



Massachusetts Housing Finance Agency  
One Beacon Street, Boston, MA 02108

TEL: 617.854.1000 | FAX: 617.854.1091  
VP: 866.758.1435 | [www.masshousing.com](http://www.masshousing.com)

January 10, 2017

Lewis Stone, Chairman  
Board of Selectmen  
Pembroke Town Hall  
100 Center Street, Room 10  
Pembroke, MA 02358

Re: River Marsh Village, MH #916

Dear Mr. Stone:

The Massachusetts Housing Finance Agency (MassHousing) is currently reviewing an application for Site Approval submitted by River Marsh, LLC (the "Applicant"). The Parkside Apartments will consist of 68 single-family homes on approximately 49.94 acres located at 274 Water Street (the "Site") in Pembroke, MA (the "Municipality").

The site approval process is offered to project sponsors who intend to apply for a comprehensive permit under Chapter 40B. MassHousing's review involves an evaluation of the site, the design concept, the financial feasibility of the proposal, and the appropriateness of the proposal in relation to local housing needs and strategies. As part of our review, we are soliciting comments from the local community and we would appreciate your input. You also may wish to include in your response, issues or concerns raised by other town boards, officials or other interested parties. Pursuant to the new Massachusetts General Laws Chapter 40B regulations (760 CMR 56.00) your comments may include information regarding municipal actions previously taken to meet affordable housing needs such as inclusionary zoning, multifamily districts adopted under G.L. c.40A and overlay districts adopted under G.L. c.40R. Your comments will be considered as part of our review.

We have been informed by the Applicant that the Town has received a copy of the application and site plan. Please inform us of any issues that have been raised or are anticipated in the Town's review of this application. We request that you submit your comments to this office within 30 days so we may process this application in a timely manner.

During the course of its review, MassHousing will conduct a site visit, which Local Boards, as defined in 760 CMR 56.02, may attend. The site visit for this development has been tentatively scheduled for Tuesday, January 24<sup>th</sup> at 10 a.m. Please notify Michael Busby, MassHousing 40B Specialist, at (617) 854-1219 promptly if any representatives of your office or of other Local Boards plan to attend the scheduled site visit.

Please note that if and when an application is submitted for a comprehensive permit, assistance is available to the Pembroke Zoning Board of Appeals (ZBA) to review the permit application. The Massachusetts Housing Partnership's (MHP) *Ch. 40B Technical Assistance Program* administers grants to municipalities for up to \$15,000 to engage qualified third-party consultants to work with the town's ZBA in reviewing the Chapter 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, [www.mhp.net/40B](http://www.mhp.net/40B) or e-mail MHP at [pcrean@mhp.net](mailto:pcrean@mhp.net).

If you have any questions, please do not hesitate to telephone me at (617) 854-1219. Thank you for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "M Busby".

Michael Busby

cc: Edwin J. Thorne, Town Administrator  
Frank Baldassini, Chairman, Zoning Board of Appeals

# River Marsh, LLC

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December 30, 2016

Mr. Gregory Watson  
Manager of the Comprehensive Permit Program  
MassHousing  
One Beacon Street  
Boston, MA 02108

**RE: RIVER MARSH, LLC  
PEMBROKE, MASSACHUSETTS  
MASSHOUSING HOUSING STARTS APPLICATION  
DEVELOPMENT NARRATIVE**

Dear Mr. Watson:

River Marsh, LLC, of Pembroke, Massachusetts, hereby submits an application for a 'Site Eligibility Letter' to be issued by MassHousing for a development to be known as River Marsh Village. We met with Michael Busby on December 7, 2016 to review and get initial feedback.

The Developers have created the entity known as River Marsh, LLC for the sole purpose of developing River Marsh, a multi-family housing development in accordance with M.G.L 40B, §20-23. This entity shall execute a Regulatory Agreement to be entered into by and between itself, the community, and the lender, thereby creating a "Limited Dividend Organization".

