5. Is this a Condominium development? Yes__X__ No ____

   If yes, estimated condo fees: Market Units____ Affordable Units____

6. Type of Fuel:

   a.) Natural Gas __X___ b.) Oil _____ c.) Electric _____ d.) Other _____

7. Parking Spaces:

   a.) # Enclosed _12_ b.) # Outdoor _2_ c.) # Per unit included in Sales Price _2__

   d.) # Spaces being sold___ and Sales Price $_____

   e.) # of enclosed spaces designated for the affordable units__2_____

8. Unit Mix: Complete the chart below

Unit Type	# of Units	# of BR's Per Unit	# of Baths Per Unit	Sq. Footage Per Unit	Sales Price Per Unit
Affordable	1	3	2.5		
Affordable					
Affordable					
Affordable					
Market	4	3	2.5		
Market					
Market					
Market					
Total					

PRELIMINARY CONSTRUCTION BUDGET

DEVELOPMENT ITEM	TOTAL COST	PER UNIT COST
SITE ACQUISITION	$ 975,000	$ 195,000
LOAN INTEREST	$180,000	$36,000
HARD COSTS		
Site Preparation	180,000	36,000
Landscaping	20,000	4,000
Residential Construction	1,500,000	300,000
Hard Cost Contingency	150,000	30,000
TOTAL HARD COSTS	$ 3,005,000	$ 601,000
SOFT COSTS		
Permits/Surveys	25,000	5,000
Architectural	50,000	10,000
Engineering	20,000	4,000
Legal	50,000	10,000
Insurance	15,000	3,000
Security	0	0
Construction Manager	25,000	5,000
Property Taxes	20,000	4,000
Construction Loan Interest	90,000	18,000
Application/Financing Fees	33,000	6,600
Appraisal	5,000	1,000
Utilities	0	0
Accounting	5,000	1,000
Marketing & Commissions	168,000	33,600
Consultant	7,000	1,400
Soft Cost Contingency	25,650	5,130
TOTAL SOFT COSTS	$ 538,650	$ 107,730
TOTAL DEVELOPMENT COSTS	$ 3,543,650	$ 708,730

SALES REVENUE

Affordable	# 1	x $ 120,000	= $ 120,000
Market	# 4	x $ 995,000	= $ 3,980,000

TOTAL REVENUE $ 4,100,000

PROFIT $ 556,350

PERCENTAGE PROFIT OVER TOTAL DEVELOPMENT COSTS 15.6 %

DEVELOPER/APPLICANT QUALIFICATIONS

1. **Prior Development Experience** – Please list the development experience in the past 5 years for each of the development team members on chart below. Alternatively, you may submit a resume outlining the experience that covers the items listed on the chart below.

Development Team Member: **See attached resume**

Project Summary	Project #1	Project #2	Project #3	Project #4
Project Name:				
Community/ Address				
Housing Type				
Number of Units				
Total Dev. Costs				
Yr Completed				
Specific Role				
Construction Lender Contact Name: Phone Number:				

DEVELOPER/APPLICANT CERTIFICATION

The undersigned hereby certifies that he/she is _____ (Title) of _____ (Legal Name of Applicant) and that the information requested below for the project known as _____(Project Name) is complete and that all information contained in this application to the MassHousing is true and correct to the best of his/her knowledge.

Signature of Developer/Applicant _____ Date _____

MASSHOUSING

Revised: 2/1/06

SMART GROWTH CRITERIA SCORECARD

Project Name:
Project Number:
Review Agency:
Staff Member:
Program Name:
Date:

SA*

*SA = Site Approval Number, if any

Prior to completing this form, please refer to the Massachusetts Department of Housing and Community Development's *Guidelines for Consistency with the Commonwealth's Sustainable Development Principles* ("Smart Growth Guidelines"). For a link to these Smart Growth Guidelines, please click the following link:
Smart Growth Guidelines

DEVELOPER SELF-ASSESSMENT
(for consistency with the Smart Growth Guidelines)

Method 1:

Check "X" Below

Redevelop First	Yes	No	NA

Check "X" below if applicable

If Rehabilitation:
- Rehabilitation/Redevelopment/Improvements to Structure
- Rehabilitation/Redevelopment/Improvements to Infrastructure

If New Construction:
- Contributes to revitalization of town center or neighborhood
- Walkable to:
  (a) transit
  (b) downtown or village center
  (c) school
  (d) library
  (e) retail, services or employment center
- Located in municipally-approved growth center

Explanation (Required)

Optional - Demonstration of Municipal Support:

	Check "X" below if applicable
-Letter of Support from the Chief Elected Official of the municipality*	
-Housing development involves municipal funding	
-Housing development involves land owned or donated by the municipality	

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

Explanation (Required)

Method 2: - (Per Smart Growth *Guidelines*): Development meets a minimum of **five (5)** of the Commonwealth's *Ten Sustainable Development Principles,* as shown in the next section below.

