

May 31, 2017

Ryan DuVally
Zoning Board of Appeals
Town of Rehoboth
148R Peck Street
Rehoboth, MA 02769



RE: Application for Comprehensive Permit.
51/55 Bay State Road, Rehoboth, MA

Dear Mr. Duvally,

We are pleased to submit our Application for the proposed development to be known as Anawan School Apartments. The project site is located at 51 Bay State Road adjacent to Rehoboth Senior Center and Council on Aging.

Women's Development Corporation proposes the renovation of the existing Anawan School along with the construction of a new addition to provide a total of 36 affordable senior apartments. We anticipate the construction of 6 units within the original schoolhouse building and a new three-story addition that will contain 30 additional units. The development will consist of 31 one-bedroom units, and 5 two bedroom units.

The Town of Rehoboth designated Women's Development Corporation (WDC) as developer for the project. The October 2014 Town meeting approved a 99 year lease for the property. A bill allowing this long-term lease was also approved by the state legislature. In addition, Rehoboth's Community Preservation Committee received Town approval to provide \$50,000 of CPA funds to be used for pre-development expenses relating to the Anawan School affordable senior housing project.

We are hopeful that the Zoning Board of Appeals will look favorable upon the application. It is our hope that we can be added to the agenda of the upcoming ZBA meeting on June 22nd. Feel free to contact me if you have any questions or concerns about the application. Thank you for your attention to this matter. We look forward to meeting with you and presenting our project at the next ZBA meeting.

Sincerely,

Dean E. Harrison
Director of Real Estate

Anawan School Apartments

*Affordable Living for Seniors
Rehoboth, MA*



Comprehensive Permit Application

May 31, 2017

Wdc
WOMEN'S DEVELOPMENT CORPORATION
*Strengthening Communities
One Home at a Time*

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APPLICATION

COMPREHENSIVE PERMIT APPLICATION REHOBOTH ZONING BOARD OF APPEALS

Received by town Clerk _____ File Number CP _____ Date _____

The undersigned, hereby apply for a COMPREHENSIVE PERMIT, in accordance with the said laws and all amendments thereto, of the General Laws of the Commonwealth of Massachusetts. (G.L. c. 40B sections 20-23)

A DETAILED DRAWING WITH ALL DIMENSIONS, TO SCALE, INCLUDING BUILDING LOCATIONS, AND WET LAND RESOURCE AREAS MUST BE ATTACHED TO THIS APPLICATION AT THE TIME IT IS FILED WITH THE TOWN CLERK. (There must be nine (9) copies enclosed.)

1. Location of Property: Number 51/55 On the East side of Bay State Road street. Next to or across from Rehoboth Senior Center Land Zoned Residential/Agricultural Agricultural, Residential, Business, Industrial, Overlays, Groundwater or Flood plains? Aquifer Protection Overlay,
2. Assessor's Map Number: 39 Lot Number: 97 Book 904 Page 126
Purchase date of property? 7/30/1946

3. Owners Of Property: Town of Rehoboth Address St. 38 Peck Street
City or Town: Rehoboth State MA Zip 02769

Dean Harrison, Women's
4. Name of applicant Development Corporation Number and address 861A Broad Street
City or Town Providence State RI Zip 02907

5. Size of lot, Frontage 424' Depth 446' Lot Area 5.43 acres
Current street address on approved way? 51/55 Bay State Road

6. Have you previously filed an application with the Z.B.A. for this property? No
If so, what was the filing date? N/A File Number? N/A Hearing Date? N/A

7. Permission is hereby granted to the Zoning Board of Appeals or its agent, to enter and inspect the premises.

NOTE: APPLICANT OR DESIGNEE MUST BE PRESENT AT ZONING BOARD HEARING.

8. ALL STATEMENTS MADE HEREIN, ARE UNDER THE PAINS AND PENALTIES OF PERJURY AND ARE CORRECT. SIGN BELOW AFTER READING THE PERJURY STATEMENT. (FALSE STATEMENTS SHALL BE CAUSE FOR REVOCATION OF THIS PERMIT, AND IT WILL BECOME NULL AND VOID.)

9. Signature(s) of property owner See attached MOU Mailing Address of applicant 38 Peck Street, Rehoboth State MA Zip 02769
Telephone Home N/A Phone Work (508) 252-3758 Ext. 3107

One copy of this signed and executed form to stay with the file and a copy to go to the town clerk's office, (keeper of the records.)

What is the Federal funding source or sources? _____

Equity from LIHTC - \$7,570,712

What is State funding sources? _____

Affordable Housing Trust - \$1,000,000

Housing Initiative Fund - \$1,000,000

HOME - \$715,000

Are there any other funding sources? _____

Community Preservation Funds - \$150,000

First Mortgage - \$1,500,000

Do you have a letter of support from the selectmen? Yes

Please attach copy of the Selectmen letter of support. Date of letter? 5/30/2017

* Please list all abutters, and abutters to abutters on both sides of the street, WITHIN THREE HUNDRED FOOT (300 FOOT RADIUS FROM THE OUTER MOST BOUNDARY OF PROPERTY).

* If additional space needed, please attach to this document and staple to top left corner.

* List of all Rehoboth Town Boards, Committees and Officials as supplied by Town Clerk's Office starting with applicant's name and address.

See page five (V) , please request verification for an up to date list of department heads from the town clerk.

SEND REGISTERED MAIL TO ALL LISTED BELOW THIS LINE, INCLUDING ALL BOARDS, COMMITTEES AND OFFICIALS, RETURN RECEIPT REQUESTED.

Abutters, abutter to abutters, within 300 feet on both sides of the road, sides and rear of property.

I ACKNOWLEDGE RECEIVING A COPY OF RULES AND REGULATIONS ALONG WITH THIS APPLICATION FORM.

APPLICANT'S NAME Dean E. Harrison, Women's Development Corporation Address 861A Broad Street, Providence, RI, 02907

Handwritten signature in blue ink

Date 5/31/17

Name:

Address:

See attached Certified Abutters List

Multiple horizontal lines for listing abutters and their addresses.

AUTHORIZATION FROM
SELECTMEN

Office of
SELECTMEN
148 Peck Street
Rehoboth, MA 02769



Tel.: (508) 252-3758
Fax: (508) 252-5342

Date: May 31, 2017

To: Zoning Board of Appeals

From: Helen Dennen, Interim Town Administrator

Subject: Anawan School Project Comprehensive Permit

Please accept this letter as notification that Women's Development Corporation is authorized to sign the Comprehensive Permit Application for the Anawan School Project being submitted to the Zoning Board of Appeals.

If I can provide anything additional, please let me know.

Cc: Attorney Jay Talerman
BOS
Charlotte Thomas-Davison, WDC

SITE CONTROL DOCUMENTATION

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (“MOU”), executed upon the dates set forth below, is a binding agreement by and between the Town of Rehoboth, acting by and through its Board of Selectmen, having a usual address of 148 Peck Street, North Rehoboth, Massachusetts, 02769 (“Rehoboth” or the “Town”); and the Women’s Development Corporation (“WDC”), a Rhode Island Corporation with an address of 861A Broad Street, Rhode Island, 02907.

WHEREAS, the Property is owned by the Town, which proposes to lease the property located at 51-53 Bay State Road Street (the “Property”) known as the “Anawan School Apartments”, as described in a Request for Proposal entitled Anawan School Housing having had a due date of April 17, 2014 (the “RFP”); to the WDC for an initial payment of \$75,000 and a lease to be negotiated based upon the Gross Rental Income for the Project, such lease to be for a term of nine-nine (99) years, with terms to be re-considered every twenty-five (25) years;

WHEREAS, WDC is 501(c)(3) organization with the mission of developing affordable residential properties and has proposed a thirty-six (36) affordable elderly housing rental development (the “Project”) to be located on the Property;

WHEREAS, the Town has obtained Special Act Authority for the lease of the property for up to 99 years.

WHEREAS, WDC proposes to renovate the original building on the Property to create six (6) residential units;

WHEREAS, WDC proposes to demolish the rear addition on the Property, and then construct a three-story addition containing an additional thirty (30) units, all as presently proposed on the plan attached hereto as Exhibit A;

WHEREAS, WDC proposes that the thirty-six (36) units in the Project include thirty-one (31) one-bedroom units and five (5) two-bedroom units;

WHEREAS, WDC proposes to retain the existing playground at the Anawan School after construction of the Project is completed;

WHEREAS, to the greatest extent allowed by applicable Fair Housing Law, WDC proposes to market the units in the Project to, and provide a preference for, senior citizens in Rehoboth looking to downsize;

WHEREAS, WDC proposes to develop the Project under the Commonwealth’s affordable housing statute G.L. c. 40B, §§20-23 and more particularly through the Low Income Housing Tax Credit Program (“LIHTC”) administered by the Commonwealth of Massachusetts Department of Housing and Community Development (“DHCD”);

WHEREAS, in order to be eligible for the LIHTC, the Town must affirmatively express support for the Project before a Determination of Project Eligibility may be issued to WDC to allow it to submit a comprehensive permit application to the Rehoboth Zoning Board of Appeals pursuant to G. L. c. 40B, §§ 20-23;

WHEREAS, the Town is willing to provide express support for the Project to allow the issuance of a Project Eligibility Letter pursuant to the LIHTC Program if the Applicant agrees to implement the terms and conditions of this MOU;

WHEREAS, WDC is amenable to implementing the terms and conditions hereof in exchange for the Town's consideration of such LIHTC support; and

WHEREAS, WDC is amenable to discussing entering into a Payment In Lieu Of Taxes ("PILOT") Agreement with the Town regarding the Project.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Upon the later of December 31, 2017, or the date that is no more than thirty days following the receipt of a final Comprehensive Permit and receipt of a conditional reservation of Low-Income Housing Tax Credits the Town and WDC shall enter into a lease agreement for the Property which will be effective upon the closing of the construction financing. Such lease agreement shall require a one-time payment of \$75,000 at the time of the closing of the construction financing, plus lease payments based upon a percentage of the Gross Rental Income for the Project which shall be due and payable yearly. The term of the lease agreement shall be ninety-nine (99) years. The terms of the lease Agreement are subject to further negotiation by the Town and WDC.
2. Prior to filing an application for a Project Eligibility letter for the Project, the WDC and the Town shall negotiate a PILOT Agreement for the Project which will become effective at the time of, said PILOT Agreement to be approved by the Rehoboth Town Meeting, as may be necessary. In the event that the PILOT Agreement is not approved in a form negotiated by the parties, either party hereto may terminate this Agreement.
3. Within 60 days of the execution of this Agreement, WDC will complete and present for the Town's review, an application for Project Eligibility Letter to the DHCD under the LIHTC Program for the Project as contemplated hereunder.
4. The Town will support WDC's application for a Project Eligibility Letter pursuant to the LIHTC Program, subject to any proposed revisions thereto that are reasonably acceptable to the parties, and include a letter or letters of community support, as required by DHCD.
5. Upon submission of the Project Eligibility Letter application to DHCD, WDC and the Town shall both comply with any reasonable requests for information by DHCD and shall work cooperatively to secure DHCD approval as soon as possible.