The Town of Pembroke is a South Shore suburban community with a mostly residential character. It is bordered by Norwell to the North, Hanover and Hanson to the West, Duxbury and Marshfield to the East, and Kingston to the South. Pembroke is in a convenient location at approximately 10 miles East of Brockton, 15 miles North of Plymouth, and 30 Miles South of Boston.

The total land area is 23.5 square miles with a population of 17,837. According to the Department of Housing and Community Development's 2014 Ch 40B subsidized Housing Inventory, the Town of Pembroke has 6,447 year round housing units, with 625 units included in its subsidized Housing Inventory for a total of 9.6% of its housing stock.

## **Existing Site Conditions**

This project consists of approximately 49.94 acres of land and has frontage on Water Street in Pembroke. The development will be comprised of two parcels which are shown on the



Assessor's map E15 lot 17 and map E15 lot 17A. The site is surrounded by developed residential lots on Water Street to the South, East and West, and the North River to the North.

The site is located within the Residence District A zoning district and is comprised of 18.54 acres of upland and 31.4 acres of wetland area. A single family colonial style home is located on parcel E15-17A whereas parcel E15-17 is undeveloped land. The undeveloped land consists of wooded and grassed areas with a relatively flat topography.

### **Proposed Project**

The proposed development will consist of 68 non-age restricted condominium units comprised of 3, 4 and 5 unit buildings with bituminous concrete access driveways and associated infrastructure. Visitor and guest parking will be dispersed throughout the site. Access to the site will be provided by two access points from Water Street.

The condominiums will be designed to range in square footage from 1,500 to 2,100 square feet. The design will blend with the neighborhood and the town of Pembroke as a whole.

The project will access the utility infrastructure located on Water Street, including water, electric, telephone, gas and cable television. A wastewater treatment plant will be constructed to manage sewerage flows on-site. The stormwater management system will be designed to fully comply with all the standards of the Department of Environmental Protection's Stormwater Management Policy.

### **Affordability Component**

We are proposing that twenty five (25%) percent, or nine units, will be identified as affordable units and will blend with the proposed market rate homes and will be evenly distributed throughout the development.

The affordable homes will be marketed to households whose income does not exceed eighty (80%) percent of the area median income, as defined by the Department of Housing and Urban Development.

The sale price for the affordable homes shall be calculated assuming a down payment five (5%) percent of the approved sales price with a total payment for principal, interest, mortgage insurance premiums, property taxes, property insurance and condominium association fees, if any, not to exceed thirty (30%) percent, of a household whose income is seventy (70%) percent of the area median income. Using the above formula and based on the more recent median income as published by HUD, the exact sales prices for the affordable units is to be determined.

It is hopeful that a permit can be issued by the local Zoning Board of Appeals, whereby residents of Pembroke will receive a preference for up to seventy (70%) percent of the affordable units (70% of 9 units is 6). Preference can be determined, regulated and coordinated by the Developer, monitoring agent and the community to include existing local residents, siblings, parents, and offspring of local residents, in addition to municipal workers.

The Applicant will conduct and also be responsible for the cost related to the marketing/lottery of the affordable units.

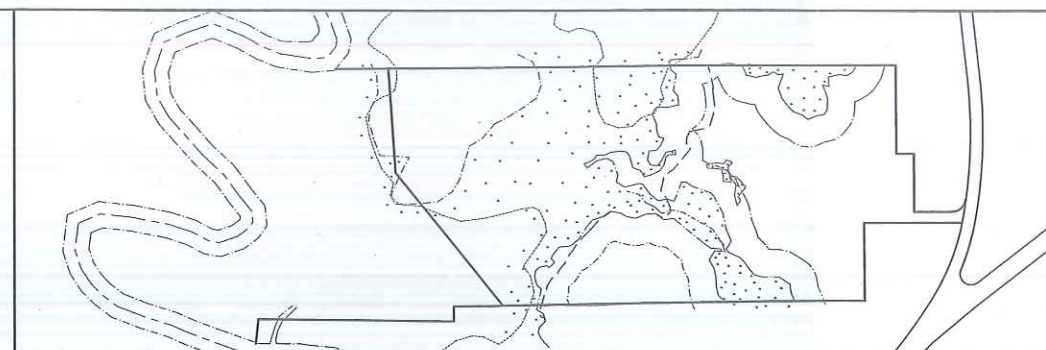
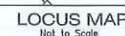
Thank you for your time in reviewing this application.