If the development involves **municipal support**, the development must meet only **four (4)** of the *Ten Sustainable Development Principles.* However, one (1) of the Principles met must be either **Concentrate Development** or **Restore and Enhance the Environment.**

(1) Concentrate Development

Check "X" Below

Yes	No	NA
X		

	Check "X" below if applicable
- Higher density than surrounding area	X
- Mixes uses or adds new uses to an existing neighborhood	X
- Multi-family housing	X
- Existing water/sewer infrastructure	
- Compact and/or clustered so as to preserve undeveloped land	X
- Other (discuss below)	

Explanation (Required)

The project is five units of housing - one affordable unit and four market rate in a neighborhood where at least 90% of the housing is single-family. There is at least one area which serves as a tree preservation area. There may be a second similar area.

(2) Restore and Enhance Environment

Check "X" Below

Yes	No	NA
X		

	Check "X" below if applicable
- Open space or passive recreational facilities	X
- Sensitive land, including prime agricultural land, and/or resources	
- Environmental remediation or clean up	
- State or federal mandate (e.g., clean drinking water, drainage, etc.)	
- Neighborhood blight	
- Public health and safety risk	
- Historic landscape/existing neighborhood enhancement	
- Other (discuss below)	

Explanation (Required)

There is at least one area which serves as a tree preservation area. There may be a second similar area.

Check "X" Below

Yes	No	NA
X		

(3) Be Fair

Check "X" below if applicable

- Concerted public participation effort	
- Streamlined permitting process, such as 40B or 40R	
- Universal Design and/or visitability	
- Affordable housing in middle to upper income area and/or meets regional need	X
- Affordable housing in high poverty area	
- Diversity and social equity and improves the neighborhood	
- Environmental clean up and/or neighborhood improvement in an Environmental Justice Community	
- Other (discuss below)	

Explanation (Required)

The project is five units of housing - one affordable and four market rate in a neighborhood where at least 90% of the housing is single-family.

Check "X" Below

Yes	No	NA
X		

(4) Conserve Resources

Check "X" below if applicable

- Energy Star or equivalent	X
- Renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in waste reduction and conservation of resources	
- Alternative technologies for water and/or wastewater treatment	
- Low impact development (LID) or other innovative techniques	
- Other (discuss below)	

Explanation (Required)

We will work with Energy Star and other environmental agencies to conserve resources.

(5) Expand Housing Opportunities

Check "X" Below

Yes	No	NA
X		

Check "X" below if applicable

- Rental units, including for low/mod households [ ]
- Homeownership units, including for low/mod households [X]
- Housing options for special needs and disabled pop [ ]
- Expands the term of affordability [ ]
- Other (discuss below) [ ]

Explanation (Required)

The project is five units of housing - one affordable and four market rate in a neighborhood where at least 90% of the housing is single-family.

(6) Provide Transportation Choice

Check "X" Below

Yes	No	NA
X		

Check "X" below if applicable

- Walkable to public transportation [X]
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses) [ ]
- Increased bike & ped access [ ]
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations [ ]
- Other (discuss below) [ ]

Explanation (Required)

The Wellesley Farms commuter rail stop is within 1/2 mile of the locus. The Riverside T stop (green line) is within one mile of the locus.