6. Within thirty (30) days from DHCD's approval of the Project Eligibility Letter application under the LIHTC Program and issuance of a Project Eligibility Letter pursuant thereto, WDC will submit a complying comprehensive permit application to the Rehoboth Zoning Board of Appeals (ZBA) and diligently pursue a hearing thereon.
7. The comprehensive permit application to the ZBA shall be for a thirty-six (36) unit development consisting of thirty-one (31) one-bedroom units and five (5) two-bedroom units. Eight (6) of the units will be in the portion of the existing structure proposed to be renovated, while the remaining thirty (30) units shall be in a three-story addition to the existing structure.
8. The comprehensive permit application submitted by WDC shall propose to retain the existing playground on the Property.
9. The comprehensive permit application submitted by WDC shall propose that to the greatest extent allowed by law, the units in the Project shall be marketed to seniors living in Rehoboth looking to downsize from their current residences.
10. WDC shall provide the ZBA with all reasonable required information, and shall adequately fund a peer review account for all reasonably required peer review, including but not limited to, peer review for traffic, parking, emergency access, legal counsel, utilities, stormwater management and other engineering issues pursuant to G.L. c . 44, §53G.
11. WDC shall diligently pursue financing and final approval by DHCD, upon (a) WDC's receipt of a comprehensive permit from the ZBA that is satisfactory to WDC in its sole discretion; (b) the issuance of any and all other discretionary permits, approvals and/or endorsements from the Town and any of its boards, committees, agencies and/or instrumentalities, (together with (a), above, collectively, the "Town Approvals"); and (c)(i) the expiration of any and all appeals periods related to each Town Approval without any appeal having been taken or (ii) in the event that an appeal of any Town Approval has occurred, the favorable resolution of each such appeal by a court or agency, as the case may be, of competent and final jurisdiction. Upon WDC's receipt of the DHCD Final Approval and financing award (see ¶15 below), WDC shall immediately and diligently pursue construction such that a building permit is issued within six (6) months from the date that the last outstanding appeal period and/or appeal with regard to a Town Approval has either expired or been resolved consistent with the requirements of clause (c) above, subject to delays beyond the reasonable control of WDC, as may be determined by the Town, or delays reasonably attributable to receipt of financing or the LIHTC award discussed in ¶15 below.
12. Following the grant of the Comprehensive Permit by the ZBA, WDC shall be permitted to make immaterial or insubstantial revisions to the Plan without affecting the parties' rights and obligations hereunder, provided that all such Plan revisions are forwarded to the Rehoboth Board of Selectmen. In the event that, within twenty-one (21) days of WDC's submission, the Selectmen reasonably determine that the Plan revisions are

16. This MOU may only be amended by a written instrument executed by all of the parties hereto.
15. It is expressly understood that the Project is dependent on receipt of LIHTCs from DHCD. Accordingly, upon invitation to submit in the next available Tax Credit Round by DHCD, WDC shall submit an LIHTC Application no later than the next funding round deadline for applications, resubmitting as necessary for later rounds. It is acknowledged and agreed that, if the WDC does not receive LIHTC funding after three rounds of submission, this MOU shall be deemed null and void and the Project shall be terminated accordingly, unless the parties agree that additional submissions may be made. WDC agrees that it shall not submit an LIHTC application to DHCD for more than one affordable elderly project at the same time it submits an LIHTC Application for the Project contemplated under this MOU.
14. Nothing herein may be construed as limiting the authority of the Rehoboth Zoning Board of Appeals in any ultimate hearing on an application for Comprehensive Permit filed by WDC. Included within said Board's authority is the authority to issue a denial or a conditional approval of the project.
13. In the event that WDC chooses not to proceed with the Project because the ZBA denies the Project or imposes conditions beyond those that are contained in this MOU that are deemed unacceptable to WDC; and in the event that WDC desires, in its sole discretion, to challenge such denial or conditions and WDC is unsuccessful in any challenge thereto or chooses not to continue pursuing such challenge, at any time after commencing the same, WDC shall provide the Town with written notice accordingly, and the parties' respective obligations hereunder shall immediately be discharged and this MOU shall be deemed null and void without any further force or effect. In such event, the Town shall inform DHCD that its support for the LIHTC Program application is being withdrawn. Nothing in this paragraph, however, shall be deemed to prevent the parties from negotiating revisions to this MOU in the event that the ZBA imposes conditions beyond those that are contained in this MOU that are deemed unacceptable to WDC, in its sole discretion, provided, however, that nothing in this MOU shall require the parties to negotiate such an amendment.
- 56.05(11), as such regulation applies to project changes.
- 56.05(11), the provisions of 760 CMR 56.05(11), the material or substantial, consistent with the provisions of 760 CMR 56.05(11), the Selectmen's approval shall be required in order for WDC to proceed with such changes, such approval not to be unreasonably denied, conditioned or delayed. In the event that WDC shall desire to make a substantial or material change to the Plan, such changes shall be submitted to the Selectmen and the Selectmen's approval shall be required in order for WDC to proceed with such changes. The Board of Selectmen shall make a decision on such submittal within twenty-one (21) days of receipt of the proposed changes. In the event that the Selectmen do not issue a decision on either insubstantial or substantial changes within said 21-day period, such changes shall be deemed approved. Nothing in this paragraph shall relieve WDC from its obligations to the ZBA under 760 CMR

17. This MOU is a Massachusetts contract, shall be governed by Massachusetts law and is enforceable only in a Massachusetts State Court of competent jurisdiction. Excepting the requirement of payments of the mitigation payments as described above, this MOU may only be enforced in equity.

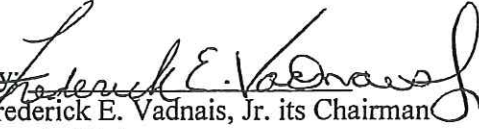
18. This MOU may be exercised in multiple counterparts


[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned have caused this MOU to be executed on the date(s) set forth below.

TOWN OF REHOBOTH

Women's Development Corporation

By: 
Frederick E. Vadnais, Jr. its Chairman
Board of Selectmen,
Duly authorized

By: 
Dean E. Harrison its Vice President
Duly authorized

Dated: 2-6-17

Dated: 2/10/17

EXHIBIT A

CERTIFIED ABUTTER'S LIST



Town of Rehoboth, MA Abutters Report

300ft. Abutters of property 39-97
at 51/55 BAY STATE RD

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 1/1/2017.

Abutter	Street Address	Account No.	Tax Bill Address
✓ 39-100A FRENCH, RICHARD E MURIEL F FRENCH LIFE ESTATE	59 BAY STATE RD	2395	FRENCH, RICHARD E MURIEL F FRENCH LIFE ESTATE 59 BAY STATE RD REHOBOTH, MA 2769
✓ 39-85 DUPUIS, ANDREW A AMANDA J DUPUIS	46 BAY STATE RD	2359	DUPUIS, ANDREW A AMANDA J DUPUIS 46 BAY STATE RD REHOBOTH, MA 2769
✓ 39-83 MOULSON, LENA B LIFE ESTATE MEREDITH M MARTIN	62 BAY STATE RD	2357	MOULSON, LENA B LIFE ESTATE MEREDITH M MARTIN 62 BAY STATE RD REHOBOTH, MA 2769
✓ 39-36B CORREIA, SEAN W SANDRA MOESING	56 BAY STATE RD	2390	CORREIA, SEAN W SANDRA MOESING 56 BAY STATE RD REHOBOTH, MA 2769
✓ 39-94 FOX KNOLL FARM INC	39 BAY STATE RD	2368	FOX KNOLL FARM INC 23 BAY STATE RD REHOBOTH, MA 2769
* 39-100C MUNROE JR, CHESTER MERTON RUTH MUNROE/ LIFE ESTATE	73 BAY STATE RD	2396	MUNROE JR, CHESTER MERTON RUTH MUNROE/ LIFE ESTATE P.O. Box 491 REHOBOTH, MA 2769
✓ 39-95 MORRELL, DONALD E MARJORIE A MORRELL LIFE ESTATE	43 BAY STATE RD	2369	MORRELL, DONALD E MARJORIE A MORRELL LIFE ESTATE 43 BAY STATE RD REHOBOTH, MA 2769



Town of Rehoboth, MA Abutters Report

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Abutter	Street Address	Account No.	Tax Bill Address
✓ 39-96 KELLUM III, GEORGE W REBECCA KELLUM	47 BAY STATE RD	2370	KELLUM III, GEORGE W REBECCA KELLUM 22 HOLLISTER RD SEEKONK, MA 2771
✓ 39-100E MALONE, ALANE	OFF BAY STATE RD	2398	MALONE, ALANE 77 BAY STATE RD REHOBOTH, MA 2769
✓ 39-100 MALONE, ALANE D JOANNE W DUCKWORTH	77 BAY STATE RD	2374	MALONE, ALANE D JOANNE W DUCKWORTH 77 BAY STATE RD REHOBOTH, MA 2769
✓ 40-3 FOX KNOLL FARM INC ATTN LISA J SAABYE, PRESIDENT	23 BAY STATE RD	2403	FOX KNOLL FARM INC ATTN LISA J SAABYE, PRESIDENT 23 BAY STATE RD REHOBOTH, MA 2769
✓ 39-86 VEADER, KATHRYN R TRUSTEE KATHRYN R VEADER REVOCABLE TRUST	42 BAY STATE RD	2360	VEADER, KATHRYN R TRUSTEE KATHRYN R VEADER REVOCABLE TRUST 42 BAY STATE RD REHOBOTH, MA 2769
✓ 39-36C MORRA, CHRISTOPHER P	281 WINTHROP ST	2391	MORRA, CHRISTOPHER P 65 NEWPORT AVE STE 7 EAST PROVIDENCE, RI 2916
✓ 39-84 BRICKLEY, VERONICA M	52 BAY STATE RD	2358	BRICKLEY, VERONICA M 52 BAY STATE RD REHOBOTH, MA 2769



Town of Rehoboth, MA Abutters Report

300ft. Abutters of property 39-97
at 51/55 BAY STATE RD

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 1/1/2017.