Sincerely,

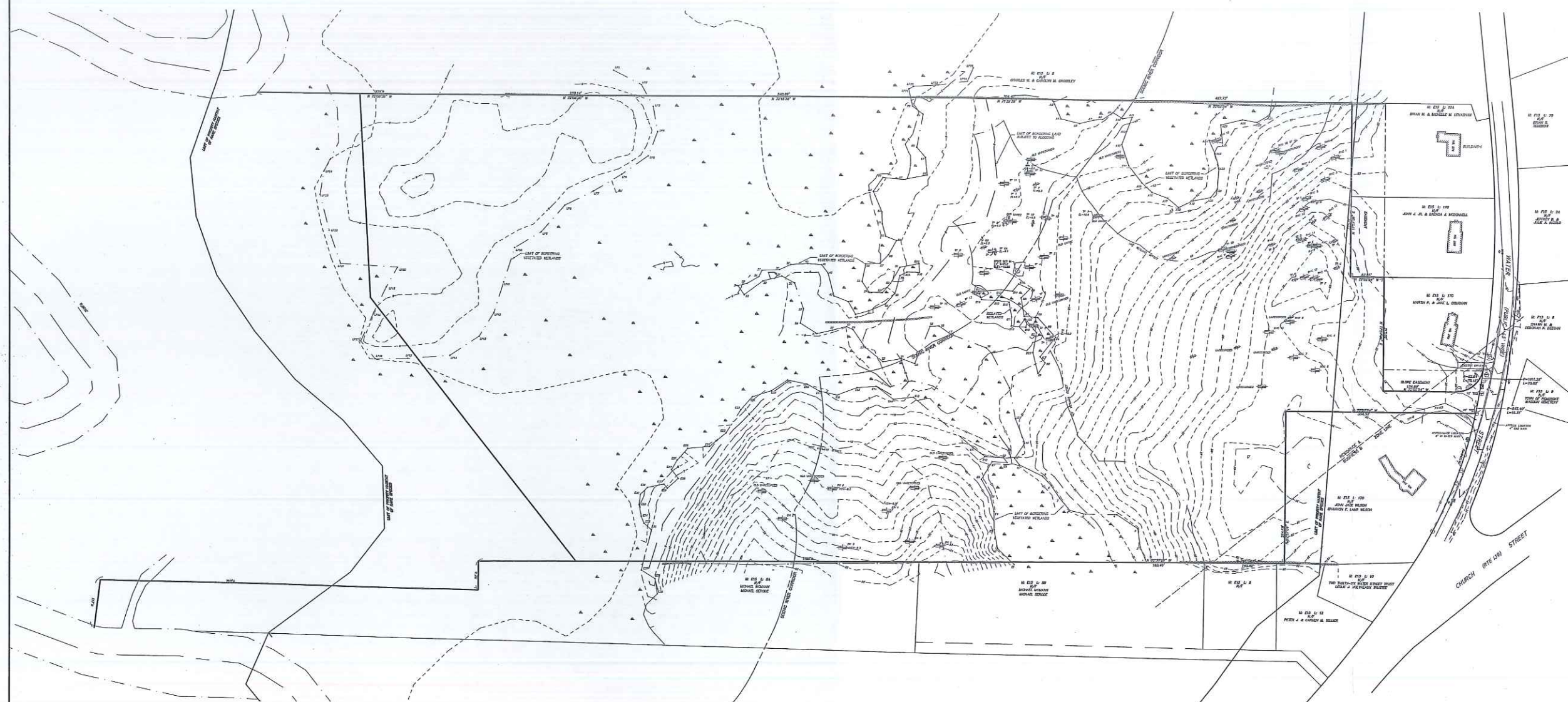
A handwritten signature in blue ink, appearing to read 'BPM', is written over the printed name.

