



Comprehensive Permit Application
State Road Affordable Housing
316 State Road
Great Barrington, MA 01230

June 15, 2015

Submitted by:
Construct Inc.
41 Mahaiwe Street
Great Barrington, MA 01230

Contact Person:
Cara Davis, Executive Director
(413) 528-1985



41 Mahaiwe Street • Great Barrington, MA 01230

413-528-1985 • fax 413-528-0192 • email: construct12@yahoo.com
www.constructinc.org

June 12, 2015

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Cara B. Davis
Executive Director

Zoning Board of Appeals
Ron Majdalany, Chair
Town of Great Barrington
334 Main Street
Great Barrington, MA 01230

Dear Chairman Majdalany and Board Members,

Please find enclosed our application for a Comprehensive Permit for the development of eleven affordable rental units at 316 State Road, Great Barrington. We very much look forward to working with you during the permitting process and are grateful, in advance, for the time and effort entailed in this review and permitting process.

If there are any questions regarding the application, please contact me directly at (413)528-1985 or construct12@yahoo.com

Sincerely,

Cara Davis
Executive Director
Construct Inc.



If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html or at any USDA office, or call (866) 632-9992 to request a form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

Comprehensive Permit Application
State Road Affordable Housing Development
316 State Road
Great Barrington, MA 01230
Assessor's Map #16 Lot 20*

June 15, 2015

Submitted by:
Construct, Inc.
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*Deed is to the property that was formally 314 State rd,. It is now divided into 314 State Road and 316 State Road.

Overview

Construct Inc. is applying under the Massachusetts General Laws Chapter 40B Comprehensive Permit statute to create eleven new affordable rental units at 316 State Road, Great Barrington. 100% of the units will be affordable at 60% AMI or less, rather than the minimum 25% required by the statute. These new units represent a significant step forward in meeting the chronic need for affordable housing in Great Barrington.

The target population of the units is for low- and moderate-income working singles and families, and will have rents that vary from \$642 for a one-bedroom to \$926 for a 3-bedroom (Exhibit 13). Five of the units will be rental-assisted, limiting the tenant share of the rent to 40% of the household income. A single person making up to \$36,120 annually (full-time at \$17.36/hour), and a family of four making up to \$51,540, will income-qualify. There will be a "local preference" for these units by means of a "weighted lottery". This will include: persons/families that (a) live in Great Barrington, (b) have first generation relatives living in Great Barrington, (c) employees of the municipality or other local institutions such as schools or water and fire departments, and (d) employees of businesses located in Great Barrington. Construct, Inc. will manage these units, once they are constructed.

In addition to meeting an economic and social need in Great Barrington, the project will also conform to stringent sustainability standards, meeting and exceeding the Department of Housing and Community Development's Sustainable Development Principles, and will be highly energy efficient with a HERS rating target of Net Zero.

Jurisdictional Requirements

- Construct Inc. is a 501(c)(3) nonprofit organization incorporated in the Commonwealth of Massachusetts (Ex. 1).
- A Project Eligibility Letter has been issued by the Massachusetts Housing Partnership (Ex. 2).
- Funding sources for the project are listed in Exhibit 3.
- Site control is evidenced by the Deed (Ex.4).

Miscellaneous other Requirements

- Abutters list: Since the Project's inception, a neighborhood meeting has been held by the Developer in order to receive input from abutters and community members. (Ex. 5)
- Table of Use Regulations from the Town of Great Barrington Zoning Bylaws (Ex. 6)
- A 21E Phase I Environmental Assessment on the site which identified no cause for further action re the Massachusetts Contingency Plan. (Ex. 7)
- Determination by the local and State Historical Commissions that the site has no historical significance of concern.
- Determination that there are no wetlands or priority habitats on the site. (Ex. 9)

The Zoning Analysis with Requested Waivers are included in Exhibit 14. The primary Requested Exemption is one of density and the use of multi-family dwellings in a R2 zone.

Additional municipal fee waivers are:

There are three Requests for Waivers or reduction of Municipal or other local Fees, given the 100% affordability and community benefit that the project is providing:

- Waiver of the cost of the building permit fee, estimated at \$15,000.
- Waiver sewer hook-up fees, estimated at \$6,600, and a recommendation to the Fire District to waive water hook-up fees, estimated at \$2,250.
- A Payment in Lieu of Taxes amount that is modeled on an existing agreement between the Town and the Community Development Corporation of South Berkshire (Ex. 15A).

Preliminary Site Plans and Architectural Design Plans accompany this application.

Exhibit 1

Nonprofit Status

Internal Revenue Service

Department of the Treasury

**P. O. Box 2508
Cincinnati, OH 45201**

Date: August 1, 2002

Person to Contact:
Kim A. Chambers 31-07674
Customer Service Specialist

Toll Free Telephone Number:
8:00 a.m. to 6:30 p.m. EST
877-829-5500

Fax Number:
513-263-3756

Federal Identification Number:
23-7099108

Construct, Inc.
P. O. Box 582
Great Barrington, MA 01230

Dear Sir or Madam:

This letter is in response to your request for a copy of your organization's determination letter. This letter will take the place of the copy you requested.

Our records indicate that a determination letter issued in January 1971 granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in section 509(a)(2).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Construct, Inc.
23-7099108

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on the Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

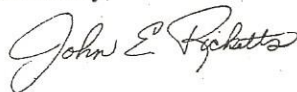
The law requires you to make your organization's annual return available for public inspection without charge for three years after the due date of the return. If your organization had a copy of its application for recognition of exemption on July 15, 1987, it is also required to make available for public inspection a copy of the exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. You can charge only a reasonable fee for reproduction and actual postage costs for the copied materials. The law does not require you to provide copies of public inspection documents that are widely available, such as by posting them on the Internet (World Wide Web). You may be liable for a penalty of \$20 a day for each day you do not make these documents available for public inspection (up to a maximum of \$10,000 in the case of an annual return).

Because this letter could help resolve any questions about your organization's exempt status and foundation status, you should keep it with the organization's permanent records.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

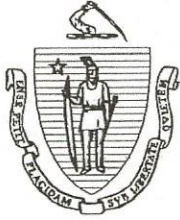
This letter affirms your organization's exempt status.

Sincerely,



John E. Ricketts, Director, TE/GE
Customer Account Services

Exhibit 2
DHCD Site Eligibility
Letter



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

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

May 21, 2015

Cara Davis
Executive Director
Construct Inc.
41 Mahaiwe Street
Great Barrington, MA 01230

RE: 314 State Road, Great Barrington, MA

Dear Ms. Davis:

I am pleased to inform you that your application for site eligibility determination for the proposed 314 State Road project in Great Barrington, Massachusetts, has been approved under the Housing Stabilization Fund (HSF) program. This approval indicates that the proposed plan for eleven (11) units, all of which will be affordable and will consist of four (4) one-bedroom units, five (5) two-bedroom units and two (2) three bedroom units, and the rents and income limits 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 HSF funds will be allocated to the 314 State Road project. It does create a presumption of fundability under 760 CMR 56.04 (4), and permits Construct Inc. to apply to the Great Barrington Zoning Board of Appeals to seek a comprehensive permit.

As part of the review process the Department of Housing and Community Development (DHCD) has made the following findings:

1. The proposed project appears generally eligible under the requirements of the HSF program.
2. An on-site inspection of the proposed project has been conducted on behalf of DHCD.
3. The proposed housing design appears appropriate for the site.
4. The proposed project appears financially feasible in the context of Great Barrington's housing market.
5. The initial proforma for the project appears financially feasible on the basis of estimated development costs. However, Construct Inc., should note that DHCD typically enforces a \$100,000 per unit subsidy limit from state funded sources.

6. Construct Inc. meets the general eligibility standards of the Housing Stabilization Fund program.
7. The 30-day comment period ended May 16, 2015. DHCD has not received any written comments on the proposed project.

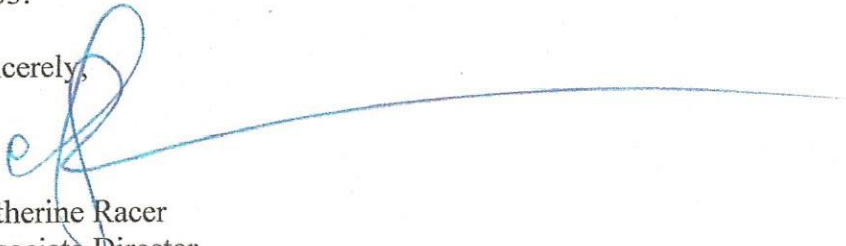
The proposed 314 State Road project will have to comply with all state and local codes not specifically exempted by a comprehensive permit. In applying for a comprehensive permit, the project sponsor should identify all aspects of the proposal that will not comply with local requirements.

If a comprehensive permit is granted, construction of this project may not commence without approval of a final project application and an award of HSF funds by the Department of Housing and Community Development (DHCD). This site eligibility determination letter is not transferable to any other project sponsor or housing program without the express written consent of DHCD.

This letter shall expire two years from this date, or on May 22, 2017, unless a comprehensive permit has been issued.

We congratulate you on your efforts to increase the supply of affordable housing in Great Barrington. If you have any questions as you proceed with the project, please feel free to call Rachel Carlson at (617) 573-1303.

Sincerely,



Catherine Racer
Associate Director

Cc: DHCD, Legal Office
Tim Geller, CDC of South Berkshire

Exhibit 3A

Funding Overview

314 State Road
Funding Sources

Source	Amount Requested	Application Date
Great Barrington CPA	\$220,000	Fall 2015
Affordable Housing Trust Fund	\$751,000	Fall 2015
Community Based Housing	\$281,545	Fall 2015
Facilities Consolidation Fund (Dept. of Mental Health)	\$281,545	Fall 2015
Housing Stabilization Fund	\$698,909	Fall 2015
Federal Home Loan Bank Boston: Affordable Housing Program	\$400,000	Fall 2015
Permanent Mortgage	\$464,000	
TOTAL	\$3,096,999	

Exhibit 3B

Sources and Uses



Rental OneStop

Organization: Community Development Corporation of South Berkshire

OS-R-CDC of Sou-04

Sources, Construction Estimates

Sources of Funds

Private Equity:	(a) Equity Applied	(b) Equity Awarded	(c) Credit Applied	(d) Credit Awarded
93. Developer's Cash Equity	\$0	\$0		
94. Federal LIHTC Equity	\$0	\$0	\$0	\$0
95. State LIHTC Equity	\$0	\$0	\$0	\$0
96. Federal Historic Equity	\$0	\$0	\$0	\$0
97. State Historic Equity	\$0		\$0	\$0
98. Developer's Fee/Overhead Contributed	\$0	\$0		
99. Developer's Fee/Overhead Loaned	\$0	\$0		
00. Other Source: 0	\$0	\$0		
01. Total Private Equity	\$0	\$0		

Public Equity:	Amount
(a)	(b)
02. CPA	\$220,000.00
03. 0	\$0
04. 0	\$0
05. 0	\$0
06. 0	\$0
07. Total Public Equity	\$220,000.00