Abutter	Street Address	Account No.	Tax Bill Address
✓ 39-98 MARTINOUS, KEITH K JENNIFER L MARTINOUS	61 BAY STATE RD	2372	MARTINOUS, KEITH K JENNIFER L MARTINOUS 61 BAY STATE RD REHOBOTH, MA 2769



Town of Rehoboth, MA Abutters Report

300ft. Abutters of property 39-97
at 51/55 BAY STATE RD

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements. Property data updated 1/1/2017.

I hereby certify that the names and mailing addresses of the persons shown on the above list are the names and addresses of the owners of record as shown on the most recent certified tax list dated 01/01/17.

Signed,

Linda Greaves

Name: Linda Greaves

Title: Administrative Assessor

Date: 05/23/2017

Not official unless stamped by
the Board of Assessors

THE ABOVE NAMES AND ADDRESSES
HAVE BEEN CERTIFIED BY THE
REHOBOTH ASSESSORS OFFICE AS OF
TODAY. 05/23/2017
BOARD OF ASSESSORS
(lg)

PROJECT ELIGIBILITY LETTER FROM DHCD



Commonwealth of Massachusetts
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Kornegay, Undersecretary

February 1, 2017

Board of Selectmen
c/o Kelly Hathaway
148 Peck Street
Rehoboth, MA 02769



Re: Chapter 40B Comprehensive Permit.

Project Name: Anawan School Apartments
Location: 51-55 Bay State Road, Rehoboth
Number of Units: 36
Subsidizing Agency: Department of Housing and Community Development
Applicant: Women's Development Corporation

Dear Board of Selectmen:

This will serve to notify you, pursuant to 760 CMR 56.04(3), that the above-named Applicant has applied to the above-named Subsidizing Agency under the Low Income Housing Tax Credit program for preliminary approval of the above-referenced project. The project is a rental project, with a total of 36 units, of which all (100%) are low income under 40B.

Enclosed please find a copy of the application for your review. The review period for comments ends 30 days from the date of this letter. Any comments will be considered prior to issuing a determination of Project Eligibility. Please address comments to:

Catherine Racer, Associate Director
DHCD
100 Cambridge Street, 3rd Floor
Boston, MA 02114

If and when an application is made for a comprehensive permit, assistance is available to the Zoning Board of Appeals to review the permit application. The Massachusetts Housing Partnership's (MHP) Ch. 40B Technical Assistance Program administers grants to municipalities for up to \$10,000 to engage qualified third-party consultants to work with the ZBA in reviewing the Ch. 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, www.mhp.net or e-mail community@mhp.net.

If you have any questions regarding this letter, please feel free to call Rebecca Wachtel Frawley at 617-573-1318.

Sincerely,

Catherine Racer
Associate Director, Division of Housing Development



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Komegay, Undersecretary

March 22, 2017

Dean E. Harrison
Director of Real Estate
Women's Development Corporation
861A Broad Street
Providence, RI 02907

RE: Anawan School Apartments, Rehoboth

Dear Mr. Harrison:

We are pleased to inform you that your application for project eligibility determination for the proposed Anawan School Apartments project located in Rehoboth, Massachusetts, has been approved under the Low Income Housing Tax Credit (LIHTC) program. The property is located at 51 Bay State Road, Rehoboth, Massachusetts. This approval indicates that the proposed plan is for 36 units, all of which (100%) will be affordable at no more than 60% of area median income. The proposed development will consist of 31 one-bedroom units, and 5 two-bedroom units, and the rental structure as described in the application is generally consistent with the standards for affordable housing to be included in the community's Chapter 40B affordable housing stock. This approval does not constitute a guarantee that LIHTC funds will be allocated to the Anawan School Apartments project. It does create a presumption of fundability under 760CMR 56.04, and permits the Women's Development Corporation to apply to the Rehoboth Zoning Board of Appeals for a comprehensive permit. The sponsor should note that a Mass One Stop + submission for funding for this project must conform to all Department of Housing and Community Development (DHCD) program limits and requirements in effect at the time of submission.

As part of the review process, DHCD has made the following findings:

1. The proposed Anawan School Apartments project appears generally eligible under the requirements of the Low Income Housing Tax Credit program.
2. DHCD has performed an on-site inspection of the proposed Anawan School Apartments project and has determined that the proposed site is an appropriate location for the project.
3. The proposed housing design is appropriate for the site.
4. The proposed project appears financially feasible in the context of the Rehoboth housing market.
5. The initial proforma for the project appears financially feasible and consistent with the requirements for cost examination and limitations on profits on the basis of estimated development

and operating costs. Please note again that a Mass One Stop + submission for funding for this project must conform to all DHCD program limits and requirements in effect at the time of submission.

6. A third-party appraisal will be commissioned. The Low-Income Housing Tax Credit Program Guidelines state that the allowable acquisition value of a site with a comprehensive permit must be equal to or less than the value under pre-existing zoning, plus reasonable carrying costs.
7. The Women's Development Corporation is a non-profit organization, and meets the general eligibility standards of the Low Income Housing Tax Credit program.
8. The applicant controls the site.
9. DHCD did not receive any comments on the application from the Town of Rehoboth.


The proposed Anawan School Apartments project will have to comply with all state and local codes not specifically exempted by a comprehensive permit. In applying for a comprehensive permit, the project sponsor should identify all aspects of the proposal that will not comply with local requirements.

If a comprehensive permit is granted, construction of this project may not commence without DHCD's issuance of Final Approval pursuant to 760 CMR 56.04 (7) and an award of LIHTC funds. This project eligibility determination letter is not transferable to any other project sponsor or housing program without the express written consent of DHCD. When construction is complete, a Chapter 40B cost certification and an executed and recorded 40B Regulatory Agreement in compliance with DHCD's requirements pertaining to Chapter 40B must be submitted and approved by DHCD prior to the release of a Low-Income Housing Tax Credit Form 8609.

This letter shall expire two years from this date, or on March 21, 2019, unless a comprehensive permit has been issued.

We congratulate you on your efforts to work with the Town of Rehoboth to increase its supply of affordable housing.

Sincerely,



Catherine Racer
Associate Director

APPLICANT STATUS

APPLICANT STATUS

Women's Development Corporation agrees to conform to the limited dividend requirements of M.G.L. Chapter 40B which, in turn, requires that the developer abide by dividend limitations, which are imposed by the housing program being utilized. Accordingly, the applicant will agree to be bound by whatever dividend limitations which may be imposed by the Department of Housing and Community Development's Local Initiative Program.

DEVELOPMENT TEAM

DEVELOPMENT TEAM

Founded in 1979, WDC has a stellar track-record of developing and managing affordable housing in urban, suburban and rural settings, for low, very-low, senior, and disabled households. The breadth and depth of WDC's capacity, as well as the substantial experience of the entire development team, will ensure the successful development and operation of Anawan School Apartments.

Sponsor	Women's Development Corporation	Dean Harrison, Director of Development harrison@wdchoc.org (401) 941-2900
Property Management	Housing Opportunities Corporation	Rodney Hoel, Director of Property Mgmt. Hoel@wdchoc.org (401) 941-2900
Attorney	Hackett Feinberg, PC	Kimberly Martin-Epstein, Partner kle@bostonbusinesslaw.com (617) 422-0200
Architect	Union Studio Architecture & Community Design	Paul E. Attemann, Senior Associate paul@unionstudioarch.com (401) 272-4724
Civil Engineer	Commonwealth Engineers & Consultants, Inc.	Tim Behan, P.E. tbehan@commonwealth-eng.com, (401) 273-6604

PROJECT DESCRIPTION

PROJECT DESCRIPTION

A. Applicant Name & Address:

Women's Development Corporation
861A Broad Street
Providence, RI 02907
401.941.2900

Attention: Dean E. Harrison, Director of Real Estate, Ext 120
Charlotte Thomas-Davison, 118

B. Development Location & Description

Anawan Schoolhouse
51 and 55 Bay State Road
Rehoboth, MA 02769

The site at 51 & 55 Bay State Road in Rehoboth, Massachusetts contains two existing structures, the senior center located on the south end of the site, and the former Anawan School on the north end. A playground is located along the eastern property line, a community garden on the north side of the senior center and associated parking and paving. There are three curb cuts along Bay State Road. The existing grade is highest along the road, gently sloping away from it toward the rear property line.

The now vacant Anawan School structure, the first brick schoolhouse in town, was built in 1930 to replace the 1852 one-room wooden schoolhouse on Anawan Street. The "new" brick school marked both an expansion and a consolidation, as it welcomed students from several smaller schools that had previously dotted the Rehoboth countryside.

Women's Development Corporation proposes the renovation of the existing Anawan School and the construction of a new addition to provide a total of 36 affordable elderly apartments. We anticipate the construction of 6 units within the original schoolhouse building, and the construction of a new three-story addition that will contain 30 additional units. The development will consist of a mix of one- and two-bedroom units, with approximately 31 one-bedroom units, and 5 two bedroom units.

The new addition, physically joined to the schoolhouse building, will be an attractive transition between the historic architecture of the schoolhouse and the new housing units. Other features that will be incorporated into a final design for the building(s) include an elevator, universal design features in all units, additional measures to ensure accessibility and mobility for residents, an outdoor patio/sitting area and a direct path to the Senior Center entrance.

Adjacent to the Anawan Schoolhouse, and located on the same lot, is the Rehoboth Senior Center. This positioning makes the schoolhouse the ideal location for affordable housing for elderly residents who would be also be able to conveniently access services at the neighboring Senior Center.

The new addition has been designed to refer to the federal style architecture and materials of the existing schoolhouse and Senior Center. While the schoolhouse is not a designated historic site, it is an important landmark to the town of Rehoboth. An important part of the design process has been to ensure that the addition will complement the existing building in such a way that it will not overshadow or detract from the longstanding importance of the original structure.

Finally, because the site is not connected to town sewer or water lines, these services will need to be constructed. A new septic system, a new well and water lines will be installed as well.

C. Locus Map:

See attached maps

D. Building Tabulation:

Type of unit	# of units	# of bdrms	# of bath	Gross sq. ft.	rent
Affordable – 30% AMI	3	1	1	700 +/-	\$827*
Affordable – 60% AMI	28	1	1	700 +/-	\$819
Affordable – 30% AMI	1	2	1	975 +/-	\$994*
Affordable – 60 % AMI	4	2	1	975 +/-	\$984

* Anticipated to by MRVP (FMR)

E. Housing Program:

The Low Income Housing Tax Credit Program

F. Project Details:

See attached Executive Summary

H. Narrative regarding Building Massing:

The former Anawan School will be renovated and added on to in the proposed redevelopment for much needed independent low to moderate income senior housing. The school was built in 1930 and was the first brick school in town.