(7) Increase Job Opportunities

Check "X" Below

Yes	No	NA

Check "X" below if applicable

- Permanent jobs [ ]
- Permanent jobs for low- or moderate-income persons [ ]
- Jobs near housing, service or transit [ ]
- Housing near an employment center [ ]
- Other (discuss below) [ ]

Explanation (Required)

Check "X" Below

Yes	No	NA

(8) Foster Sustainable Businesses

Check "X" below if applicable

- Natural resource-based businesses, such as farming, forestry, or aquaculture
- Re-uses or recycles materials from a local or regional industry's waste stream
- Manufacture of resource-efficient materials, such as recycled or low-toxicity materials
- Locally produced resources such as locally harvested wood or agricultural products
- Other (discuss below)

Explanation (Required)

Check "X" Below

Yes	No	NA
X		

(9) Plan Regionally

Check "X" below if applicable

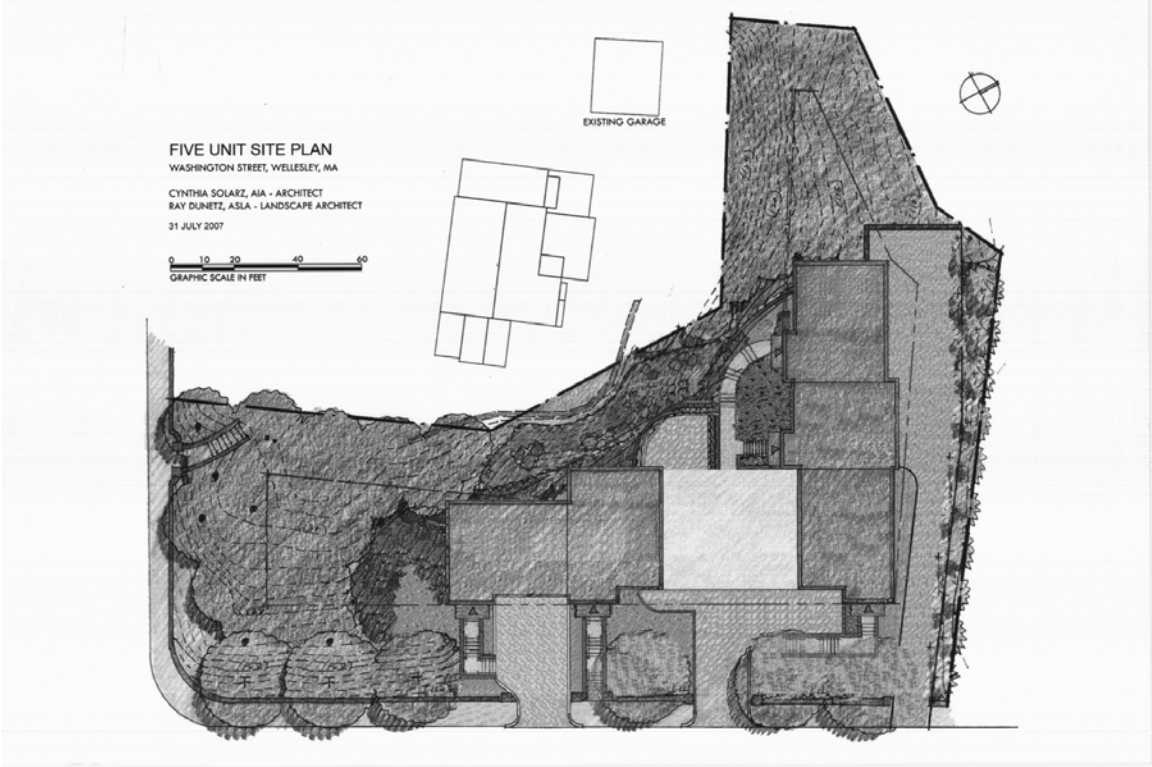
- Consistent with a municipally supported regional plan — X
- Regional Analysis of Impediments to Fair Housing
- Measurable public benefit beyond the applicant community
- Other (discuss below)

Explanation (Required)

The Town of Wellesley has designated three areas in the Town for multi-family and affordable housing. This location is in one such area.

For further information regarding Home Ownership Developments, contact Rich Herlihy, Development Officer, at (617) 854-1335 or rherlihy@masshousing.com

For further information regarding The Affordable Housing Trust Fund, contact Lynn Shields, Manager, Affordable Housing Trust Fund, at (617) 854-1381 or lshields@masshousing.com


FIVE UNIT SITE PLAN
WASHINGTON STREET, WELLESLEY, MA
CYNTHIA SOLARZ, AIA - ARCHITECT
RAY DUNETZ, ASLA - LANDSCAPE ARCHITECT
31 JULY 2007
0 10 20 40 60
GRAPHIC SCALE IN FEET
EXISTING GARAGE