Rental OneStop

Organization: Community Development Corporation of South Berkshire

OS-R-CDC of Sou-04

Sources, Construction Estimates

Subordinate Debt

Subordinate DHCD State Debt

	(a)	(b)	(c)	(d)	(e)	(f)
	<i>Requested Amount</i>	<i>Rate (%)</i>	<i>Term (yrs)</i>	<i>Old Debt Carried Forward Amount</i>	<i>Rate (%)</i>	<i>Term (yrs)</i>
08. AHTF	\$751,000.00	0	0	\$0	0	0
09. CATNHP	\$0	0	0	\$0	0	0
10. CIPF	\$0	0	0	\$0	0	0
11. CBH	\$281,545.45	0	0	\$0	0	0
12. HPSTF	\$0	0	0	\$0	0	0
13. FCF - DMH	\$281,545.45	0	0	\$0	0	0
14. FCF - DDS	\$0	0	0	\$0	0	0
15. HIF	\$0	0	0	\$0	0	0
16. HOME	\$0	0	0	\$0	0	0
17. HSF	\$698,909.09	0	0	\$0	0	0
18. NFIT	\$0	0	0	\$0	0	0
19. TOD	\$0	0	0	\$0	0	0
20. TCAP	\$0	0	0	\$0	0	0
21. TCX	\$0	0	0	\$0	0	0
DHCD Other:	0	\$0	0	\$0	0	0
DHCD Other:	0	\$0	0	\$0	0	0
DHCD Other:	0	\$0	0	\$0	0	0
DHCD Other:	0	\$0	0	\$0	0	0
DHCD Other:	0	\$0	0	\$0	0	0
27. Total Subordinate DHCD Debt:	\$2,013,000.00			\$0		



Rental OneStop

Organization: Community Development Corporation of South Berkshire

OS-R-CDC of Sou-04

Sources, Construction Estimates

Subordinate Debt Other:

	(a) Source	(b) Amount	(c) Rate (%)	(d) Term (yrs)
28.	FHLB AHP	\$400,000.00	0	0
29.	0	\$0	0	0
30.	0	\$0	0	0
31.	0	\$0	0	0
32.	0	\$0	0	0
33.	0	\$0	0	0
34.	0	\$0	0	0
35.	0	\$0	0	0

Total Subordinate Other Debt: \$400,000.00

Total Subordinate Debt: \$2,413,000.00

Permanent Debt (Senior):

Source		(b) Amount	(c) Rate	(d) Override	(e) Term	(f) Amortization	(g) MIP	(h) Deferred Payment Loan	
38.	MHFA	0	\$0	0	0	0	0%	Yes No	
39.	MHFA	0	\$0	0.00	0	0	0%	Yes No	
40.	MHP Fund Permanent Loan		\$0	0.00	0	0	0%	Yes No	
41.	Other	Bank with FHLB AHP interest rate subsidy	\$464,000.00	3.25	0	20	30	0%	Yes No
42.	Other	0	\$0	0.00	0	0	0%	Yes No	



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Organization: Community Development Corporation of South Berkshire

OS-R-CDC of Sou-04

Sources, Construction Estimates

Total Permanent Senior Debt: **\$464,000.00**

Total Permanent Sources: **\$3,097,000.00**

Construction Period Financing:

	(a)	(b)	(c)	(d)
		Amount	Rate(%)	Term
45. Construction Loan		\$0	0	0
46. Source:	0			
47. Repaid at:	0	(event)		
	(a)	(b)	(c)	(d)
		Amount	Rate(%)	Term
48. Other Interim Loan		\$0	0	0
49. Source:	0			
50. Repaid at:	0	(event)		
	(a)	(b)	(c)	(d)
		Amount	Rate(%)	Term
51. Syndication Bridge Loan		\$0	0	0
52. Source:	0			
53. Repaid at:	0	(event)		

Uses of Funds

Contractor certifies that, to the best of their knowledge, the construction estimates and trade-item breakdown on this page are complete and accurate.

(a) _____ (b) _____
Project Construction:
 Who prepared the estimates? **Tim Geller, Executive Director,**



Rental OneStop

Organization: Community Development Corporation of South Berkshire

OS-R-CDC of Sou-04

Sources, Construction Estimates

Community Development Corporation of South Berkshire

Basis for estimates?

Davis Bacon and State Prevailing Wage Not Applicable

What is your basis for construction cost estimates? Ex: 50% construction drawings.

0

DV	Trade Item	Residential		Commercial		Total		Description
		(a)	(b)	(c)	(d)			
57.	3	Concrete	\$0	\$0	\$0	\$0		
58.	4	Masonry	\$0	\$0	\$0	\$0		
59.	5	Metals	\$0	\$0	\$0	\$0		
60.	6	Rough Carpentry	\$0	\$0	\$0	\$0		
61.	7	Waterproofing	\$0	\$0	\$0	\$0		
62.	6	Finish Carpentry	\$0	\$0	\$0	\$0		
63.	7	Insulation	\$0	\$0	\$0	\$0		
64.	7	Roofing	\$0	\$0	\$0	\$0		
65.	7	Sheet Metal and Flashing	\$0	\$0	\$0	\$0		
66.	7	Exterior Siding	\$0	\$0	\$0	\$0		
67.	8	Doors	\$0	\$0	\$0	\$0		
68.	8	Windows	\$0	\$0	\$0	\$0		
69.	8	Glass (Glazing & Storefront)	\$0	\$0	\$0	\$0		
70.	9	Drywall Gypsum Board Systems	\$0	\$0	\$0	\$0		
71.	9	Tile Work	\$0	\$0	\$0	\$0		
72.	9	Acoustical	\$0	\$0	\$0	\$0		
73.	9	Wood Flooring	\$0	\$0	\$0	\$0		
74.	9	Resilient Flooring	\$0	\$0	\$0	\$0		
75.	9	Carpet	\$0	\$0	\$0	\$0		



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OS-R-CDC of Sou-04

Organization: Community Development Corporation of South Berkshire

Sources, Construction Estimates

76.	9	Paint & Decorating	\$0	\$0	\$0	0
77.	10	Specialties	\$0	\$0	\$0	0
78.	11	Cabinets	\$0	\$0	\$0	0
79.	11	Special Equipment	\$0	\$0	\$0	0
80.	11	Appliances	\$0	\$0	\$0	0
81.	12	Blinds	\$0	\$0	\$0	0
82.	13	Special Construction	\$0	\$0	\$0	0
83.	14	Elevator or Conveying System	\$0	\$0	\$0	0
84.	15	Plumbing & Hot Water	\$0	\$0	\$0	0
85.	15	Heat & Ventilation	\$0	\$0	\$0	0
86.	15	Air Conditioning	\$0	\$0	\$0	0
87.	15	Fire Protection	\$0	\$0	\$0	0
88.	16	Electrical	\$0	\$0	\$0	0
89.	0	Maintenance Building	\$0	\$0	\$0	0
90.	0	Community Center Building	\$0	\$0	\$0	0
91.	0	Other/misc.	\$2,160,000.00	\$0	\$2,160,000.00	\$180K/sf
92.		Subtotal Structural	\$2,160,000.00	\$0	\$2,160,000.00	0
93.	2	Earth Work	\$0	\$0	\$0	0
94.	2	Site Utilities	\$0	\$0	\$0	0
95.	2	Road & Walks	\$0	\$0	\$0	0
96.	2	Site Improvement	\$0	\$0	\$0	0
97.	2	Geotechnical Conditions	\$0	\$0	\$0	0
98.	2	Landscaping	\$0	\$0	\$0	0
99.	2	Environmental Remediation	\$0	\$0	\$0	0
00.	2	Demolition	\$0	\$0	\$0	0
01.	2	Unusual Site Conditions	\$0	\$0	\$0	0
02.		Subtotal Site Work	\$0	\$0	\$0	0
03.		Total Improvements	\$2,160,000.00	\$0	\$2,160,000.00	0



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OS-R-CDC of Sou-04

Organization: Community Development Corporation of South Berkshire

Sources, Construction Estimates

04.	1	General Conditions	\$0	\$0	\$0 0
05.	0	Payment and Performance Bond	\$0	\$0	\$0 0
06.		Building Permits	\$0	\$0	\$0 0
07.		Subtotal	\$0	\$0	\$0 0
08.	1	Builder's Overhead	\$0	\$0	\$0 0
09.	1	Builder's Profit/Fee	\$0	\$0	\$0 0
10.		Total	\$2,160,000.00	\$0	\$2,160,000.00 0
11.		Total Cost/Square Feet	188.48	0.00	188.48 0
12.		Gross Square Footage	11460		

Gross Square Footage is the floor area within the inside perimeter of the exterior walls of the building under consideration, including corridors, stairways, closets, the thickness of interior walls, columns, and basements, enclosed parking garages, or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include vents, shafts with no openings, interior courts, crawl spaces or attics.

13. Optional User Comments



Rental OneStop

OS-R-CDC of Sou-04

Organization: Community Development Corporation of South Berkshire

Development Budget, Gross Syndication Investment, Capitalized Reserves, and Debt Service Requirements

Development Budget:

	Residential	Commercial	Total	Comments
(a)	(b)	(c)	(d)	
Acquisition: Land	\$110,000.00	\$0	\$110,000.00	0
Acquisition: Building	\$0	\$0	\$0	0
Acquisition: Subtotal	\$110,000.00	\$0	\$110,000.00	
Direct Construction Budget	\$2,160,000.00	\$0	\$2,160,000.00	0
Construction Contingency	\$105,000.00	\$0	\$105,000.00	\$0
Percent Construction Contingency	4.86%	0.00%	4.86%	
Subtotal: Construction	\$2,265,000.00	\$0	\$2,265,000.00	
General Development Costs:				
Architecture and Engineering	\$220,000.00	\$0	\$220,000.00	0
Survey and Permits	\$18,000.00	\$0	\$18,000.00	0
Clerk of the Works	\$15,000.00	\$0	\$15,000.00	0
Environmental Engineer	\$3,000.00	\$0	\$3,000.00	0
FF&E	\$0	\$0	\$0	0
Bond Premium	\$22,500.00	\$0	\$22,500.00	0
Legal	\$7,000.00	\$0	\$7,000.00	0
Title and Recording	\$5,000.00	\$0	\$5,000.00	0
Accounting & Cost Cert.	\$2,500.00	\$0	\$2,500.00	0
Marketing & Rent Up	\$4,500.00	\$0	\$4,500.00	0
Real Estate Taxes	\$0	\$0	\$0	0
Insurance	\$7,300.00	\$0	\$7,300.00	0
Relocation	\$0	\$0	\$0	0
Appraisal	\$2,000.00	\$0	\$2,000.00	0
Security	\$0	\$0	\$0	0
Construction Loan Interest	\$11,000.00	\$0	\$11,000.00	0



Rental OneStop

Organization: Community Development Corporation of South Berkshire

OS-R-CDC of Sou-04

Development Budget, Gross Syndication Investment, Capitalized Reserves, and Debt Service Requirements