Brian P. Murphy, Manager  
River Marsh, LLC






OVERALL MAP  
1"=250'



**NOTE:**  
EXISTING CONDITIONS INFORMATION OBTAINED  
FROM AN ON-THE-GROUND SURVEY CONDUCTED  
BY LAND PLANNING, INC. IN MAY OF 2002.

SCALE: 1" = 80'



A horizontal graphic scale bar with alternating black and white segments. The segments are labeled with the numbers 0, 40, 80, 160, and 240, representing feet.

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**McKenzie Engineering Group**  
Civil Engineers & Land Surveyors  
133 LONGWATER DRIVE SUITE 101  
NORWELL, MA 02061  
PHONE: (781) 722-0222 FAX: (781) 722-0333  
e-mail: mkg@aol.com

**RIVER MARSH VILLAGE  
COMPREHENSIVE PERMIT PLAN**  
(ASSESSOR'S MAP E-17, LOT 0 AND E-17A, LOT 274)

ASSESSOR'S MAP E-17, LOT 0 AND E-17A, LOT 274)

WATER STREET

PROFESSIONAL ENGINEER



APPLICANT:  
River Marsh, LLC  
2293R Washington Street  
Norwell, Massachusetts 02061

DRAWN BY:	SE
DESIGNED BY:	SR
CHECKED BY:	BC
APPROVED BY:	BC
DATE:	8/10/2011
SCALE:	1"=8'
PROJECT NO.:	215-18

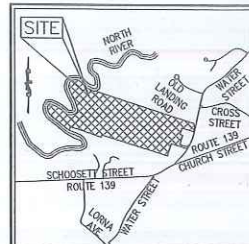
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**EXISTING  
CONDITIONS  
PLAN**

DWG. No:

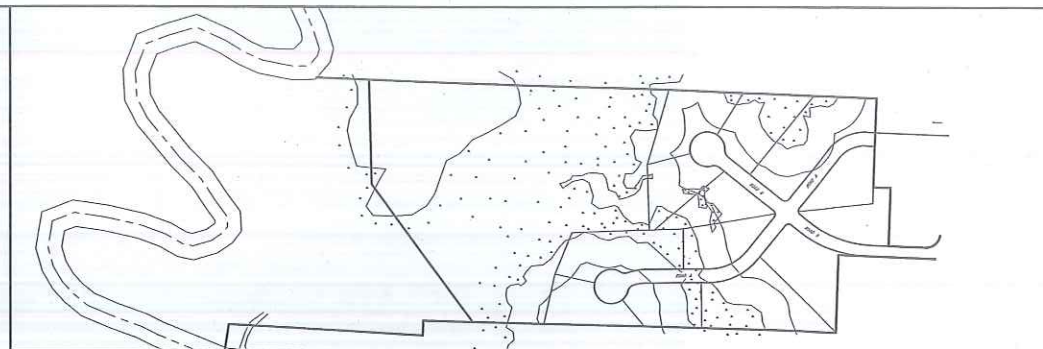
EX-1

PERMIT DIANCE





LOCUS MAP  
Not to Scale



OVERALL MAP  
1"=250'

ZONING SUMMARY - RESIDENCE DISTRICT A

ZONING REQUIREMENT	REQUIRED	PROPOSED
AREA	40,000 SF	40,000+ SF.
FRONTAGE	80% CONTIGUOUS UPLAND (32,000 S.F.)	80% CONTIGUOUS UPLAND (32,000 S.F.)
FRONT YARD	150 FT.	150+ FT.
SIDE YARD	40 FT.	-
REAR YARD	20 FT.	-
HEIGHT	2 1/2 STORIES	-