The proposed redevelopment of the building is not so much a singular building project, but rather an effort to master plan a very important parcel of land in the heart of the old village center. This parcel contains an existing senior center that is very active and cherished amongst the town residents, a community garden and an existing playground. The new site plan looks to integrate these existing uses and structures with new senior housing on the north end of the town owned parcel.

Proposed Site Plan

The existing site contains two existing structures, the senior center located on the south end of the site, and the former Anawan School on the north end. An existing playground is located along the eastern property line, a community garden on the north side of the senior center and associated parking and paving. There are three curb cuts along Bay State Road which will be utilized. In addition, the existing grade is highest along the road, and gently slopes away from it toward the rear property line.

A new public well and septic system are proposed to service the new housing. A 200' protective radius is required around the well and a fairly large area of land for the septic system is needed. These constraints have helped shape the proposed development of the site.

The demolition of the rear portion of the school building will make way for the new addition which will run north to south and create a forecourt of parking and exterior living space on the northwest corner of the building. A glazed atrium will connect the new from the old and this 'hyphen' will also be the new entry into the building, from both the north and the south. The north, or residents' entrance, brings people out to an outdoor patio, some assigned parking and dumpster enclosure. The south, or visitors' entrance, is the new front door of the building, creating a strong connection to the senior center and general parking. A differentiation of paving material will emphasize the visitor arrival area and pedestrian connection to the network of sidewalks and walking paths that are proposed to allow people to move freely to and from all the site's amenities. These include the existing playground, new community garden, new community pavilion, the resident patio, parking, and most importantly the town's senior center.

A new drive lane servicing the required parking and emergency vehicle access will be extended along the south and east sides of the building. The new parking area between

the senior housing and senior center will be set back behind the front façade of the senior center and be screened from the street view with new plantings and trees. The row of existing parking along Bay State Road will also be screened from view. A total of ninety (86) parking spaces are proposed (54 new, 32 existing).

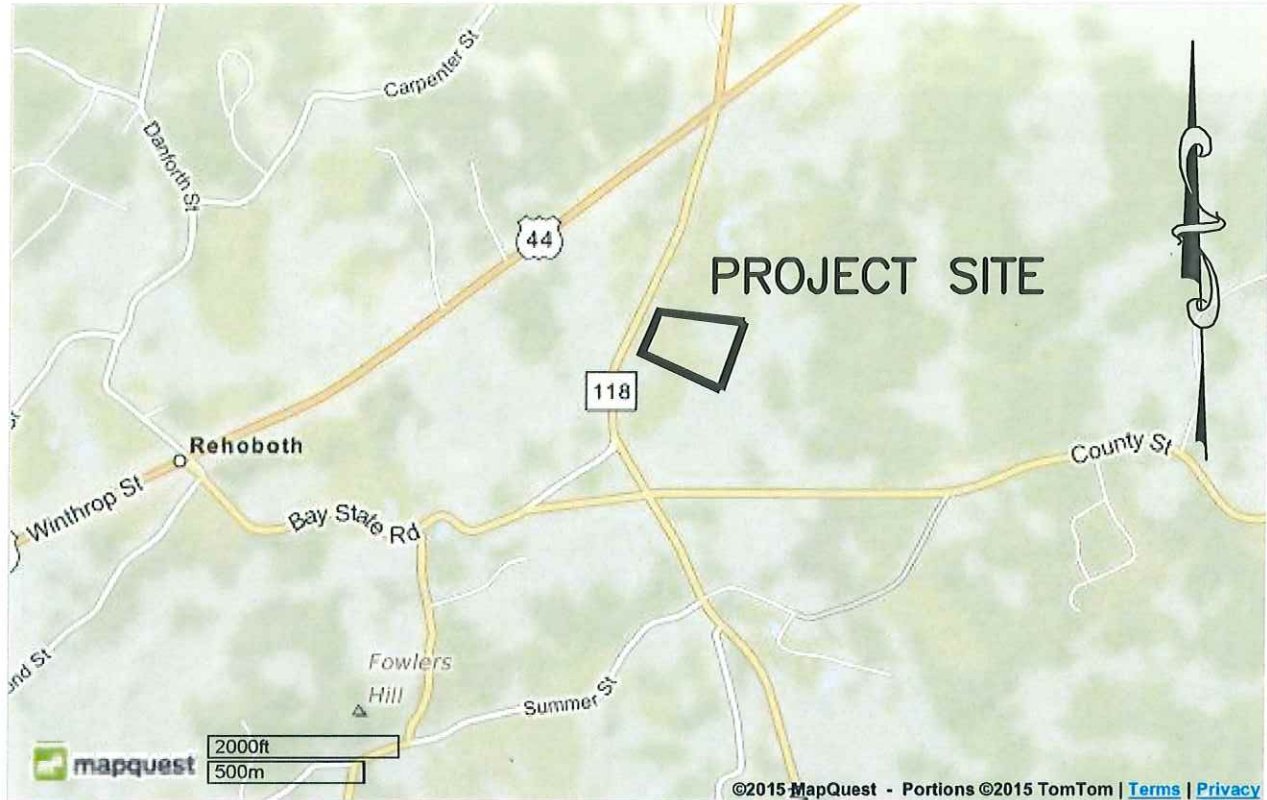
In addition to the screen planting previously mentioned, a very comprehensive landscape plan will be implemented. Existing mature trees in front of the Anawan School building will remain. New foundation plantings, decorative plantings and strategic screen planning in the courtyard and entry areas will be carefully designed. Native and drought tolerant species will be used. Lighting will be downward-facing to prevent light pollution and be Dark Sky compliant.

Proposed Building Design

Only the Anawan School building will be renovated. As previously mentioned, the demolition of the rear portion of the school building will make way for the new addition. The existing 2-story front portion of the building will be renovated to house six (6) of the thirty-six (36) proposed dwelling units, the community room, management offices and resident storage. A new glazed connector between the existing structure and new addition will be the primary entrance to the building. This portion of the building is also two stories high, connecting the existing building and the new addition at the first two floors. With the gently sloping grade from west to east, this seems to be the ideal location for the building's entrances.

Although the new wood-framed addition is a full three stories in height, the massing and material of it have been very carefully considered. The perceived scale of the long north/south bar has been diminished by forming two pitched roof forms which mimic the existing roof form and are connected by a lower roof, established by the inset of two exterior walls. New brick masonry veneer on the first floor will match the existing brick establish a plinth on which the two upper stories rest on. These upper stories will be clad in durable, lasting, low-maintenance fiber-cement lap siding and trim boards. A belt course at the third floor window sills, subtle projections in the façade, and covered balconies at the rear will help reduce the perceived mass of the three-story addition. Energy Star Rated double-hung vinyl windows, fiberglass insulated doors and an insulated curtain wall system will be used.

The new construction will be consistent with the character and quality of neighboring structures, the area's physical appearance and will enhance community pride.