Predevelopment Loan Interest & Fees	\$6,000.00	\$0	\$6,000.00	0
Inspecting Engineer	\$5,000.00	\$0	\$5,000.00	0
Fee to: water/sewer hook-up	\$4,200.00	\$0	\$4,200.00	0
Fee to: 0	\$0	\$0	\$0	0
LIHTC Fees:	\$0		\$0	
Mortgage Insurance Premium	\$0	\$0	\$0	0
Credit Enhancement Fees	\$0	\$0	\$0	0
Letter of Credit Fees	\$0	\$0	\$0	0
Other Financing Fees	\$0	\$0	\$0	0
Development Consultant	\$0	\$0	\$0	0
Other Consulting Fees0	\$0	\$0	\$0	0
Other Consulting Fees0	\$0	\$0	\$0	0
Other Consulting Fees0	\$0	\$0	\$0	0
Other Consulting Fees0	\$0	\$0	\$0	0
Other Non-Consulting Fees				
0	\$0	\$0	\$0	0
Other Non-Consulting Fees				
0	\$0	\$0	\$0	0
Other Non-Consulting Fees:				
0	\$0	\$0	\$0	0
Other Non-Consulting Fee:				
0	\$0	\$0	\$0	0
Soft Cost Contingency	\$32,000.00	\$0	\$32,000.00	0
Subtotal: Gen. Dev.	\$365,000.00	\$0	\$365,000.00	
Subtotal: Acquis., Const., and Gen. Dev.	\$2,740,000.00	\$0	\$2,740,000.00	
Capitalized Reserves	\$15,000.00	\$0	\$15,000.00	0



Rental OneStop

OS-R-CDC of Sou-04

Organization: Community Development Corporation of South Berkshire

Development Budget, Gross Syndication Investment, Capitalized Reserves, and Debt Service Requirements

Developer Overhead	\$171,000.00	\$0	\$171,000.00	0
Developer Fee	\$171,000.00	\$0	\$171,000.00	0
Total Development Cost	\$3,097,000.00	\$0	\$3,097,000.00	
TDC per Unit	\$281,545.45	\$0	\$281,545.45	
TDC Net	\$3,082,000.00	\$0	\$3,082,000.00	
TDC Net per Unit	\$280,181.82	\$0	\$280,181.82	
TDC Affordable Units	\$0			
TDC Net Affordable Units	\$0			
TDC Market Units	\$0			
TDC Net Market Units	\$0			
Consultant Fee as % of TDC	0.00%	0.00%	0.00%	

Maximum DHCD Soft-Subsidy Developer Fee and Overhead: \$344,375.00

Maximum LIHTC Developer Fee and Overhead: \$400,000.00

< HERE if you wish to verify your calculation.

Use note that consulting fees are considered as part of your developer fee and overhead.

Use identify sources paying for commercial costs:

	(a)	Amount	(b)
Source #1:	0		\$0
Source #2:	0		\$0
Source #3:	0		\$0
Source #4:	0		\$0
Source #5:	0		\$0

NOTE: Federal LIHTC Equity and State Bonded Fund sources cannot pay for commercial costs

Additional Detail on Development Pro-Forma:



Rental OneStop

OS-R-CDC of Sou-04

Organization: Community Development Corporation of South Berkshire

Development Budget, Gross Syndication Investment, Capitalized Reserves, and Debt Service Requirements

Gross Syndication Investment	\$0
Budget Costs:	
Syndication Legal	\$0
Syndication Fees	\$0
Syndication Consultants	\$0
Bridge Financing Costs	\$0
Investor Servicing (capitalized)	\$0
Other Syndication Expenses	\$0
Total Off-Budget Syndication Costs	\$0
Net Syndication Investment	\$0

Figure above should match Federal LIHTC Equity figure on Page 1

Current Reserve Balance	
Reserves (capitalized)	
	(a) Residential
Replacement Reserves	\$0
Initial Rent-Up Reserves	\$5,000.00
Operating Reserves	\$10,000.00
Net Worth Account	\$0
Other Capitalized Reserves	\$0
Other Reserves	\$0
Other Reserves	\$0
Subtotal: Capitalized Reserves	\$15,000.00
	(a)
Sponsor Letter of Credit Requirements	\$0
Sponsor Letter of Credit Requirements	\$0
Total of Above	\$15,000.00

Type of Reserve(s):			
Commercial		Total	
(b)		(c)	
	\$0	\$0	Type of Reserve(s): 0
	\$0	\$5,000.00	Type of Reserve(s): 0
	\$0	\$10,000.00	Type of Reserve(s): 0
	\$0	\$0	
	\$0	\$15,000.00	
	\$0	\$0	
	\$0	\$0	
	\$0	\$15,000.00	
By whom:	0		
By whom:	0		

Exhibit 3C

Operating Budget

Exhibit 3C
Operating Budget



Rental OneStop

OS-R-CDC of Sou-04980

Organization: Community Development Corporation of South Berkshire

Project Summary Information

1517. Uses Exceed Sources by \$0.00

Rent Levels

	(a)	SF (aver.) (b)	BR (aver.) (c)
1518. Extremely Low-Income Rental Assisted (below 30%)	\$700.00	1.50	808
1519. Extremely Low-Income Non-Rental Assisted (below 30%)	\$0	0.00	0
1520. Very Low-Income Rental Assisted (below 50%)	\$680.67	1.33	772
1521. Very Low-Income Non-Rental Assisted (below 50%)	\$0	0.00	0
1522. Low-Income Rental Assisted (below 60%)	\$0	0.00	0
1523. Low-Income Rental Non-Assisted (below 60%)	\$794.67	2.17	1071
1524. Moderate-Income (below 80%)	\$0	0.00	0
1525. Other Income (User Defined)	\$0	0.00	0
1526. Market Rate	\$0	0.00	0
1527. Average All Units	\$746.36		

Annual Operating Income (year 1):

	(a)
1528. Resident Service Income:	\$0
1529. Contract Income from Shelter or Group Home:	\$0
1530. Gross rental income (residential)	\$98,520.00
1531. Vacancy (resid.)	\$1,970.40
1532. Other Income (net of vacancies)	\$0
1533. Subtotal	\$96,549.60
1534. Operating Subsidies	\$0
1535. Draw on Operating Reserves	\$0
1536. Total Annual Income	\$96,549.60

Annual Operating Expense (year 1):

	(b)
Management Fee	\$6,758.47
Administrative	\$12,700.00
Maintenance	\$21,700.00
Res. Service, Security	\$0
Utilities	\$9,500.00
Repl. Reserve	\$4,400.00
Oper. Reserve	\$0



Rental OneStop

OS-R-CDC of Sou-04980

Organization: Community Development Corporation of South Berkshire

Project Summary Information

1537.				Taxes, Insurance	\$11,000.00
1538.	Net Operating Income	\$30,491.13		Total	\$66,058.47
1539.	Debt Service	\$24,232.29			
1540.	Debt Service Coverage	1.26		Total per Unit	\$6,005.32

Text

Mass OneStop+



Rental OneStop

Organization: Community Development Corporation of South Berkshire

OS-R-CDC of Sou-04980

Operating Residential Income

Operating Income

Total Gross Rents should be verified against the HUD Rent limits in the Operating Pro-Forma - Form 4 section.

Rent Schedule:

Extremely Low-Income Rental Assisted (below 30%):

	Contract Rent	Utility Allowance	Total Gross Rent	No. of Units
	(a)	(b)	(c)	(d)
731. Group Home	\$0	\$0	\$0	
732. Shelter	\$0	\$0	\$0	
733. SRO	\$0	\$0	\$0	
734. 0 bedroom	\$0	\$0	\$0	
735. 1 bedroom	\$642.00	\$36.00	\$678.00	1
736. 2 bedrooms	\$758.00	\$46.00	\$804.00	1
737. 3 bedrooms	\$0	\$0	\$0	
738. 4 bedrooms	\$0	\$0	\$0	
739. 5 bedrooms	\$0	\$0	\$0	

Very Low-Income Rental Assisted (below 50%):

	Contract Rent	Utility Allowance	Total Gross Rent	No. of Units
	(a)	(b)	(c)	(d)
740. Group Home	\$0	\$0	\$0	
741. Shelter	\$0	\$0	\$0	
742. SRO	\$0	\$0	\$0	
743. 0 bedroom	\$0	\$0	\$0	
744. 1 bedroom	\$642.00	\$36.00	\$678.00	2
745. 2 bedrooms	\$758.00	\$46.00	\$804.00	1
746. 3 bedrooms	\$0	\$0	\$0	
747. 4 bedrooms	\$0	\$0	\$0	
748. 5 bedrooms	\$0	\$0	\$0	

Extremely Low-Income Non-Rental Assisted (below 30%):

Contract Rent	Utility Allowance	Total Gross Rent	No. of Units
---------------	-------------------	------------------	--------------



Rental OneStop

OS-R-CDC of Sou-04980

Organization: Community Development Corporation of South Berkshire

Operating Residential Income

770.	0 bedroom	\$0	\$0	\$0
771.	1 bedroom	\$0	\$0	\$0
772.	2 bedrooms	\$0	\$0	\$0
773.	3 bedrooms	\$0	\$0	\$0
774.	4 bedrooms	\$0	\$0	\$0
775.	5 bedrooms	\$0	\$0	\$0

Low-Income Non- Rental Assisted (below 60%):

	Contract Rent (a)	Utility Allowance (b)	Total Gross Rent (c)	No. of Units (d)
776.	\$0	\$0	\$0	
777.	\$0	\$0	\$0	
778.	\$0	\$0	\$0	
779.	\$0	\$0	\$0	
780.	\$642.00	\$36.00	\$678.00	1
781.	\$758.00	\$46.00	\$804.00	3
782.	\$926.00	\$93.00	\$1,019.00	2
783.	\$0	\$0	\$0	
784.	\$0	\$0	\$0	

Moderate-Income (below 80%):

	Contract Rent (a)	Utility Allowance (b)	Total Gross Rent (c)	No. of Units (d)
785.	\$0	\$0	\$0	
786.	\$0	\$0	\$0	
787.	\$0	\$0	\$0	
788.	\$0	\$0	\$0	
789.	\$0	\$0	\$0	
790.	\$0	\$0	\$0	
791.	\$0	\$0	\$0	

Mass OneStop+



Rental OneStop

Organization: Community Development Corporation of South Berkshire

OS-R-CDC of Sou-04980

Other Income, Assumptions, Vacancy, Trending, Operating Subsidy, and Capitalized Reserves

876.	Year 21	\$0	\$0	\$0	\$0
877.	Total projected Draws of Reserves:	\$0	\$0	\$0	\$0
878.	Annual Operating Income (year 1)		\$96,549.60		
879.	Annual Residential Operating Income		\$96,549.60		



Rental OneStop

OS-R-CDC of Sou-04980

Organization: Community Development Corporation of South Berkshire

Operating Expenses

	(a) Commercial	(b) Residential
880. Management Fee Percentage	0%	7%

Assumed Property management fee as a percentage of effective gross income.