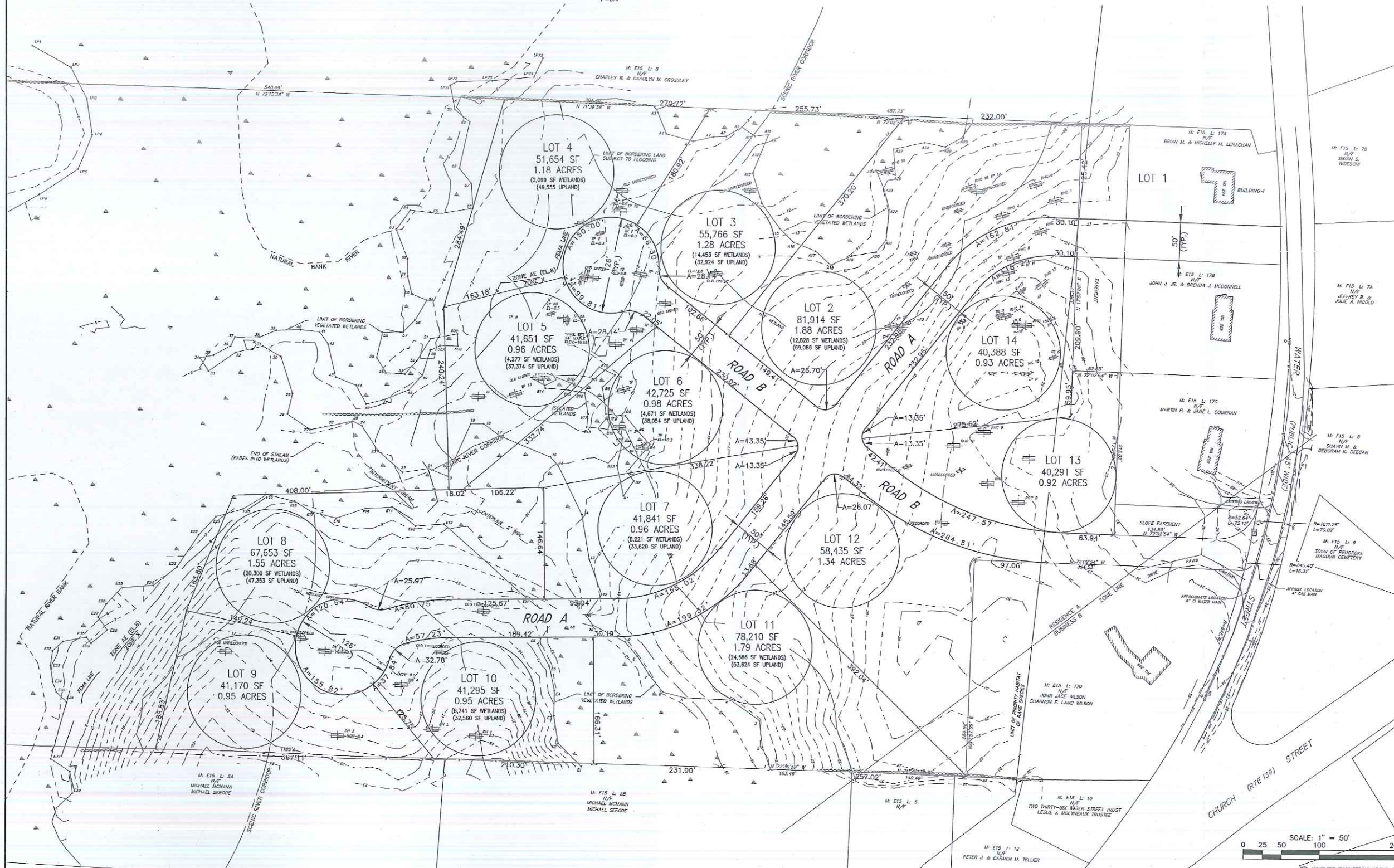
RIVER MARSH VILLAGE  
COMPREHENSIVE PERMIT PLAN  
(ASSESSORS MAP E-17, LOT 0 AND E-17A, LOT 274)  
PEMBROKE, MASSACHUSETTS



APPLICANT:  
River Marsh, LLC  
293R Washington Street  
Norwell, Massachusetts 02061