LOCUS MAP

ASSESSORS MAP 39 LOT 97

LOCATION

51&55 BAY STATE ROAD
REHOBOTH, MASSACHUSETTS

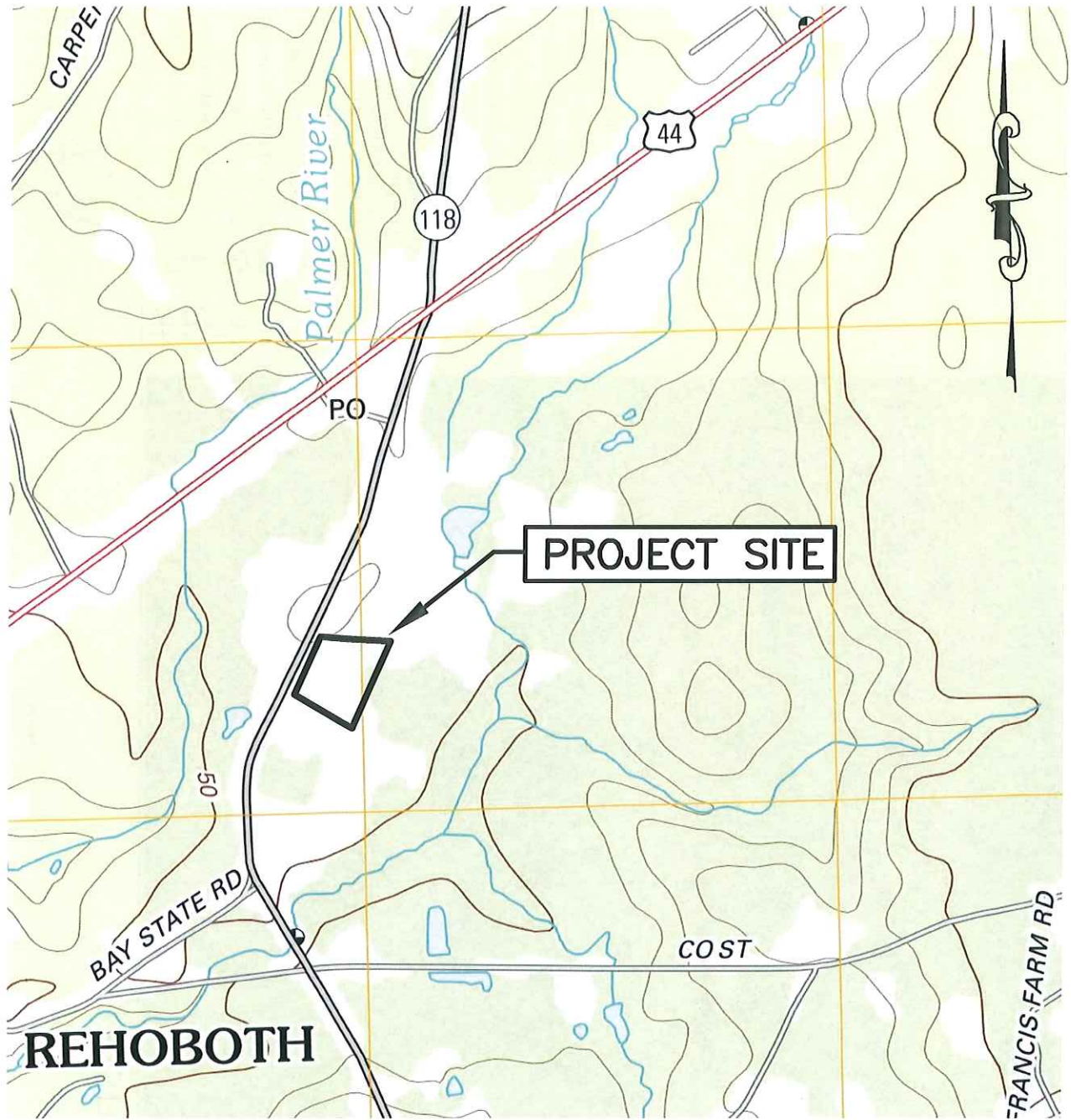


AERIAL MAP

ASSESSORS MAP 39 LOT 97

LOCATION

51&55 BAY STATE ROAD
REHOBOTH, MASSACHUSETTS



USGS TOPO MAP
ASSESSORS MAP 39 LOT 97
LOCATION
51&55 BAY STATE ROAD
REHOBOTH, MASSACHUSETTS



- ① ANAWAN SCHOOL (PROJECT SITE)
- ② REHOBOTH SENIOR CENTER
- ③ THE GIFT HORSE RETAIL SHOP
- ④ AMERICAN LEGION HALL
- ⑤ BLANDING PUBLIC LIBRARY
- ⑥ PALMER RIVER ELEMENTARY SCHOOL / DOROTHY BECKWITH MIDDLE SCHOOL
- ⑦ ALPHABET TREE PRESCHOOL / RDL EQUIPMENT / GROTA PROPERTIES / GRAPEVINE WINE & SPIRITS / PIZZA PLAZA / SHEAR ARTISTRY SALON
- ⑧ U.S. POST OFFICE / VIVEIROS INSURANCE
- ⑨ BRISTOL CO. SAVINGS BANK
- ⑩ FIRST SPIRITUALIST CHURCH OF BROCKTON
- ⑪ GULF GAS STATION
- ⑫ CITIBANK / CUMBERLAND FARMS
- ⑬ DRY CLEANERS / DUNKIN' DONUTS

ANAWAN SENIOR HOUSING

PROXIMITY MAP

DECEMBER 10, 2016

SCALE: 1"=600'



ANAWAN SCHOOL APARTMENTS

Executive Summary

Description of Project

Women's Development Corporation proposes the renovation of the existing Anawan School and the construction of a new addition to provide a total of 36 affordable elderly apartments. We anticipate the construction of 6 units within the original schoolhouse building, and the construction of a new three-story addition that will contain 30 additional units. The development will consist of a mix of one- and two-bedroom units, with approximately 31 one-bedroom units, and 5 two bedroom units.

The new addition, physically joined to the schoolhouse building, will be an attractive transition between the historic architecture of the schoolhouse and the new housing units. Other features that will be incorporated into a final design for the building(s) include an elevator, universal design features in all units, additional measures to ensure accessibility and mobility for residents, an outdoor patio/sitting area and a direct path to the Senior Center entrance.

Adjacent to the Anawan Schoolhouse, and located on the same lot, is the Rehoboth Senior Center. This positioning makes the schoolhouse the ideal location for affordable housing for elderly residents who would be also be able to conveniently access services at the neighboring Senior Center.

The new addition has been designed to refer to the federal style architecture and materials of the existing schoolhouse and Senior Center. While the schoolhouse is not a designated historic site, it is an important landmark to the town of Rehoboth. An important part of the design process has been to ensure that the addition will complement the existing building in such a way that it will not overshadow or detract from the longstanding importance of the original structure.

Finally, because the site is not connected to town sewer or water lines, these services will need to be constructed. A new septic system, a new well and water lines will be installed as well.

Endorsement and Support by Town of Rehoboth.

The Town of Rehoboth has approved Women's Development Corporation (WDC) as developer for this project and a 99 year lease for the property was approved at the October 2014 Town Meeting. A bill approving this long-term was also approved by the state legislature. In addition, Rehoboth's Community Preservation Committee received Town approval to provide \$50,000 of CPA funds to be used for pre-development expenses relating to the Anawan School House affordable elderly housing project. Since the approval, the CPC has funded \$30,220 in

predevelopment expenses which include engineering studies of the well and septic capacities and conceptual Architectural drawings.

Need for Affordable Housing in the Town of Rehoboth

The construction of the proposed 36 units of affordable elderly housing would be a significant benefit to the Town of Rehoboth and its residents. Rehoboth currently has very little affordable housing and very little rental housing. Based on data from Housing MA site, there is a market in Rehoboth for affordable senior rental housing. Currently 94% of Rehoboth's housing stock is single family homes and just 0.4% are considered multi-family building. Currently, 12 % of the Rehoboth population is 60 years of age and older. Long term residents of the town are often forced to relocate due to a lack of affordable rentals in the area. This proposal addresses both of these needs, adding significantly to affordable housing stock in Rehoboth, and promoting diversity of income in the town. Furthermore the Metropolitan Area Planning Council (MAPC) data suggests that in Rehoboth, the aging of the Baby Boomers will cause the senior population to increase by 1,900 people, or 140 percent, through 2030.

Consistent with Rehoboth's Housing Production Plan (2015)

As we move forward with this development, we will work closely with Town officials to ensure that this important project helps accomplish housing goals identified in the 2015 Rehoboth Housing Production Plan. This Housing Production Plan identified the production of units for elderly residents as its #1 priority. Additionally it suggested the use of the "Friendly 40B" process by which the town works collaboratively with affordable housing developers as the project makes its way through planning and zoning. Our proposed development will meet the stated goals of the Housing Production Plan and do so on a site which was identified as a "Primary Action Town Property" in appendix C of the Plan (approved by DHCD in November 2015).

Benefit to Town of Rehoboth

The renovation of the Anawan School and the proposed new construction would be a benefit to the town of Rehoboth in numerous ways – it would add to the town's tax revenue, preserve the existing building and restore it to a beneficial use, and by virtue of its proximity to the Senior Center, enhance opportunities for community engagement for the senior population. Additionally, with the preservation of the existing playground, residents of all ages will continue to be able to enjoy this beloved property.

Zoning Approval

As suggested in the 2015 Rehoboth Housing Production Plan, this project will be permitted as a “Friendly 40B” through the ZBA with support of the town of Rehoboth. The building, while older, is not designated as historic and we do not anticipate the need for conservation commission waivers or variances. At this time, we are not aware of any environmental issues and are not anticipating that we will need any permits or approvals relating to environmental remediation. The forthcoming Phase I study will confirm the environmental status of the site.

Services and Program available to the Residents

The Anawan School development is ideally located to provide the future residents access to various services and programs at the abutting Rehoboth Senior Center. The Rehoboth Senior Center also houses the Council of Aging and offers many on-going services and programs for the seniors of Rehoboth and surrounding communities. Various programs and services offered currently at the Senior Center includes;

- Dining Opportunities (Gert’s Café, Senior Center Kitchen, Men’s Coffee, Ladies Lunch)
- Meetings and Clubs (Rehoboth Senior Citizen Club, Friends of Elderly Club)
- Health Clinics (Podiatry Clinic, Blood Pressure/Blood Glucose)
- Outreach Counselors – S.H.I.N.E
- Meals on Wheels

Women’s Development Corporation will coordinate with Rehoboth Council on Aging to provide the above-mentioned programs and services to the residents of Anawan School Apartments. These services and programs, base out of the adjacent Rehoboth Senior Center, will be accessible to all residents of the new development. This positioning makes the schoolhouse the ideal location for affordable housing for elderly residents.

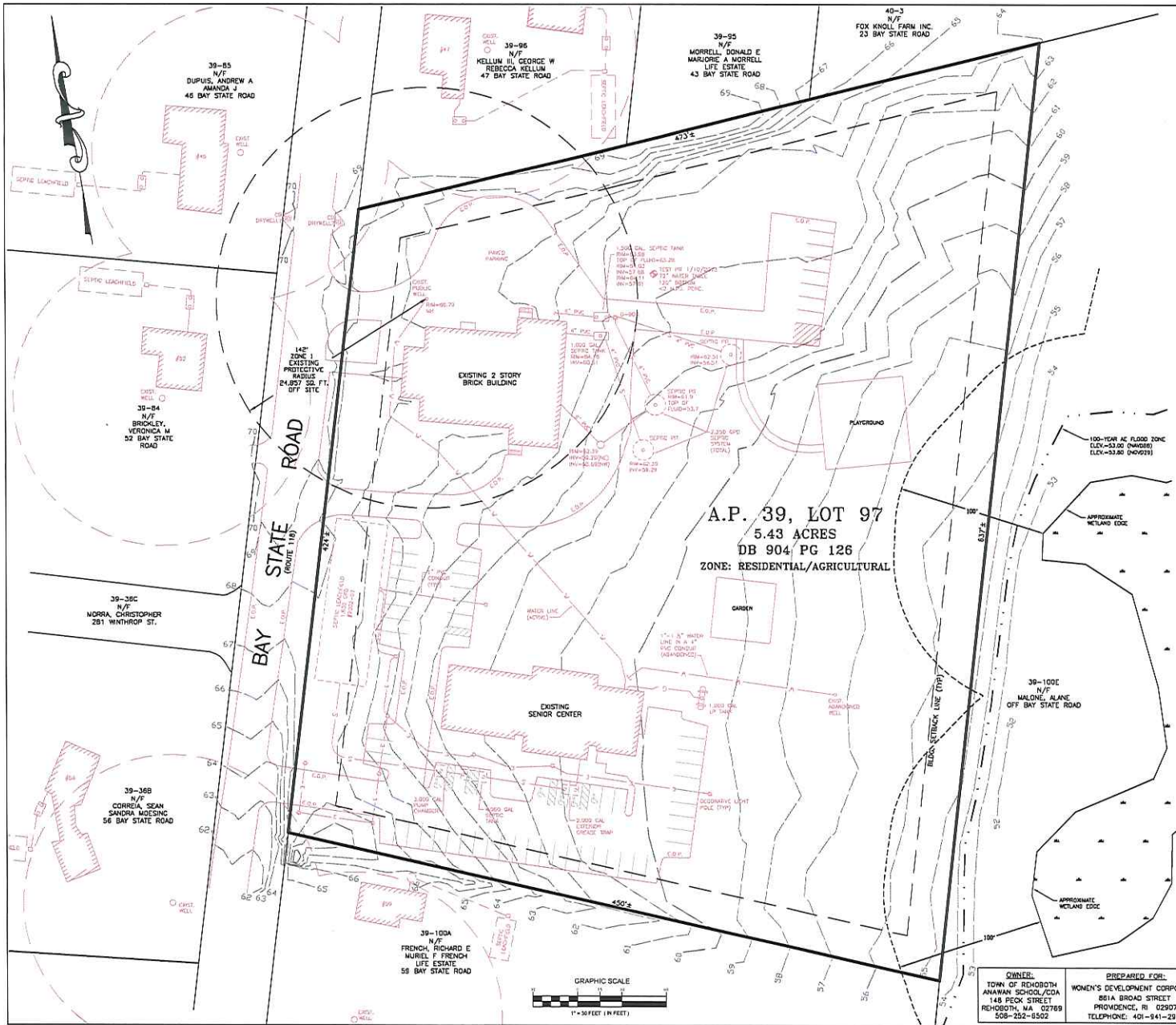
Sponsor

Women’s Development Corporation (WDC) has 35 years of experience designing, developing and operating affordable housing developments. WDC is one of the largest nonprofit housing developers in Rhode Island, with a mission to design, develop, preserve and manage affordable housing for families, elderly and persons with special needs. WDC reclaims and restores historic buildings, constructs new, energy efficient housing and revitalizes neighborhoods. It is a priority for WDC to create attractive affordable housing developments that blend seamlessly into a neighborhood fabric.