Annual Operating Expenses:

	Residential	Percentage of Residential Operating Expense	Commercial	Total	Percentage of Total Operating Expense	Comments
	(a)	(b)	(c)	(d)	(e)	(f)
881. Management Fee	\$6,758.47	10.23%	\$0	\$6,758.47	10.23%	0
882. Payroll, Administrative	\$6,000.00	9.08%	\$0	\$6,000.00	9.08%	0
883. Payroll Taxes & Benefits, Admin.	\$1,500.00	2.27%	\$0	\$1,500.00	2.27%	0
884. Legal	\$500.00	0.76%	\$0	\$500.00	0.76%	0
885. Audit	\$2,000.00	3.03%	\$0	\$2,000.00	3.03%	0
886. Marketing	\$400.00	0.61%	\$0	\$400.00	0.61%	0
887. Telephone	\$400.00	0.61%	\$0	\$400.00	0.61%	0
888. Office Supplies	\$400.00	0.61%	\$0	\$400.00	0.61%	0
889. Training	\$0	0.00%	\$0	\$0	0.00%	0
890. Accounting & Data Processing	\$1,500.00	2.27%	\$0	\$1,500.00	2.27%	0
891. Investor Servicing	\$0	0.00%	\$0	\$0	0.00%	0
892. LIHTC Monitoring Fee	\$0	0.00%	\$0	\$0	0.00%	0
893. HOME Monitoring Fee	\$0	0.00%	\$0	\$0	0.00%	0
894. LIP Monitoring Fee	\$0	0.00%	\$0	\$0	0.00%	0
895. DHCD Capital Subsidy Monitoring Fee	\$0	0.00%	\$0	\$0	0.00%	0
896. 0	\$0	0.00%	\$0	\$0	0.00%	0
897. 0	\$0	0.00%	\$0	\$0	0.00%	0
888. 0	\$0	0.00%	\$0	\$0	0.00%	0



Rental OneStop

OS-R-CDC of Sou-04980

Organization: Community Development Corporation of South Berkshire

Operating Expenses

899.	Subtotal: Administrative	\$12,700.00	19.23%	\$0	\$12,700.00	19.23%
900.	Payroll, Maintenance	\$9,000.00	13.62%	\$0	\$9,000.00	13.62%
901.	Payroll Taxes & Benefits, Admin.	\$2,000.00	3.03%	\$0	\$2,000.00	3.03%
902.	Janitorial Materials	\$0	0.00%	\$0	\$0	0.00%
903.	Lock and Key Replacement	\$0	0.00%	\$0	\$0	0.00%
904.	Landscaping	\$800.00	1.21%	\$0	\$800.00	1.21%
905.	Decorating (inter. only)	\$1,200.00	1.82%	\$0	\$1,200.00	1.82%
906.	Repairs (inter. & ext.)	\$2,500.00	3.78%	\$0	\$2,500.00	3.78%
907.	Elevator Maintenance	\$0	0.00%	\$0	\$0	0.00%
908.	Trash Removal	\$1,200.00	1.82%	\$0	\$1,200.00	1.82%
909.	Snow Removal	\$3,000.00	4.54%	\$0	\$3,000.00	4.54%
910.	Extermination	\$0	0.00%	\$0	\$0	0.00%
911.	Recreation	\$0	0.00%	\$0	\$0	0.00%
912.	0	\$2,000.00	3.03%	\$0	\$2,000.00	3.03%
913.	0	\$0	0.00%	\$0	\$0	0.00%
914.	Subtotal: Maintenance	\$21,700.00	32.85%	\$0	\$21,700.00	32.85%
915.	Resident Services	\$0	0.00%	\$0	\$0	0.00%
916.	Security	\$0	0.00%	\$0	\$0	0.00%
917.	0	\$0	0.00%	\$0	\$0	0.00%
918.	Electricity	\$2,500.00	3.78%	\$0	\$2,500.00	3.78%
919.	Natural Gas	\$0	0.00%	\$0	\$0	0.00%
920.	Oil	\$0	0.00%	\$0	\$0	0.00%
921.	Water & Sewer	\$7,000.00	10.60%	\$0	\$7,000.00	10.60%
922.	Subtotal: Utilities	\$9,500.00	14.38%	\$0	\$9,500.00	14.38%
923.	Replacement Reserve	\$4,400.00	6.66%	\$0	\$4,400.00	6.66%
924.	Operating Reserve	\$0	0.00%	\$0	\$0	0.00%
925.	Real Estate Taxes	\$4,000.00	6.06%	\$0	\$4,000.00	6.06%
926.	Other Taxes	\$0	0.00%	\$0	\$0	0.00%

Mass OneStop+



Rental OneStop

OS-R-CDC of Sou-04980

Organization: Community Development Corporation of South Berkshire

Operating Expenses

927.	Insurance	\$7,000.00	10.60%	\$0	\$7,000.00	10.60%	0
928.	MIP	\$0	0.00%	\$0	\$0	0.00%	0
929.	0	\$0	0.00%	\$0	\$0	0.00%	0
930.	0	\$0	0.00%	\$0	\$0	0.00%	0
931.	Subtotal: Taxes, Insurance	\$11,000.00	16.65%	\$0	\$11,000.00	16.65%	
932.	TOTAL EXPENSES	\$66,058.47	100.00%	\$0	\$66,058.47	100.00%	

Other Operating Expense Assumptions

Trending Assumptions for Expenses

	Year 2	Year 3	Year 4-5	Year 6-20
(a)	(b)	(c)	(d)	
933. Sewer & Water	2%	2%	2%	2%
934. Real Estate Taxes	2%	2%	2%	2%
935. All Other Operating	3%	3%	3%	3%
936. Replacement Reserves	2%	2%	2%	2%

Reserve Requirements:

937.	Replacement Reserve Requirement	\$500 per unit per year
938.	Operating Reserve Requirement	\$0 per unit per year

Debt Service:

939.	MHFA	
940.	MHFA	
941.	MHP Fund Permanent Loan	
942.	Other:	
943.	Other:	
944.	Total Debt Service (Annual)	
945.	Net Operating Income	
946.	Debt Service Coverage	

Annual Payment

	\$0
	\$0
	\$0
	\$24,232.29
	\$0
	\$24,232.29
	\$30,491.13 (in year one)
	1.26 (in year one)

Mass OneStop+



Organization: Community Development Corporation of South Berkshire

Rental OneStop

OS-R-CDC of Sou-04980

Operating Expenses

947. Cash Flow
948. Cash Flow per Unit

\$6,258.84 (in year one)
\$568.99 (in year one)

Exhibit 3D
10-Year Operating
Pro Forma



Rental OneStop

OS-R-CDC of Sou-04980

Organization: Community Development Corporation of South Berkshire

21 - Year Operating Proforma Years (Year 1-5)

Calendar Year:	Year 1	Year 2	Year 3	Year 4	Year 5
	(a)	(b)	(c)	(d)	(e)
INCOME:					
1622. Extremely Low-Income Rental Assisted (below 30%)	\$16,800.00	\$17,136.00	\$17,478.72	\$17,828.29	\$18,184.86
1623. Extremely Low-Income Non-Rental Assisted (below 30%)	\$0	\$0	\$0	\$0	\$0
1624. Very Low-Income Rental Assisted (below 50%)	\$24,504.00	\$24,994.08	\$25,493.96	\$26,003.84	\$26,523.92
1625. Very Low-Income Non Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0
1626. Low Income Rental Assisted (below 60%)	\$0	\$0	\$0	\$0	\$0
1627. Low Income Rental Non-Assisted (below 60%)	\$57,216.00	\$58,360.32	\$59,527.53	\$60,718.08	\$61,932.44
1628. Moderate-Income (below 80%)	\$0	\$0	\$0	\$0	\$0
1629. Other Income (User-defined)	\$0	\$0	\$0	\$0	\$0
1630. Market Rate	\$98,520.00	\$100,490.40	\$102,500.21	\$104,550.21	\$106,641.22
1631. Gross Potential Income	\$1,970.40	\$2,009.81	\$2,050.00	\$2,091.00	\$2,132.82
1632. Less vacancy	\$96,549.60	\$98,480.59	\$100,450.20	\$102,459.21	\$104,508.39
1633. Effective Gross Residential Income	\$0	\$0	\$0	\$0	\$0
1634. Commercial (includes parking)	\$0	\$0	\$0	\$0	\$0
1635. Less vacancy	\$0	\$0	\$0	\$0	\$0
1636. Net Commercial Income	\$96,549.60	\$98,480.59	\$100,450.20	\$102,459.21	\$104,508.39
1637. Effective Rental Income	\$0	\$0	\$0	\$0	\$0
1638. Other Income: Laundry	\$0	\$0	\$0	\$0	\$0
1639. Resident Service Income	\$0	\$0	\$0	\$0	\$0
1640. Contract Income from Shelter or Group Home	\$0	\$0	\$0	\$0	\$0
1641. Other Income:	\$0	\$0	\$0	\$0	\$0
1642. Other Income:	\$0	\$0	\$0	\$0	\$0
1643. Other Income:	\$0	\$0	\$0	\$0	\$0
1644. Other Income:	\$96,549.60	\$98,480.59	\$100,450.20	\$102,459.21	\$104,508.39
1645. Total Gross Income	\$0	\$0	\$0	\$0	\$0
1646. Operating Subsidies	\$0	\$0	\$0	\$0	\$0
1647. Draw on Operating Reserves	\$0	\$0	\$0	\$0	\$0
1648. Total Effective Income	\$96,549.60	\$98,480.59	\$100,450.20	\$102,459.21	\$104,508.39
	(a)	(b)	(c)	(d)	(e)
EXPENSES:					
1649. Management	\$6,758.47	\$6,893.64	\$7,031.51	\$7,172.14	\$7,315.59
1650. Administrative	\$12,700.00	\$13,081.00	\$13,473.43	\$13,877.63	\$14,293.96
1651. Maintenance	\$21,700.00	\$22,351.00	\$23,021.53	\$23,712.18	\$24,423.54



Rental OneStop

OS-R-CDC of Sou-04980

Organization: Community Development Corporation of South Berkshire

21 - Year Operating Proforma Years (Year 1-5)

1652.	Resident Services	\$0	\$0	\$0	\$0	\$0
1653.	Security	\$0	\$0	\$0	\$0	\$0
1654.	Electrical	\$2,500.00	\$2,575.00	\$2,652.25	\$2,731.82	\$2,813.77
1655.	Natural Gas	\$0	\$0	\$0	\$0	\$0
1656.	Oil (heat)	\$0	\$0	\$0	\$0	\$0
1657.	Water & Sewer	\$7,000.00	\$7,210.00	\$7,426.30	\$7,649.09	\$7,878.56
1658.	Replacement Reserve	\$4,400.00	\$4,488.00	\$4,577.76	\$4,669.32	\$4,762.70
1659.	Operating Reserve	\$0	\$0	\$0	\$0	\$0
1660.	Real Estate Taxes	\$4,000.00	\$4,080.00	\$4,161.60	\$4,244.83	\$4,329.73
1661.	Other Taxes	\$0	\$0	\$0	\$0	\$0
1662.	Insurance	\$7,000.00	\$7,210.00	\$7,426.30	\$7,649.09	\$7,878.56
1663.	MIP	\$0	\$0	\$0	\$0	\$0
1664.	Other	\$0	\$0	\$0	\$0	\$0
1665.	Total Operating Expenses	\$66,058.47	\$67,888.64	\$69,770.68	\$71,706.10	\$73,696.42
1666.	NET OPERATING INCOME	\$30,491.13	\$30,591.95	\$30,679.52	\$30,753.11	\$30,811.98
1667.	Debt Service	\$24,232.29	\$24,232.29	\$24,232.29	\$24,232.29	\$24,232.29
1668.	Debt Service Coverage	1.26	1.26	1.27	1.27	1.27
1669.	Project Cash Flow	\$6,258.84	\$6,359.66	\$6,447.23	\$6,520.82	\$6,579.69
1670.	Required Debt Coverage	\$29,078.75	\$29,078.75	\$29,078.75	\$29,078.75	\$29,078.75
1671.	(Gap)/Surplus for Cov.	\$1,412.38	\$1,513.20	\$1,600.77	\$1,674.36	\$1,733.23