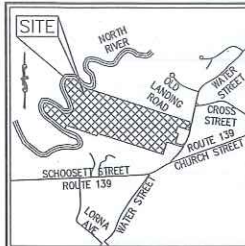
DRAWN BY: SBS  
DESIGNED BY: SBS  
CHECKED BY: BOM  
APPROVED BY: BOM  
DATE: 8/16/2016  
SCALE: 1"=50'  
PROJECT NO.: 215-181  
DWG. TITLE:  
BY-RIGHT  
SITE PLAN

DWG. No.:  
C-1

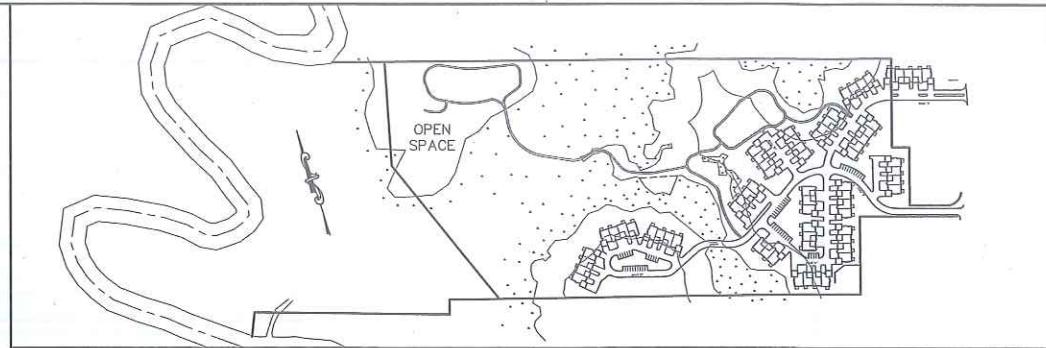


SCALE: 1" = 50'  
0 25 50 100 200





LOCUS MAP  
Not to Scale



OVERALL MAP  
1"=250'

BUILDING INDEX

- (1) 1-UNIT BUILDING  
(3) 3-UNIT BUILDINGS  
(12) 4-UNIT BUILDINGS  
(2) 5-UNIT BUILDINGS =68 TOTAL UNITS  
PARKING SUMMARY  
68 UNITS X 4 SPACES =272 SPACES  
VISITOR SPACES =54 SPACES  
PARKING PROVIDED =326 SPACES

ROAD INDEX

- ROAD A =1,267 LF  
ROAD B =1,828 LF  
ROAD C =207 LF  
3,302 LF TOTAL LENGTH OF ROAD

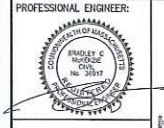
OPEN SPACE AND DENSITY CALCULATIONS

TOTAL LAND AREA = 49.94 AC.  
UPLAND LAND AREA= 22.94 AC.  
ROAD/PARKING AREA= 3.08 AC.  
BUILDING AREA= 2.68 AC.  
UPLAND OPEN SPACE= 12.49 AC.  
UNIT DENSITY= 5.44 UNITS/UPLAND AC.



McKenzie Engineering Group  
Civil Engineers & Land Surveyors  
150 HANCOCK DRIVE SUITE 101  
NORWELL, MA 02061  
PHONE: 978.275.0000 FAX: 978.275.0005  
ANSWERING SERVICE