Since its founding in 1979, WDC has developed nearly 2,000 units of affordable housing, including 258 units of supportive housing, 371 units of elderly housing, 652 LIHTC units, and 210 historic preservation units.

WDC's property management company, Housing Opportunities Corporation (HOC), will be the property manager for the Anawan project. HOC manages the units that WDC develops. All of these units are extremely well maintained, earning REAC scores (ratings of property condition by HUD – out of 100) of 90 or above. These units also have occupancy rates above 97% with active waitlists at each. Most importantly, WDC and HOC are experienced in managing housing for the elderly, so we understand the unique needs of this population and are experienced in assisting these tenants.

PROPOSED ENGINEERING/ARCHITECTURAL PLANS



- REFERENCE NOTES:**
1. THIS IS NOT A SURVEY PLAN. REFERENCE IS MADE TO PLAN ENTITLED "PLAN OF LAND, EXISTING CONDITIONS, REHOBOTH, MA, SHEET 1 OF 1, DATED OCTOBER 25, 2001, SCALE 1"=40', PREPARED BY GUERRIERE & HALON, INC., DB 904 PG 126.
 2. REFERENCE IS MADE TO PLAN ENTITLED "SENIOR CENTER, AS-BUILT, SITE UTILITY PLAN, SHEET C.3, DATED FEB. 10, 2003, PREPARED BY RODHART ASSOCIATES".
 3. REFERENCE IS MADE TO REHOBOTH, MA ASSESSORS MAPS.
 4. FLOOD ZONE INFORMATION OBTAINED FROM FEMA FLOOD RATE INSURANCE MAP NUMBER 250500220F PANEL 226 OF 300, EFFECTIVE DATE JULY 7, 2009.
 5. VERTICAL DATUM IS NAVD83, CONVERSION TO NAVD83 IS 100293-0.80 FEET.
 6. WETLAND EDGE TAKEN FROM MASSACHUSETTS DSR.
 7. EXISTING SEPTIC SYSTEM, TEST PIT INFORMATION AND WELL LOCATIONS TAKEN FROM REHOBOTH BOARD OF HEALTH FILES AND ARE CONSIDERED APPROXIMATE.
 8. SUBJECT SITE IS SITUATED IN THE GROUNDWATER PROTECTION DISTRICT.

PROJECT DATA

ASSESSORS REFERENCE:
A.P. 39, LOT 97
TOTAL AREA 5.43 ACRES

ZONING REFERENCE:
EXISTING ZONING: R (RESIDENTIAL/AGRICULTURAL)
MINIMUM LOT AREA = 60,000 SQ. FT.
MINIMUM LOT FRONTAGE = 200 FT.
FRONT YARD SETBACK = 30 FT.
SIDE YARD SETBACK = 25 FT.
REAR YARD SETBACK = 25 FT.
MAX. BUILDING HEIGHT = 2-1/2 STORY
MAX. COVERAGE = DWELLING USE
= ACCESSORY BLDG. USE

LEGEND:

BLDG	BUILDING	SUBJECT PROPERTY LINE
CB	CATCH BASIN	ABUTTING PROPERTY LINE
ELEV	ELEVATION	EXISTING BUILDING SETBACK LINE
EOP	EDGE OF PAVEMENT	EXISTING EASEMENT
EXIST	EXISTING	EXISTING ELEVATION CONTOUR
GAL	GALLON	EXISTING ZONING BOUNDARY
GPD	GALLON PER DAY	EXIST. ELECTRIC LINE
INV	INVERT	EXIST. DRAIN LINE
LP	LOW PRESSURE	EXIST. WATER LINE
MH	MANHOLE	EXIST. SANITARY SEWER LINE
N/O	NOW OR FORMERLY	EXIST. GAS LINE
N/F	TYPICAL	EXIST. OVERHEAD WIRE
		100' WETLAND SETBACK
		EXISTING UTILITY POLE
		EXISTING SEWER MANHOLE



REVISIONS

NO.	DATE	DRWN	CHKD
1	10/6/15	TJB	SC
2	10/6/15	TJB	SC
3	10/26/15	TJB	SC
4	02/27/17	TJB	KK
5	04/25/17	TJB	KK
6	04/13/17	TJB	KK
7	05/20/17	TJB	KK

ZONING PLAN SUBMISSION

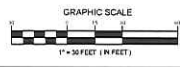
ASSESSORS MAP 39 LOT 97

LOCATION
51&56 BAY STATE ROAD
REHOBOTH, MASSACHUSETTS

SCALE: AS SHOWN | SHEET NO: 1 OF 2
DRAWN BY: DWH | DESIGN BY: TJB | CHECKED BY: SC
DATE: 9/22/15 | PROJECT NO.: 15040.00

OWNER:
TOWN OF REHOBOTH
ANANAK SCHOOL/COA
148 PECK STREET
REHOBOTH, MA 02869
508-252-5502

PREPARED FOR:
WOMEN'S DEVELOPMENT CORPORATION
861A BROAD STREET
PROVIDENCE, RI 02907
TELEPHONE: 401-941-2900





- NOTES:**
- REFERENCE IS MADE TO PLAN ENTITLED "PLAN OF LAND, EXISTING CONDITIONS, REHOBOTH, MA, SHEET 1 OF 1, DATED OCTOBER 23, 2001, SCALE 1"=40', PREPARED BY GUERRIERE & HALNOR, INC., DB 804 PG 126.
 - REFERENCE IS MADE TO PLAN ENTITLED "SENIOR CENTER, AS-BUILT, SITE UTILITY PLAN, SHEET C-1, DATED FEB. 16, 2003, PREPARED BY REINHART ASSOCIATES'.
 - REFERENCE IS MADE TO REHOBOTH, MA ASSESSORS MAPS.
 - FLOOD ZONE INFORMATION OBTAINED FROM FEMA FLOOD RATE INSURANCE MAP NUMBER 25050C0228F PANEL 226 OF 500, EFFECTIVE DATE JULY 7, 2009.
 - VERTICAL DATUM IS NAVD83, CONVERSION TO NAVD83 IS NAVD83-0.80 FEET.
 - WETLAND EDGE TAKEN FROM MASSACHUSETTS DSS.
 - EXISTING SEPTIC SYSTEM AND WELL LOCATIONS TAKEN FROM REHOBOTH BOARD OF HEALTH FILES AND ARE CONSIDERED APPROXIMATE.
 - SUBJECT SITE IS SITUATED IN THE GROUNDWATER PROTECTION DISTRICT.
 - THIS IS AN AGENCY REVIEW SET FOR PERMITTING AND IS SUBJECT TO COMMENTING & REVISIONS AND SHOULD NOT BE USED FOR CONSTRUCTION.

PROJECT DATA

ASSESSORS REFERENCE:
A.P. 39, LOT 97, TOTAL AREA 5.43 ACRES

ZONING REFERENCE:
ZONING: R (RESIDENTIAL/AGRICULTURAL)

BUILDING LOT COVERAGE:
ALLOWED = DWELLING 10%
= ACCESSORY BLDG. 10%
PROPOSED = 8,274 SQ. FT. (SENIOR CENTER)
= 13,850 SQ. FT. (SENIOR HOUSING)
= 260 SQ. FT. (COMMUNITY BUILDING)
= 22,384 SQ. FT. OR 9.5%

PARKING:

LAND USE: 36-BED SENIOR HOUSING, 8,274 SQ. FT. SENIOR CENTER & PLAYGROUND AREA
USE ZONING R,3.3 FOR SENIOR HOUSING WHICH USES R,3.C 'HOTEL' AS CLOSEST SIMILAR USE.
USE ZONING R,3.C 'GENERAL BUSINESS' FOR SENIOR CENTER
USE EXISTING 8 PARKING SPACES FOR PLAYGROUND

REQUIRED = ONE 400 SQ. FT. LOADING AREA FOR EACH 10,000 SQ. FT. GROSS FLOOR AREA OF SENIOR HOUSING BUILDING IS 38,038 SQ. FT.
PROPOSED = NO LOADING AREAS PROPOSED.

SPACES REQUIRED = 1 PER SLEEPING ROOM = 36 SPACES
SPACES REQUIRED = 8,274 / 200 = 42 SPACES
SPACES REQUIRED = 8 FOR PLAYGROUND
TOTAL REQUIRED = 86 SPACES

SPACES PROPOSED = 105 SPACES

DESIGN FLOW

31 - 1 BEDROOM UNITS X 110 GPD = 3,410 GAL/DAY
5 - 2 BEDROOM UNITS X 150 GPD = 750 GAL/DAY
TOTAL = 4,160 GAL/DAY

ENHANCED NITROGEN REMOVAL IS PROPOSED PER 310 CMR 15.217.
PROPOSED SEWAGE TREATMENT SYSTEM SHALL BE AN APPROVED ALTERNATIVE SYSTEM WHICH TREATS NITROGEN TO A 10 PPM OR STRICTER STANDARD.