Rental OneStop

Organization: Community Development Corporation of South Berkshire

OS-R-CDC of Sou-04980

21 - Year Operating Proforma Years (Year 6-10)

Calendar Year:		Year 6	Year 7	Year 8	Year 9	Year 10
		(a)	(b)	(c)	(d)	(e)
INCOME:						
1672.	Extremely Low-Income Rental Assisted (below 30%)	\$18,548.56	\$18,919.53	\$19,297.92	\$19,683.88	\$20,077.56
1673.	Extremely Low-Income Non-Rental Assisted (below 30%)	\$0	\$0	\$0	\$0	\$0
1674.	Very Low-Income Rental Assisted (below 50%)	\$27,054.40	\$27,595.48	\$28,147.39	\$28,710.34	\$29,284.55
1675.	Very Low-Income Non Rental Assisted (below 50%)	\$0	\$0	\$0	\$0	\$0
1676.	Low Income Rental Assisted (below 60%)	\$0	\$0	\$0	\$0	\$0
1677.	Low Income Rental Non-Assisted (below 60%)	\$63,171.09	\$64,434.51	\$65,723.20	\$67,037.66	\$68,378.42
1678.	Moderate-Income (below 80%)	\$0	\$0	\$0	\$0	\$0
1679.	Other Income (User-defined)	\$0	\$0	\$0	\$0	\$0
1680.	Market Rate	\$0	\$0	\$0	\$0	\$0
1681.	Gross Potential Income	\$108,774.04	\$110,949.52	\$113,168.51	\$115,431.88	\$117,740.52
1682.	Less vacancy	\$2,175.48	\$2,218.99	\$2,263.37	\$2,308.64	\$2,354.81
1683.	Effective Gross Residential Income	\$106,598.56	\$108,730.53	\$110,905.14	\$113,123.24	\$115,385.71
1684.	Commercial (includes parking)	\$0	\$0	\$0	\$0	\$0
1685.	Less vacancy	\$0	\$0	\$0	\$0	\$0
1686.	Net Commercial Income	\$0	\$0	\$0	\$0	\$0
1687.	Effective Rental Income	\$106,598.56	\$108,730.53	\$110,905.14	\$113,123.24	\$115,385.71
1688.	Other Income: Laundry	\$0	\$0	\$0	\$0	\$0
1689.	Resident Service Income	\$0	\$0	\$0	\$0	\$0
1690.	Contract Income from Shelter or Group Home	\$0	\$0	\$0	\$0	\$0
1691.	Other Income:	\$0	\$0	\$0	\$0	\$0
1692.	Other Income:	\$0	\$0	\$0	\$0	\$0
1693.	Other Income:	\$0	\$0	\$0	\$0	\$0
1694.	Other Income:	\$0	\$0	\$0	\$0	\$0
1695.	Total Gross Income	\$106,598.56	\$108,730.53	\$110,905.14	\$113,123.24	\$115,385.71
1696.	Operating Subsidies	\$0	\$0	\$0	\$0	\$0
1697.	Draw on Operating Reserves	\$0	\$0	\$0	\$0	\$0
1698.	Total Effective Income	\$106,598.56	\$108,730.53	\$110,905.14	\$113,123.24	\$115,385.71
		(a)	(b)	(c)	(d)	(e)
EXPENSES:						
1699.	Management	\$7,461.90	\$7,611.14	\$7,763.36	\$7,918.63	\$8,077.00
1700.	Administrative	\$14,722.78	\$15,164.46	\$15,619.40	\$16,087.98	\$16,570.62
1701.	Maintenance	\$25,156.25	\$25,910.93	\$26,688.26	\$27,488.91	\$28,313.58
1702.	Resident Services	\$0	\$0	\$0	\$0	\$0



Rental OneStop

OS-R-CDC of Sou-04980

Organization: Community Development Corporation of South Berkshire

21 - Year Operating Proforma Years (Year 6-10)

	\$0	\$0	\$0	\$0	\$0
1703. Security	\$2,898.19	\$2,985.13	\$3,074.68	\$3,166.93	\$3,261.93
1704. Electrical	\$0	\$0	\$0	\$0	\$0
1705. Natural Gas	\$0	\$0	\$0	\$0	\$0
1706. Oil (heat)	\$8,114.92	\$8,358.37	\$8,609.12	\$8,867.39	\$9,133.41
1707. Water & Sewer					
	\$4,857.96	\$4,955.11	\$5,054.22	\$5,155.30	\$5,258.41
1708. Replacement Reserve	\$0	\$0	\$0	\$0	\$0
1709. Operating Reserve	\$4,416.32	\$4,504.65	\$4,594.74	\$4,686.64	\$4,780.37
1710. Real Estate Taxes	\$0	\$0	\$0	\$0	\$0
1711. Other Taxes	\$8,114.92	\$8,358.37	\$8,609.12	\$8,867.39	\$9,133.41
1712. Insurance	\$0	\$0	\$0	\$0	\$0
1713. MIP	\$0	\$0	\$0	\$0	\$0
1714. Other	\$75,743.23	\$77,848.16	\$80,012.90	\$82,239.16	\$84,528.73
1715. Total Operating Expenses					
	(a)	(b)	(c)	(d)	(e)
1716. NET OPERATING INCOME	\$30,855.33	\$30,882.37	\$30,892.24	\$30,884.08	\$30,856.98
1717. Debt Service	\$24,232.29	\$24,232.29	\$24,232.29	\$24,232.29	\$24,232.29
1718. Debt Service Coverage	1.27	1.27	1.27	1.27	1.27
1719. Project Cash Flow	\$6,623.04	\$6,650.08	\$6,659.95	\$6,651.79	\$6,624.69
1720. Required Debt Coverage	\$29,078.75	\$29,078.75	\$29,078.75	\$29,078.75	\$29,078.75
1721. (Gap)/Surplus for Cov.	\$1,776.58	\$1,803.62	\$1,813.49	\$1,805.33	\$1,778.23

Exhibit 4

Site Control



2012 00220812

Bk: 2124 Pg: 118 SBRD

Page: 1 of 3 06/28/2012 12:21 PM

QUITCLAIM DEED

Affected Premises: 314 State Road, Great Barrington, MA

CSB SERVICE CORP. a/k/a CSB Service Corporation, a Massachusetts corporation, with a principal place of business located at 99 North Street, Pittsfield, Massachusetts, for consideration paid in the amount of **TWO HUNDRED THIRTY-FIVE THOUSAND and no/100 (\$235,000.00) DOLLARS**, grants to **CONSTRUCT, INC.**, a Massachusetts corporation with a principal place of business at 41 Mahaiwe Street, Great Barrington, Massachusetts 01230, with **QUITCLAIM COVENANTS**, the land in Great Barrington, Berkshire County, Massachusetts, bounded and described as follows:

A certain tract of land, with buildings thereon, located on the westerly side of the State Road leading from said Great Barrington to Monterey, in said Town of Great Barrington, bounded and described as follows:

Beginning at an iron pipe in the westerly line of the said State Road at the northeast corner of the tract herein conveyed and said pipe is located south 31° 05' east 469 feet from a highway bound at the northeast corner of other land now or formerly of Peter I. Adams and Martha C. Adams, husband and wife; thence south 48° 50' west 1835 feet along other land now or formerly of Peter I. Adams and Martha C. Adams, husband and wife, to a stake in line of land of one Liss, formerly of one Cheney; thence south 28 ¼° east 325 feet along land of said Liss and along land now or formerly of one Turner to a stake; thence north 48° 50' east 1847 feet along other land now or formerly of Peter I. Adams and Martha C. Adams, husband and wife, to an iron pipe in line of State Highway; thence northerly along State Highway 325 feet to the place

MASSACHUSETTS EXCISE TAX
Southern Berkshire ROD 001
Date: 06/28/2012 12:21 PM
Ctrl# 008402 07996 Doc# 00220812
Fee: \$1,071.60 Cons: \$235,000.00

of beginning, containing 13.48 acres, excepting therefrom the premises described in an Order of Taking recorded in Berkshire Southern District Registry of Deeds, in Book 295, Page 6.

Meaning and intending to include a spring approximately 800 feet southwesterly from a state Highway on the said tract.

Subject to a right of way over an old wood road reserved in deed from Peter I. Adams and Martha C. Adams to Audiocom, Inc. dated April 16, 1952 and recorded in said Registry in Book 297, Page 378.

Being the same premises conveyed to the Grantor herein foreclosure deed dated February 28, 2012 and recorded in the Berkshire Southern District Registry of Deeds in Book 2103, Page 258.

This conveyance does not constitute a sale of all or substantially all of the assets of the Grantor.

Real estate taxes for the current fiscal year have been apportioned between the parties hereto as of the date hereof and the Grantee assumes and agrees to pay same.

IN WITNESS WHEREOF, the said **CSB SERVICE CORP.**, has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Sean A. Gray, Vice President hereto duly authorized, this 28th day of June, 2012.

CSB Service Corp.

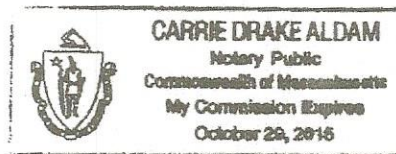
By: Sean Gray
Sean A. Gray
Vice President

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, ss.