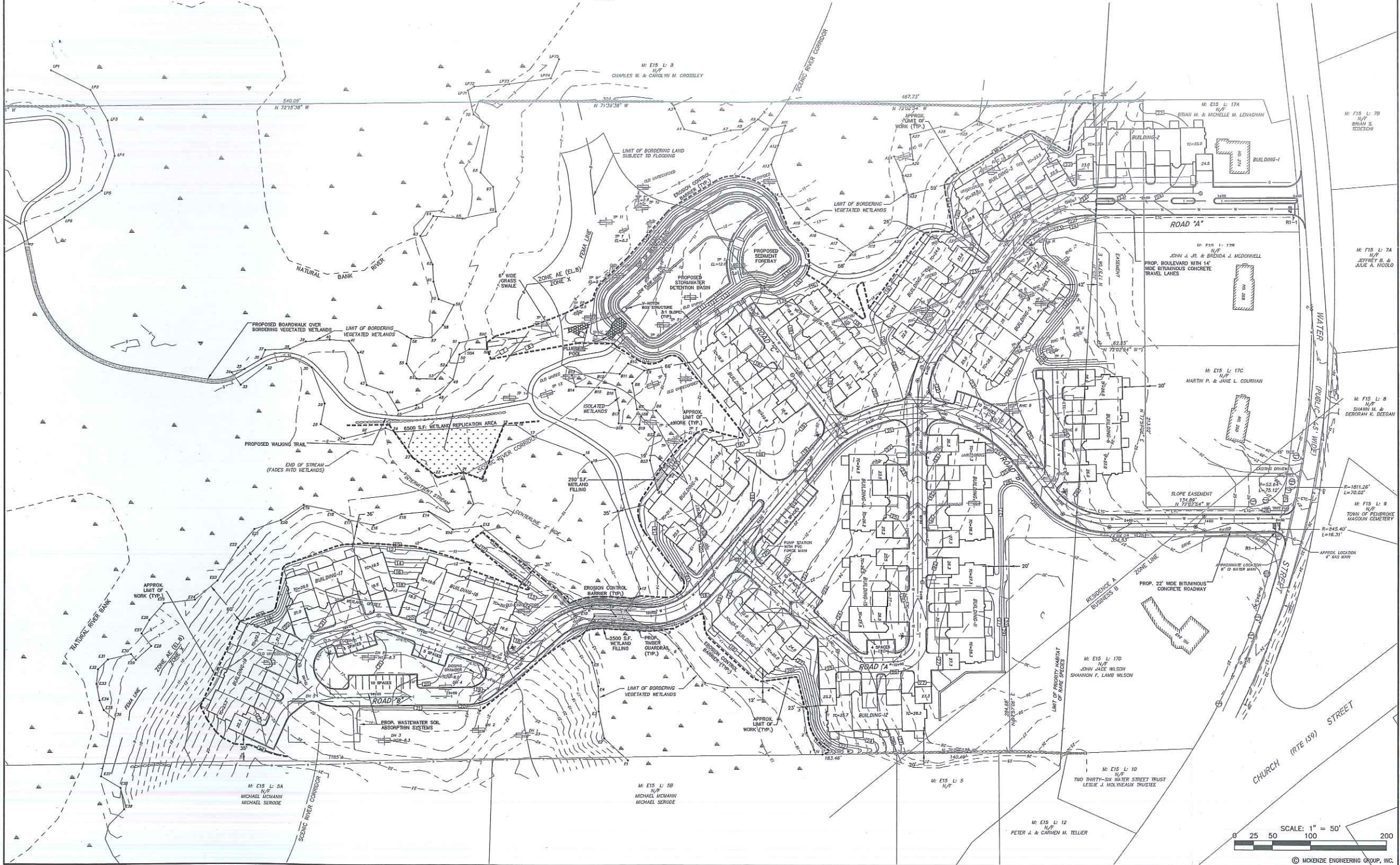
RIVER MARSH VILLAGE  
COMPREHENSIVE PERMIT PLAN  
(ASSESSORS MAP E-17, LOT 0 AND E-17A, LOT 274)  
WATER STREET  
PEMBROKE, MASSACHUSETTS



OWNER:  
River Marsh, LLC  
293R Washington Street  
Norwell, Massachusetts 02061

DRAWN BY: SBS  
DESIGNED BY: SBS  
CHECKED BY: BCM  
APPROVED BY: BCM  
DATE: 9/22/2016  
SCALE: 1"=50'  
PROJECT NO.: 215-181  
DWG. TITLE:  
PRELIMINARY  
SITE PLAN

DWG. No.:  
C-2



SCALE: 1" = 50'  
0 25 50 100 200

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M:\MEG\2015 PROJECTS\215-181\DWGS\CUT SHEETS\215-181 SITE PLAN.DWG