PROPOSED PLAN



COMMONWEALTH ENGINEERS & CONSULTANTS, INC.
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908

REVISIONS

NO.	DATE	DRWN	CHKD
1	10/05/15	TJB	SC
2	10/05/15	TJB	SC
3	10/26/15	TJB	SC
4	02/07/17	TJB	KK
5	04/06/17	TJB	KK
6	04/13/17	TJB	KK
7	05/30/17	TJB	KK

ZONING PLAN SUBMISSION

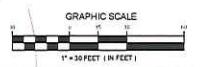
ASSESSORS MAP 39 LOT 97

LOCATION
51&55 BAY STATE ROAD
REHOBOTH, MASSACHUSETTS

SCALE: AS SHOWN SHEET NO: 2 OF 2
DRAWN BY: DMW DESIGN BY: TJB CHECKED BY: SC
DATE: 9/22/15 PROJECT NO.: 15040.00

OWNERS:
TOWN OF REHOBOTH
ANAWAN SOMCO, LLC
148 PECK STREET
REHOBOTH, MA 02769
508-252-6502

PREPARED FOR:
WOMEN'S DEVELOPMENT CORPORATION
861A BROAD STREET
PROVIDENCE, RI 02907
TELEPHONE: 401-941-2900

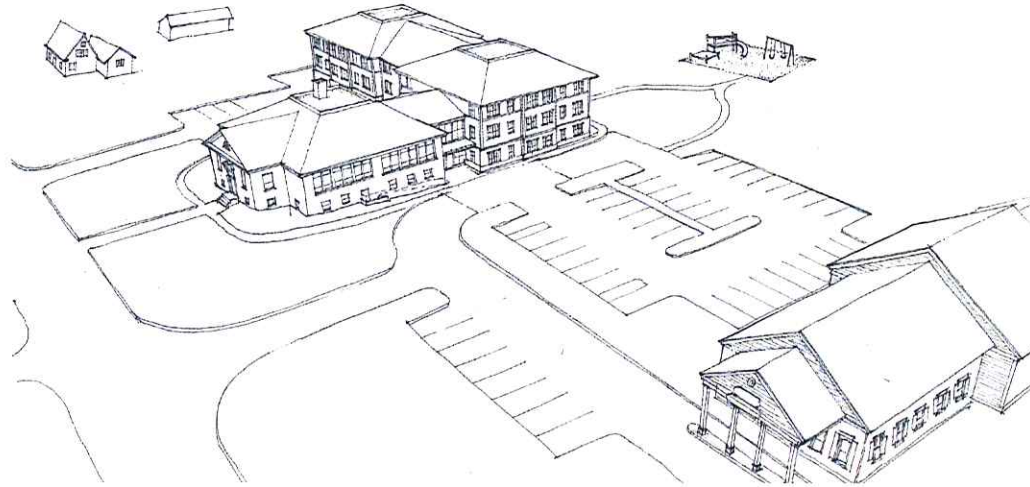


CONCEPTUAL DESIGN

ANAWAN SENIOR HOUSING

REHOBOTH, MA

MAY 20, 2016



UNION STUDIO

140 Union Street Providence, RI 02903

www.unionstudioarch.com

1 401 472 4774 • 401 472 4775



ANAWAN SENIOR HOUSING

SITE PLAN

APRIL 19, 2017



LEGEND

- Administrative
- Circulation
- Common Space
- 1 Bedroom Units
- 2 Bedroom Units
- Utility

UNIT COUNT

(31) 1 bedroom units @ 650 - 750 sf/ea
 (5) 2 bedroom units @ 950-1,000 sf/ea
 (36) total dwelling units

SQUARE FOOTAGE TOTALS

Total Heated - 38,038 sf
 First Floor Heated
 Existing: 4,571 sf
 New Addition: 9,872 sf
 Second Floor Heated
 Existing: 4,571 sf
 New Addition: 9,872 sf
 Third Floor Heated
 New Addition: 9,152 sf



FIRST FLOOR PLAN

ANAWAN SENIOR HOUSING







FIRST FLOOR PLAN

DATE MAY 29, 2016

SCALE 1/8"=1'-0"

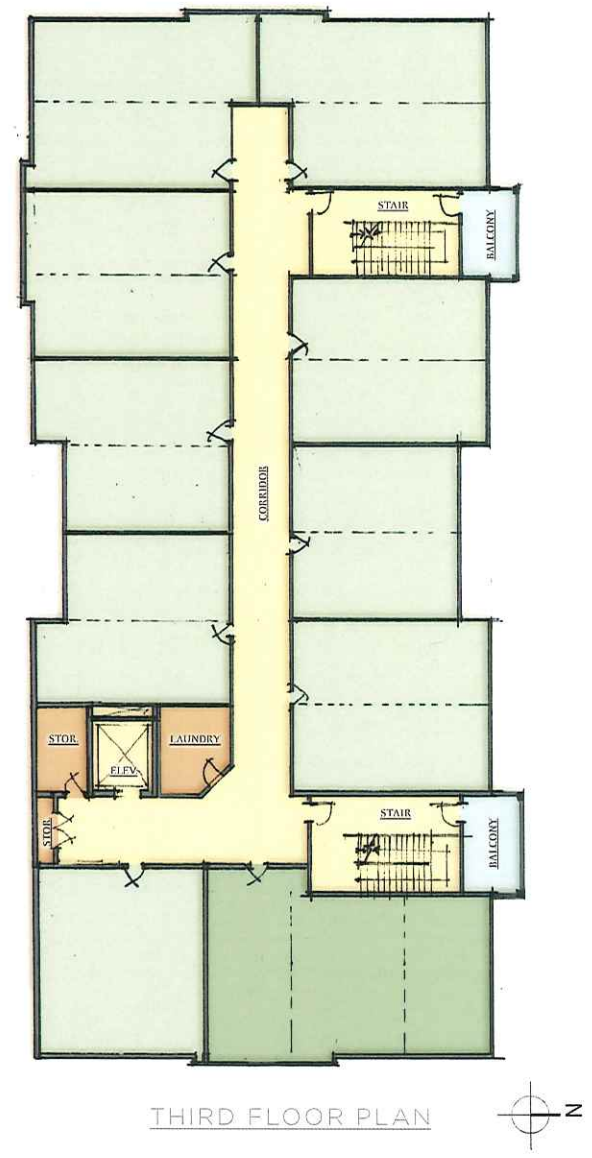


LEGEND

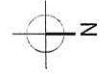
	Administrative
	Circulation
	Common Space
	1 Bedroom Units
	2 Bedroom Units
	Utility



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ANAWAN SENIOR HOUSING

SECOND & THIRD FLOORPLAN DATE MAY 20, 2016

SCALE 1/8"=1'-0"



ANAWAN SENIOR HOUSING

AERIAL PERSPECTIVE DATE MAY 20, 2016

SCALE 1/8"=1'-0"





ANAWAN SENIOR HOUSING

EXTERIOR MATERIAL STUDY RENDERINGS DATE MAY 25, 2016

SCALE 1/8"=1'-0"
0 10 20





ANAWAN SENIOR HOUSING

ALTERNATE MATERIAL STUDY RENDERINGS - NO BRICK DATE MAY 20, 2016

SCALE 1/8"=1'-0"
0' 10' 20'



TRAFFIC REPORT

Anawan School Apartments
Affordable Living for Seniors

SITE DISTANCE AND TRIP GENERATION REPORT

PROJECT: ANAWAN SCHOOL SENIOR APARTMENTS
ASSESSORS MAP 39 LOT 97
REHOBOTH, MASSACHUSETTS

APPLICANT: WOMEN'S DEVELOPMENT CORP.
861A BROAD STREET
PROVIDENCE, RHODE ISLAND 02907

PREPARED BY:
COMMONWEALTH ENGINEERS &
CONSULTANTS, INC
400 SMITH STREET
PROVIDENCE, RHODE ISLAND 02908



CE&C PROJECT NO. 15040.00
MAY 2017

DESCRIPTION OF PROJECT

The project site is located on the east side of Bay State Road (Route 118) in the Town of Rehoboth, Massachusetts, has an area of 5.43 acres and is zoned residential-agricultural. Subject property is currently developed with the Town of Rehoboth Senior Center, a public playground area and the Anawan School (a former elementary school not in use with a student capacity of 225). The subject site is proposing to redevelop a portion of the property by converting the Anawan School building into 36 senior housing units.



FIGURE No. 1: LOCATION MAP

The existing site contains three curb cuts onto Bay State Road (Route 118) as shown on the aerial photo of subject site, Figure No. 2. The southernmost curb cut is a one-way entrance leading into the senior center parking area. The centrally located curb cut is a one-way exit and the northerly most curb cut is bidirectional.



FIGURE No. 2: AERIAL MAP OF EXISTING SITE

These three curb cuts will serve the proposed developed. The centermost curb cut is proposed to be changed to bidirectional from one-way. Refer to proposed layout on Figure No. 3.

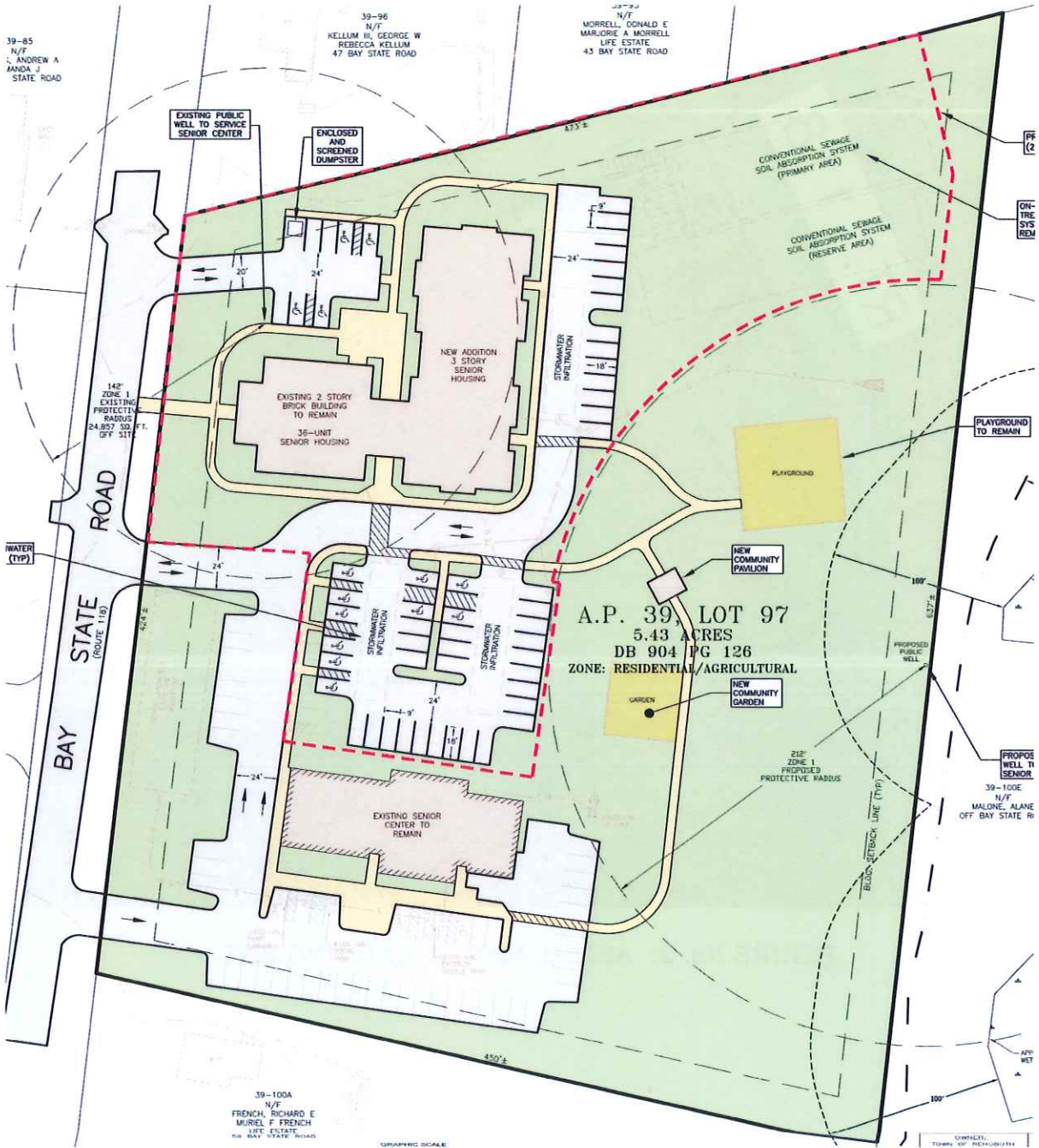


FIGURE No. 3: PLAN OF PROPOSED SITE

VEHICLE TRIP GENERATION

The number of vehicle trips anticipated to be generated by development was estimated using the criteria set forth in *Trip Generation* (8th Edition) which is an informational report published by the Institute of Transportation Engineers (ITE). The manual provides equations developed by statistical analysis for various land use categories based upon surveys of developments in operation across the country, and is considered the best source for estimating the number of vehicle trips generated by a development.