On this 28th day of June, 2012, before me, the undersigned notary public, personally appeared Sean A. Gray, Vice President of CSB Service Corp. and proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Carrie Drake Aldam
Notary Public
My commission expires: _____



ATTEST: BERKSHIRE SOUTH Wanda M. Beckwith REGISTER
WANDA M. BECKWITH

Exhibit 5

Abutters List

Bruce Firger, Assessor
John Katz, Assessor
Christopher J. Lamarre
Principal Assessor

E-mail: clamarre@townofgb.org



Town Hall, 334 Main Street
Great Barrington, MA 01230
Telephone: (413) 528-2220 x 5
Fax: (413) 528-2290

TOWN OF GREAT BARRINGTON
MASSACHUSETTS
ASSESSORS' OFFICE

May 11, 2015

ABUTTERS WITHIN 300' TO PROPERTY OF: CONSTRUCT INC., 314 STATE ROAD
Map 16 Lot 20 & Map 37 Lot 47
Book 2124 Pg. 118

MAP LOT ABUTTER

16	18	Christine Hagen, 318 State Rd., Gt. Barrington, MA 01230-1463
16	15,16	Michelle Gilligan & Lester Ettlinger, 320 State Rd., Gt. Barrington, MA 01230-1463
16	14	Paula M. Hatch, PO Box 95, Gt. Barrington, MA 01230-0095
16/17 & 37/46		Achilles J. & Helen F. Zanetti, Trustees, Zanetti Family Nominee Realty Trust, 324 State Rd., Gt. Barrington, MA 01230-1463
16/19,21 & 37/48		Mari Lonano & Patricia J. Lonano, 310 State Rd., Gt. Barrington, MA 01230-1463
16	22A	Mary A. French, Individually & Trustee, 1 Heberts Dr., Gt. Barrington, MA 01230-1449
16	22,22B,22C	Kathleen C. Plungis, 6 Heberts Dr., Gt. Barrington, MA 01230-1449
16	12A	Martha Dolores Domaney, 323 State Rd., Gt. Barrington, MA 01230-1462
16	33	Edward J. & Elizabeth A. Domaney, 327 State Rd., Gt. Barrington, MA 01230-1462
16	10	Herman & Gladys Chrzanowski, 319 State Rd., Gt. Barrington, MA 01230-1462
16	8	Gregory L. & Jill K. Rawlings, 317 State Rd., Gt. Barrington, MA 01230-1462
16	2A,9	Vivian Kemmelman, 107 Stockbridge Rd., Gt. Barrington, MA 01230-1227
16	5A	Corinne M. Chadwick, PO Box 42, East Otis, MA 01029-0042
16	5	David & Karen Conrad, 33 Oberlin St., Maplewood, NJ 07040-2801
16	6	Luis Fernandez, 311 State Rd., Gt. Barrington, MA 01230-1462
16	7,33A	Thomas M. & Sheila M. Hankey, 315 State Rd., Gt. Barrington, MA 01230-1462
18	15F	Irene B. Moskowitz, Trustee 7 Highland Dr. Gt. Barrington, MA 01230-1537
37	49	Butternut Inn LLC, 304 State Rd., Gt. Barrington, MA 01230-1461

The above list of abutters to the subject property is correct
according to the latest records of this office.

Sincerely,

Christopher Lamarre
Principal Assessor

Exhibit 6
Table of Use
Regulations

Table of Use Regulations

PERMITTED USE		ZONING DISTRICT ^{1,4}												ADDITIONAL APPLICABLE REGULATIONS
		R1A	R1B	R2	R3	R4	B	B1	B2	B2A	B3	I	I2	
A. Residential uses														
(1)	Dwelling, Single family	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SB	SB	
(2)	Dwelling, Two-family	SB	SB	SB	SB	SB	Y ²	N	Y ²	Y ²	Y ²	SB ²	SB ²	See also 8.1, 8.7.
(3)	Dwelling, multifamily	N	N	N	SB	N	SB	N	SB	SB	Y	SB ³	SB ³	See also 8.3
(4)	Assisted living residence	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	See also 8.8
(5)	Live/work units	N	N	N	N	N	N	N	N	N	Y	Y	Y	See also 9.4, 9.6.
(6)	Lodging house or tourist home for transient guests	SB	SB	SB	SB	SB	SB	N	SB	SB	SB	SB	SB	See also 7.16
(7)	Mixed use	N	N	N	N	N	SB	SB	SB	SB	SB	Y	Y	See also 8.4, 9.6.
(8)	Open Space Residential Development	N	N	PB	N	PB	N	N	N	N	N	N	N	See also 8.7
(9)	Planned unit residential development (PURD)	SB	SB	SB	SB	SB	SB	N	SB	SB	SB	N	N	See also 8.5
(10)	Publicly Financed Nonprofit Age-Restricted Housing	N	N	N	SB	N	SB	N	SB	SB	SB	N	N	See also 8.9
(11)	Trailer or mobile home	SB	SB	SB	SB	SB	SB	SB	SB	SB	N	SB	SB	See also 8.6
B. Community, educational, & recreational uses														
(1)	Camping facilities	N	N	SB	N	SB	N	N	N	SB	N	N	N	See also 7.4
(2)	Cemeteries	N	N	SB	N	SB	N	N	N	N	N	N	N	
(3)	Child care center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(4)	Clubhouses or fraternal lodges not conducted for profit	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	

Town of Great Barrington Zoning Bylaw
 Approved and Effective May 7, 2012

PERMITTED USE		ZONING DISTRICT ^{1,4}												ADDITIONAL APPLICABLE REGULATIONS
		R1A	R1B	R2	R3	R4	B	B1	B2	B2A	B3	I	I2	
(5)	Commercial amusements, fairgrounds	N	N	N	N	N	SB	N	SB	N	N	SB	SB	
(6)	Community center operated by a municipal or private not-for-profit organization	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	
(7)	Educational use, exempt	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(8)	Educational use, nonexempt	N	N	SB	N	SB	SB	N	SB	SB	SB	SB	SB	See also 7.6
(9)	Golf or country clubs	N	N	SB	N	SB	N	N	N	SB	N	SB	SB	
(10)	Hospitals, sanitariums, nursing or convalescent homes or philanthropic institutions, provided that no principal building so used shall be within 50 feet of any lot line	N	N	SB	N	SB	SB	N	SB	SB	SB	SB	SB	
(11)	Municipal parks and playgrounds, including recreational buildings therein	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(12)	Public libraries, public museums, municipal buildings and facilities	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(13)	Riding stables on less than 5 acres, provided that any buildings or structures are set back not less than 50 feet from any lot line	N	N	SB	N	SB	SB	N	SB	SB	N	SB	SB	
(14)	Ski tows, provided that any buildings or structures are set back not less than 50 feet from any lot line	N	N	SB	N	SB	SB	N	SB	N	N	SB	SB	
(15)	Summer camps operated for children on sites not less than 10 acres in area	N	N	SB	N	SB	N	N	N	SB	N	N	N	
(16)	Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
C. Office, retail and consumer service establishments														
(1)	Banks and other financial institutions	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	
(2)	Fast-food eating establishments	N	N	N	N	N	SB	N	SB	N	N	N	N	See also 7.7, 7.9
(3)	Fuel storage and sales, excluding motor vehicle fuel stations	N	N	N	N	N	SB	N	SB	N	N	SB	SB	

Town of Great Barrington Zoning Bylaw
 Approved and Effective May 7, 2012

PERMITTED USE		ZONING DISTRICT ^{1,4}												ADDITIONAL APPLICABLE REGULATIONS
		R1A	R1B	R2	R3	R4	B	B1	B2	B2A	B3	I	I2	
(4)	Garages, public	N	N	N	N	N	SB	N	SB	N	SB	SB	SB	See also 9.7
(5)	Garden centers, including associated landscaping services	N	N	N	N	N	Y	N	Y	Y	Y	Y	Y	
(6)	General service establishment	N	N	N	N	N	SB	N	Y	N	SB	Y	Y	
(7)	Greenhouses, commercial, on less than 5 acres, provided that no heating plant for a greenhouse shall be within 50 feet from any side or rear lot line	N	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	
(8)	Hotels	N	N	N	N	N	SB	N	SB	SB	SB	SB	SB	See also 7.10
(9)	Institutional administrative offices or planned professional office developments or research centers, provided that in R-2 and R-4 Districts such uses are subject to special requirements	N	N	SB	N	SB	SB	SB	SB	SB	SB	SB	SB	See also 7.13
(10)	Kennel	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	See also 7.17
(11)	Large-scale commercial development	N	N	N	N	N	Y	SB	SB	N	SB	SB	SB	See also 7.9, 7.12, 9.6
(12)	Lumberyards	N	N	N	N	N	SB	N	SB	N	SB	SB	SB	
(13)	Motels or overnight cabins	N	N	N	N	N	SB	N	SB	N	SB	SB	SB	See also 7.10
(14)	Motor vehicle fuel station	N	N	N	N	N	SB	N	SB	N	N	SB	SB	See also 7.8
(15)	Motor vehicle general and body repair	N	N	N	N	N	SB	N	SB	N	N	SB	SB	
(16)	Motor vehicle sales rooms, including used car lots	N	N	N	N	N	SB	N	SB	N	N	SB	SB	
(17)	Offices	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	
(18)	Parking lots, commercial	N	N	N	N	N	SB	N	SB	N	SB	SB	SB	
(19)	Personal service establishment	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	
(20)	Professional offices	SB	SB	SB	SB	SB	Y	Y	Y	Y	Y	Y	Y	See also 7.14

Town of Great Barrington Zoning Bylaw
 Approved and Effective May 7, 2012

PERMITTED USE	ZONING DISTRICT ^{1,4}												ADDITIONAL APPLICABLE REGULATIONS	
	R1A	R1B	R2	R3	R4	B	B1	B2	B2A	B3	I	I2		
(21)	Restaurants and other places for serving food, other than fast-food eating establishments	N	N	N	N	N	Y	SB	SB	SB	SB	SB	SB	See also 7.3
(22)	Retail stores or centers and/or wholesale sales and service with total aggregate floor area less than or equal to 20,000 square feet	N	N	N	N	N	Y	Y	Y	SB	Y	Y	Y	See also 7.3
(23)	Retail stores and shops for custom work or making of articles sold on the premises	N	N	N	N	N	Y	SB	Y	SB	Y	Y	Y	
D. Agricultural uses														
(1)	Agriculture, as defined by MGL c. 40A, s. 3, on tracts larger than 5 acres, including sales of products raised on premises on stands or structures erected in accordance with front yard setback requirements, provided that soil fertilizer shall be stored not less than 100 feet from any lot line, unless kept in air-tight containers	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
E. Utilities, communication and transportation														
(1)	Aviation field, public or private	N	N	N	N	SB	N	N	N	N	N	N	N	See also 7.2
(2)	Essential services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(3)	Freight terminals, truck or rail	N	N	N	N	N	SB	N	SB	N	N	SB	SB	
(4)	Low-power FM broadcast radio licensed by FCC													See also 7.15
(a)	Studio	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	
(b)	Antenna	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	
(5)	Passenger stations	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	

Town of Great Barrington Zoning Bylaw
 Approved and Effective May 7, 2012

PERMITTED USE		ZONING DISTRICT ^{1,4}											ADDITIONAL APPLICABLE REGULATIONS		
		R1A	R1B	R2	R3	R4	B	B1	B2	B2A	B3	I		I2	
(6)	Personal wireless tower or structure as a principal (or accessory) use in the Overlay District, and the initial and any subsequent personal wireless service facility located upon that tower or structure (see Section 9.3 of this Bylaw)														See also 9.3
F. Industrial, manufacturing and storage uses															
(1)	Contractor's and Landscaper's yards	N	N	N	N	N	N	N	N	N	N	Y	Y		
(2)	Gravel, loam, sand and stone removal for commercial purposes	N	N	SB	N	SB	SB	N	SB	N	N	SB	SB	See also 7.5	
(3)	Light manufacturing	N	N	N	N	N	N	N	N	N	SB	Y	Y	See also 6.4	
(4)	Saw (log) mill and manufacture of forest products, provided that any saw (log) mill shall be located at least 200 feet from any lot line, and no piles of sawdust or other refuse shall be maintained within 100 feet of any lot line	N	N	N	N	N	N	N	N	N	N	SB	SB		
G. Accessory uses															
(1)	Any structure or use customarily incidental and subordinate to the principal permitted use in the district	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	See also 3.2, 7.1	
(2)	Home occupation (low impact)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	See also 3.3	
(3)	Adult day care	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	See also 8.8	
(4)	An accessory use to a by-right use, whether or not on the same parcel, which is necessary in conjunction with scientific research or development or related production, provided that the Board of Selectmen finds that the proposed accessory use does not substantially derogate from the public good	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	See also 3.2	

Town of Great Barrington Zoning Bylaw
Approved and Effective May 7, 2012

PERMITTED USE		ZONING DISTRICT ^{1,4}											ADDITIONAL APPLICABLE REGULATIONS	
		R1A	R1B	R2	R3	R4	B	B1	B2	B2A	B3	I		I2
(5)	Drive-up or drive-through facilities	N	N	N	N	N	SB	SB	SB	SB	SB	SB	SB	See also 7.9, 9.6
(6)	Family day care (small)	Y	Y	Y	Y	Y	SB	SB	SB	SB	SB	SB	SB	
(7)	Family day care (large)	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	
(8)	Home occupation (moderate impact)	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	See also 3.3
(9)	Incidental stripping of sod or removal of topsoil, gravel, loam, sand, stone or other earth materials	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(10)	Keeping of horses, for whatever purpose, subject to Board of Health regulations and only on lots of 5 acres or more	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(11)	Private garage or off-street parking for private automobiles registered at the premises	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(12)	Swimming pools, inground or aboveground. Pool must be surrounded by a continuous fence having a minimum of 4 feet height and with a gate that can be locked; so designed and built to restrain entry by unauthorized persons.	Y	Y	Y	Y	Y	SB	SB	SB	SB	SB	SB	SB	
(13)	Wind Energy Generator	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	

FOOTNOTES TO TABLE OF USE REGULATIONS:

¹ Editor's Note: The Downtown Business B District was created pursuant to 6-1-1992 ATM, Art. 10. It was included in this Table of Use Regulations at the direction of the Town. The I-2 District was added to this table 5-7-2001 ATM, Art. 30. The DBP District was added to this table 5-7-2001 ATM, Art. 33. The WOD District was added to this table 5-17-2004 ATM, Art. 17. The B-3 District was added to this table 5-14-2007 ATM, Art. 16.

² NOTE: Dimensional and lot size requirements and other conditions as set forth in 8.1.1 and 8.1.4 shall apply even where the use is permitted by right.

³ NOTE: Multifamily dwellings may be permitted by special permit in the I-2 Zone. Multifamily dwellings shall not be permitted in the I Zone.

Exhibit 7
Environmental
Assessment



ENVIRONMENTAL **RISK** ADVISORS, LLC.

PHASE I ENVIRONMENTAL SITE
ASSESSMENT REPORT
314 STATE ROAD
GREAT BARRINGTON, MASSACHUSETTS

Prepared for:
Construct
41 Mahaiwe Street
Great Barrington, MA 01230

Project No. 11576-15
May 22, 2015

Prepared by:
Environmental Risk Advisors, LLC
P.O. Box 743
Wilbraham, MA 01095
tel 413.304.2161 fax 413.328.7638
www.enviro-risk.net

SOLUTIONS FOR COMPLEX PROJECTS

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1.0 OBJECTIVES, SCOPE, LIMITATIONS AND RELIANCE

1.1 OBJECTIVE

Environmental Risk Advisors (ERA) conducted a Phase I Environmental Site Assessment (ESA) of a portion of the property located at 314 State Road in Great Barrington, Massachusetts (the Site). The purpose of this investigation was to identify and record existing, potential or suspected conditions that may impose an environmental liability to, or restrict the use of the property by identifying "Recognized Environmental Conditions" (RECs), as defined in ASTM E1527-13. This term will be used to mean the following:

" the presence or likely presence of any hazardous substance or petroleum product on the site under conditions that indicate an existing release, a past release or a material threat of a release into structures on the site or into the ground, groundwater or surface water. The term is not intended to include de minimis conditions that generally do not present a material risk to the public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of the appropriate government agencies."

1.2 SCOPE OF WORK AND LIMITATIONS

This assessment was performed at the request of Construct and conforms to American Society for Testing and Materials (ASTM) Standard Practice E 1527-13 (*Standard Practice for Environmental Assessments of Commercial Properties: Phase I Assessment Process*). The scope of work has not been expanded to include business environmental risks as defined by ASTM Standard Practice E 1527-13. No air, building material or waste sampling was performed. There were no significant deviations from the ASTM requirements.

1.3 RELIANCE

This report was prepared for Construct (the User of this report as defined by ASTM) and is not to be relied upon by any other party without the written authorization of ERA. Use and/or reliance on this report is subject to all limitations specified in ASTM Standard Practice E 1527-13 and as specifically noted in the report itself.

2.0 PREVIOUS REPORTS

ERA was provided the following previous reports for review during the conduct of this ESA:

- *Certified HUD Protocol Information, 314 State Road, Great Barrington*, prepared by Crawford & Associates Engineering, PC, dated September 7, 2012.

This report was prepared to respond to answer the following questions (paraphrased).

- Is the property contaminated? No
- Is the property located within a flood hazard or wetland? No
- Does the property require flood insurance? No
- Is the property located in a runway clear zone? No
- Is the property on or eligible for the National Register of Historic Places? No
- Is the property located near hazardous operations? No
- Does the site present noise impact? No
- Does the project affect a sole source aquifer? No
- Does the project affect endangered species? No
- Does the project affect listed wild/scenic rivers? No
- Does the project affect farmland? No
- Is the project within an air quality "non-attainment" or "maintenance" area? No
- Is the project in an area where environmental justice issues might be raised? No

A copy of the report is included in Appendix A.

3.0 CURRENT SITE CHARACTERISTICS

3.1 GENERAL SITE CHARACTERISTICS

The Site characteristics as determined at the time of this Phase I ESA are summarized below. Figure 1 is a Site location map and Figure 2 is a Site plan; the Site Plan is approximate as the subdivision survey was not complete at the time of this assessment. Photographs are provided in Appendix B. Tax Assessors information is included in Appendix C.

PROJECT SUMMARY TABLE					
Site Name:		Subdivision of 314 State Road			
Site Address:		314 State Road			
City:	Great Barrington	County:	Berkshire	State:	Massachusetts
Tax Map designation:		113/16-0-20			
Property Area:	Approx. 0.3 acre	Building Footprint:	NA		
Year Built:	NA	Renovations:	See Building Department Notes		
Number of Stories:	NA	Basement:	NA		
Land Use: Residential					
Last Sale Date		June 27, 2012			
Property Owner		Construct Inc.			
Site Occupants		None (parking lot)			
Heating Source: NA		Heating Fuel: NA			
Fuel Storage: No		Floor Drains: No			
Site Utilities:					
Municipal Sewer		Available			
On-Site Septic System		No			
Municipal Water		Available			
On-Site Drinking Water Well		No			
ERA Personnel:		Deborah Wojcicki			
Accompanied/Escorted By:		Cara Davis			
Inspection Date:		May 7, 2015			

3.2 FIRE DEPARTMENT RECORDS

ERA requested a file review of Great Barrington Fire Department records regarding underground and aboveground storage tanks (USTs and ASTs) for the Site. Record of removal of two fuel oil USTs in 2006 was identified for the 314 State Road property from which the Site will be subdivided. These tanks include a 1,000-gallon UST and a 3,000-gallon UST. No evidence of contamination was noted on the removal report. The location of these tanks was not identified, but the Fire Chief indicated that they were probably associated with the house which

is located on the property from which the Site is being subdivided. The MassDEP online UST database was also reviewed and no tanks were listed for the Site address.

A copy of the UST removal documents provided by the Fire Department is included in Appendix C.

3.3 SITE IMPROVEMENTS

The Site consists of approximately 0.3 acre of asphalt-paved parking lot which is being subdivided from the 8.07 acre 314 State Road property (Site Property). Other than the pavement, there are no structures currently on the Site. The Site Property from which the Site will be divided is largely wooded and undeveloped, except for a multi-family residential structure and associated parking lot and landscaped areas.

3.4 ADJOINING PROPERTIES

General observations of adjoining properties were performed in conjunction with ERA's Site visit on May 7, 2015. The property is bounded in all directions by the 314 State Road property, including a former foundation hole and wooded/undeveloped land to the southwest of the Site; landscaping and an abutting residential property to the south and southeast of the Site; the 314 State Road multi-family residence, parking and landscaping to the north and northeast; and parking lot, landscaping and abutting residences to the northwest of the Site.

4.0 SITE HISTORY

Information pertaining to Site ownership, structures, and usage and storage of OHM was obtained through interviews with knowledgeable parties and review of Previous Reports, Sanborn Fire Insurance Rate Maps, historical street directories, aerial photographs, historical topographic maps and miscellaneous site plans when such sources were readily available.

4.1 INTERVIEW SUMMARY

4.1.1 Owner or Knowledgeable Party Interview

A representative of the property owner, Cara Davis, was interviewed during the conduct of this assessment. Information obtained from Ms. Davis is included throughout this report.

4.1.2 User Questionnaire

The ASTM User Questionnaire was not completed by the User, Construct, during the conduct of this assessment.

4.1.3 Occupant Interview

No occupants were interviewed during the conduct of this assessment.

4.1.4 Other Parties Interviewed

ERA contacted the Great Barrington Assessor's Office, Building Department and Fire Department. A copy of the current tax information for the Site was obtained from the Assessor's office online. Fire Department records were discussed in section 3.2; Building Department files are discussed in section 4.5.

4.2 CHAIN OF TITLE

A formal title report was not provided by the User during the conduct of this assessment.

4.3 HISTORICAL DOCUMENT REVIEWS

4.3.1 Sanborn Fire Insurance Maps

Historical Sanborn Fire Insurance Rate Maps for the Site area were requested through Environmental Data Resources (EDR); however, there was no coverage for the Site or surrounding area.

A copy of the Sanborn Maps "no coverage" letter is included as Appendix D.

4.3.2 Historical Street Directories

ERA requested a summary of City Directories from EDR for the Site and immediately surrounding area. City Directories were reviewed for the years 1907, 1913, 1920, 1926, 1932, 1943, 1947, 1954, 1957, 1963, 1992, 1995, 1999, 2003, 2008 and 2013. The Site Property address was not listed until 1992. Prior to that time, properties in the vicinity of the Site were not numbered. The first listing identified for the Site was High Fidelity Magazine (1954). Listings from 1954 through 2013 are as follows:

1954: High Fidelity Magazine

1957: Audiocom Inc. publishers; Audicraft Magazine; High Fidelity Magazine

1963: High Fidelity Magazine

1992: Advanced Business Research

1995 - 2003: Address not listed

2008: Residential

2013: Expeditions; occupant unknown

Identifiable neighboring properties during this period appear to be residential.

A copy of the City Directory abstract is included in Appendix E.