Table No. 1: Existing Site Trip Generation

Time Period/Direction	Senior Center 8,274 SF (Code 590)	Play Ground 8 parking spaces (estimated)	Elementary School 225 students (Code 520)
Average Weekday Daily	465	16	290
Weekday A.M. (7-9am)			
Entering	6	2	56
Exiting	<u>3</u>	<u>2</u>	<u>45</u>
Total (Peak Hour)	9	4	101
Weekday P.M. (4-6 pm)			
Entering	29	2	17
Exiting	<u>31</u>	<u>2</u>	<u>17</u>
Total (Peak Hour)	60	4	34
Saturday Daily Traffic	385	16	No data

Table No. 2: Proposed Site Trip Generation

Time Period/Direction	Senior Center 8,274 SF (Code 590)	Play Ground 8 parking spaces (estimated)	Senior Adult Housing 36 units (Code 252)
Average Weekday Daily	465	16	125
Weekday A.M. (7-9am)			
Entering	6	2	2
Exiting	<u>3</u>	<u>2</u>	<u>3</u>
Total (Peak Hour)	9	4	5
Weekday P.M. (4-6 pm)			
Entering	29	2	3
Exiting	<u>31</u>	<u>2</u>	<u>3</u>
Total (Peak Hour)	60	4	6
Saturday Daily Traffic	385	16	90

SIGHT DISTANCE ANALYSIS

Sufficient sight distance is a critical element in the safe operation of intersections and driveways. The geometric configuration of the intersection of Bay State Road (Route 118) and the site curb cuts was examined with regard to vertical and horizontal stopping sight distance in conformance with *A Policy of Geometric Design of Highways and Streets* published by the American Association of State Highway and Transportation Officials (AASHTO).

The stopping sight distance (SSD) is the distance required for a vehicle traveling at or near the design speed to stop before reaching a stationary object in its path. The stopping sight distance is the distance measured along a roadway, from the height of a driver’s eye (3.5 feet), that an object of 2.0 feet height is continuously visible to the driver.

A design speed of 40 mph was utilized for Bay State Road (Route 118)¹ even though the posted speed is 25 mph since the 85% percentile speed was estimated at 40 mph. From AASHTO Exhibit 3-1 Stopping Sight Distance, 305 feet for 40 mph.

Intersection sight distance (ISD) is different than stopping sight distance (SSD). For instance, if a driver intends to turn right or left onto a highway from a stopped position, additional sight distance is needed. Such would be the case from an access driveway. According to AASHTO, intersection sight distance (ISD) is the

¹ The design speed of Bay State Road (Route 118) used in the calculations is 15 mph above the posted speed limit of 25 mph.

sight distance criterion to be applied along the “legs” of the intersecting highway. Its purpose is to determine what minimum sight triangle must be kept free of obstruction for the intended vehicle maneuver (turning right, or left or a through maneuver).

There are six ISD cases that may apply, each case being depended upon traffic control (if any), roadway geometry, the intended vehicle maneuver, and vehicle type and speed. These intersection cases are as follows:

- A. No control
- B. Stop control on the minor road
 - B1 Left turn from the minor road
 - B2 Right turn form the minor road
 - B3 Crossing maneuver from the minor road
- C. Yield Control on the minor road
 - C1 Crossing maneuver from the minor road
 - C2 Left or right turn from the minor road
- D. Signal Control
- E. All-way Stop Control
- F. Left turns from the Major Road

AASHTO exhibits and figures were reviewed for required sight triangle distance(s). These values hence represent distances, b , in the sight triangle for combinations of intersection traffic control, geometry, various vehicle maneuvers and vehicle speeds for the proposed intersections being analyzed. The intersection of Bay State Road (Route 118) and the Site Driveways are an example of Case(s) B1, B2 above.

From Exhibit 9-55 or 9-56 for 40 mph 445 feet is required for passenger cars. From Exhibit 9-58 or 9-59 for 30 mph 385 is required. For both these cases, these distances are for a stopped passenger car executing the indicated turn onto a two-lane highway with no median and roadway grades of 3% or less.

FIELD MEASUREMENTS:

Usually, ISD field measurements are made 15 feet from the (intersecting) edge of the major roadway. Table No. 3 shows the sight distance measurements at all of the studied intersections and that adequate sight distance for the proposed site can be achieved.



Centermost curb cut looking south



Centermost curb cut looking north



Northern curb cut looking south



Northern curb cut looking north

Table No. 3: Sight Distance Measurements

Intersection/Sight Distance Measurement	Required Minimum (Feet)	Measured (Feet)
<i>Bay State Road at Proposed Driveway Curb Cuts</i>		
<i>Stopping Sight Distance</i>		
Old Market Street approaching Commerce Way from the north	305	>445
Old Market Street approaching Commerce Way from the south	305	>445
<i>Intersection Sight Distance</i>		
Looking to the north from driveway curb cuts	445/385	>445
Looking to the south from driveway curb cuts	445/385	>445

As shown in the above table, the stopping sight distance (SSD) and intersection sight distance (ISD) meets the minimum requirements for the proposed driveway curb cuts onto Bay State Road (Route 118).

SUMMARY AND RECOMMENDATIONS:

This analysis was conducted to evaluate the redevelopment of the Anawan School into a 36 unit senior housing site.

The trip generation of the proposed senior housing use is far less than the historic Anawan School use and the estimated peak hour trip generation from the proposed senior housing development is only 6 vehicles per hour (an average of one vehicle every 10 minutes).

The geometric configuration of the existing roadway and proposed development driveways are such that adequate safe stopping and intersection sight distances exist for traffic generated by the proposed development.

Therefore, based upon the analyses, it is Commonwealth Engineers & Consultants, Inc. professional opinion that traffic operations on Bay State Road will not be impacted by redevelopment of the site.

PRELIMINARY LIST OF WAIVERS AND EXCEPTIONS



COMMONWEALTH Engineers & Consultants, Inc.
▶ 400 Smith Street
Providence, RI 02908
▶ Tel. 401-273-6600
Fax 401-273-6674

May 30, 2017

Mr. Dean Harrison
Women's Development Corporation
461A Broad Street
Providence, RI 02907

RE: **ANAWAN SENIOR HOUSING (A.P. 39 LOT 97)**
BAY STATE ROAD, REHOBOTH, MA
ZONING BY-LAW REVIEW
CE&C PROJECT NO. 15040.00

Dear Mr. Harrison:

Commonwealth Engineers & Consultants, Inc. (CE&C) has reviewed the Town Zoning By-Laws for subject project and has the opinion the following by-laws require waiver/variance/special approvals:

Zoning Article	Article Title	Comment
4.1	Use Regulations	Senior Housing not listed as a permitted use
4.5.5	Groundwater Protection District – Use Regulations	Senior Housing not listed as a permitted use
4.5.5.b.8	Groundwater Protection District – Sewage Disposal Systems	Sewage disposal systems on subject property will exceed 1,000 gal/day per 60,000 sq. ft.
4.5.5.b.9.iv	Groundwater Protection District – below original grade spaces	Below grade spaces may not have an 18" separation above high groundwater table (needs to be determined by soil evaluation)
4.5.5.b.9.viii	Groundwater Protection District – leaching drainage structures	Some drainage structures will likely be leaching (such as clean roof runoff).



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ANAWAN SENIOR HOUSING, REHOBOTH, MA
ZONING BY-LAW
CE&C PROJECT NO. 15040.00

Zoning Article	Article Title	Comment
4.5.5.b.9.ix	Groundwater Protection District – regrading/construction existing/proposed driveways	Existing and proposed driveways may result in grades lower in elevation.
4.5.5.b.9.x	Groundwater Protection District – regrading of existing lawns	Existing lawn grades will likely be disturbed more than 6 inches and resulting grade lower in elevation.
5.0	Intensity Regulation	No more than one principal structure shall be built on a lot (more than one structure is allowed on property owned by Town)
5.1	Intensity Regulation – Residential District	Maximum height of proposed building exceeds 2.5 stories.
6.3	Off Street Parking	If ‘multi-family dwellings’ is selected as the land use, then 2 parking spaces are required for each unit. Senior housing building will have 36 units and require 72 parking spaces. Project proposes 55 spaces for use by senior housing. Note, proposed use can also be considered similar to hotel/motel and only require 1 space per sleeping room; therefore, only require 41 spaces.



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ANAWAN SENIOR HOUSING, REHOBOTH, MA
ZONING BY-LAW
CE&C PROJECT NO. 15040.00

Zoning Article	Article Title	Comment
		The Institute of Transportation Engineers, 'Parking Generation Manual' uses 0.59 required spaces per unit for 'Senior Adult Housing' and suggests 22 spaces as a minimum.
6.4	Off Street Loading – one 400 sq. ft. loading area required for each 10,000 sq. ft. of gross floor area.	Gross floor area of Senior Housing building is 38,038 sq. ft. No loading areas are proposed.

Please contact me at 273-6604 should you require additional information.

Sincerely yours,
COMMONWEALTH ENGINEERS & CONSULTANTS, INC.

Timothy Behan, P.E.

cc: file

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