4.3.3 Aerial Photographs

ERA examined aerial photographs obtained from Mass GIS for the years 1992-1999, 2001, 2005, 2008-2009, 2011-2012 and 2014. The Site and Site Property appear generally as they do today in all six photographs. ERA also reviewed aerial photographs online at www.historicaerials.com from 1959 and 1971. The 1971 photograph appears to show the Site as it was in later years, except that the southwestern-most part of the Site looks to be unpaved. The 1959 photograph appears to show a barn that straddled the southwestern border of the Site.

Copies of the MassGIS aerial photographs reviewed are included in Appendix F.

4.3.4 Historical Topographic Maps

Historical topographic maps were obtained from the University of New Hampshire (<http://docs.unh.edu/nhtopos/nhtopos.htm>) for the years 1897 and 1948. State Road was constructed by 1897. At that time, only sparse development in the vicinity of the Site had occurred, although the Site and Site Property remained vacant. The 1948 map shows the residence located on the Site Property, but no structures are shown on the Site. Figure 1, created from a 1973 topographic map of the area, shows the residence and the former barn, which was located at the southwestern border of the Site.

Copies of the historic topographic maps are provided as Appendix G.

4.4 SUMMARY OF SITE AND AREA HISTORY

4.4.1 Site History

Based upon the above-referenced sources as well as other resources documented in this report, the Site appears to have been undeveloped until the 1960s when a barn was constructed on the southwestern portion of the Site. Resources conflict, but the barn may have been demolished as early as 1971 and the majority of the Site appears to have been paved at that time. The southwestern end of the Site was paved subsequent to demolition of the barn.

4.4.2 Area History

Surrounding development history began by the late 1800s with the construction of State Road and the residence located on the Site Property. The surrounding area was sparsely developed at that time. An addition was built to the southwestern end of the residence sometime prior to the late 1950s. Occupants of the Site Property have included residential tenants during its early and most recent history; several commercial entities occupied the Site Property circa 1950s through early 1990s, including: High Fidelity Magazine; Audiocom Inc. publishers; Audicraft Magazine; and Advanced Business Research. According to Ms. Davis, the Site Property was used as editorial offices for the magazine and she does not believe printing was conducted on-Site. The November 1957 issue of High Fidelity indicates that "editorial, publication and circulation offices" were located in Great Barrington, Massachusetts.

4.5 SUMMARY OF BUILDING DEPARTMENT RECORDS

Building Department records were reviewed for the Site Property during the conduct of this assessment. Permits reviewed were related to modifications to the residence on the Site Property; none appeared to be of environmental significance to the Site.

5.0 SITE GEOLOGY AND HYDROLOGY

Information pertaining to potential contaminant migration pathways and sensitive environmental receptors is summarized below.

GEOLOGY AND HYDROLOGY SUMMARY	
Elevation:	Approximately 740 feet above mean sea level.
Site Property Slope:	Site is relatively flat
Estimated Depth to Groundwater:	>15 feet
Est. Groundwater Flow Direction:	Northeast
State GW Criteria/Standards:	RCGW-2
Sensitive Environmental Receptors:	An unnamed tributary to the Housatonic River is located within 350 feet to the northeast of the Site.
Flood Plain Designation:	Zone C - Areas of minimal flooding
Flood Plain Map:	2500240012B
Flood Plain Map Date:	July 19, 1982
Soil:	Copake fine sandy loam, 0 to 3% slopes
Bedrock:	Dalton Formation - schist or schistose gneiss and granulite
Bedrock Outcroppings	None observed

6.0 REGULATORY INFORMATION

ERA obtained a commercial environmental database search from EDR. The search distances are consistent with those specified in ASTM Phase I assessment guidelines. The database report is provided as Appendix H.

6.1 ON-SITE DATABASE LISTINGS

The Site address is not listed in any of the databases reviewed.

6.2 ADJOINING AND SURROUNDING PROPERTY DATABASE LISTINGS

Records pertaining to nearby listed properties of concern based on proximity to the Site were reviewed. Minimal releases of oil or hazardous materials that have a closed status with the Massachusetts Department of Environmental Protection (MassDEP) or properties clearly downgradient of the subject property were screened out of the process and not considered for further review due to minimal risk of affecting the Site. Given the location, status or character of the sites reviewed, none are expected to adversely impact the environmental quality of the Subject Site.

6.3 NON-GEOCODED PROPERTIES

Several "non-geocoded" records were also identified in the EDR report. Although the exact locations of these incidents could not be confirmed, none appear to pertain to the Site, adjoining properties or locations where releases would reasonably be expected to impact the Site.

7.0 SITE RECONNAISSANCE

Deborah Wojcicki of ERA inspected the Site on May 7, 2015. A summary of Site reconnaissance findings is presented below. Details are provided in the corresponding sections.

ASSESSMENT CONCERNS	YES OR NO	REF. SECTION
Hazardous Materials Use, Storage, and Waste Generation	No	7.2
Floor Drains, Sumps, Pits and Lagoons	No	7.3
PCB-Related Equipment and/or Electrical Transformers	No	7.4
Solid Waste Disposal	No	7.5
Stained and Distressed Vegetation	No	7.6
Underground Structures	No	7.7

7.1 SITE LAYOUT

The Site consists of approximately 0.3 acre of asphalt-paved parking lot which is being subdivided from the 8.07 acre 314 State Road property (Site Property). Other than the pavement, there are no structures currently on the Site. Evidence of the former barn in the form of a foundation hole are visible near the southwestern Site border. The Site Property from which the Site will be divided is largely wooded and undeveloped, except for a multi-family residential structure and associated parking lot and landscaped areas near State Road. Public water and sewer is available in the vicinity of the Site.

7.2 PETROLEUM AND HAZARDOUS MATERIALS, USE, STORAGE, AND GENERATION

7.2.1 Petroleum and Hazardous Materials Use

The Site is currently used as a parking lot; no significant oil or hazardous materials use was noted. Historically, the southwestern end of the Site was occupied by a barn.

7.2.2 Petroleum and Hazardous Materials Storage

No ASTs were observed on the Site and no evidence of USTs in the form of fill/vent pipes was noted. There are no structures currently on or abutting to the Site. The residential structure on the Site property is reportedly heated via fuel oil stored in ASTs in the basement of the building. Fire Department records indicate that two fuel oil USTs were removed from the Site Property in 2006; one tank had a 3,000-gallon capacity and the other had a 1,000-gallon capacity. As no structures were located on-Site at the time of

UST removal, and no pavement cuts/patches indicative of UST removal were observed on-Site, these USTs were likely associated with the residence located on the Site Property.

7.2.3 Hazardous Waste Generation and Disposal

Based on records reviewed and observations made at the Site, it appears that the Site and Site Property do not currently generate hazardous waste (no RCRA generator numbers for the Site).

7.3 FLOOR DRAINS, SUMPS, PITS AND LAGOONS

No sumps, floor drains, pits or lagoons were observed on Site during the inspection.

7.4 ELECTRICAL TRANSFORMERS AND PCB-RELATED EQUIPMENT

No elevators or other potentially PCB-containing equipment was observed at the Site.

7.5 SOLID WASTE DISPOSAL

Solid waste disposal was not observed on-Site at the time of the Site visit.

7.6 STAINED SURFACES AND DISTRESSED VEGETATION

No significant staining of the Site pavement or adjacent paved/unpaved surfaces was noted.

7.7 UNDERGROUND STRUCTURES

No underground structures are known to be located at the Site.

8.0 FINDINGS AND ENVIRONMENTAL PROFESSIONAL OPINION

8.1 ENVIRONMENTAL SITE CONDITION FINDINGS

The following known or suspect environmental conditions were identified during this Phase I ESA:

- The Site Property was occupied by the editorial, publishing and circulation offices of High Fidelity Magazine circa 1950s through early 1990s. No evidence was identified to indicate that printing was conducted at the Site Property.
- Two fuel oil USTs were removed from the Site Property in 2006. As no structures were located on-Site at the time of UST removal, and no pavement cuts/patches indicative of UST removal were observed on-Site, these USTs were likely associated with the residence located on the Site Property.

8.2 DATA GAPS AND OPINION

Data gaps as defined by ASTM E 1527-13 are considered to arise from a lack of or inability to obtain information required by this ASTM Standard Practice. Examples of ASTM-related data gaps include the inability to conduct site reconnaissance due to access restrictions (i.e. locked doors, snow cover, inability to gain access to site), inability to conduct interviews with key site personnel or officials, or gaps in site history (i.e. missing Historical Street Directory volumes, Sanborn Maps, aerial photographs, etc.). An Opinion concerning the significance of data gaps and whether the absence of related information adversely affects the Environmental Professional's (EP) ability to determine if RECs exist at the site is provided below.

The following data gap was encountered during this Phase I ESA:

- The ASTM User Questionnaire was not completed by the User.

The User Questionnaire was not filled out by the User of this report during the course of this assessment. However, as the User was available for interview at the time of the Site visit and the Site was accessible for inspection during the reconnaissance, we do not consider this a significant data gap with respect to the identification of RECs.

No other data gaps were encountered during the course of the assessment.

8.3 RATIONALE FOR IDENTIFICATION OF RECOGNIZED ENVIRONMENTAL CONDITIONS

In accordance with the All Appropriate Inquiry Final Rule (40 CFR Part 312) and further detailed in Section 12.6 of ASTM 1527-13, the opinion summarized below concerning the

presence of recognized environmental conditions identified during the Site assessment is provided by the EP supervising this assessment. The opinion has considered the usefulness and completeness of information obtained during the course of the assessment and whether or not data gaps identified in Section 9.2 adversely affect the ability of the EP to provide an opinion.

It is the opinion of the EP for this assessment that no recognized environmental conditions were identified on or associated with the Site at the time of this assessment.

The following previously identified environmental concerns are not considered RECs for these reasons:

- The Site Property was occupied by the editorial, publishing and circulation offices of High Fidelity Magazine circa 1950s through early 1990s. No evidence was identified to indicate that printing was conducted at the Site Property. As no evidence of the conduct of printing activities was identified for the Site, this former use is not considered a REC.
- Two fuel oil USTs were removed from the Site Property in 2006. As no structures were located on-Site at the time of UST removal, and no pavement cuts/patches indicative of UST removal were observed on-Site, these USTs were likely associated with the residence located on the Site Property. As these tanks are not believed to have been located on-Site, and the likely location of these tanks is downgradient or cross-gradient of the Site, and no evidence of contamination was identified at the time of removal, the former presence of these USTs on the Site Property is not considered a REC.

9.0 CONCLUSIONS

ERA has completed a Phase I Environmental Site Assessment of the property located at 314 State Road in Great Barrington, Massachusetts. The assessment was performed in accordance with ASTM Standard Practice E 1527-13. There were no exceptions or deletions from this practice, except as noted in Section 1.2 of this report.

10.0 RECOMMENDATIONS

Based on Site observations and available history, no additional assessment is recommended.

Exhibit 8
Historical
Significance

Great Barrington Historical Commission

c/o Selectmen's Office
Town Hall
334 Main Street
Great Barrington, MA 01230

June 1, 2015

Ms. Rikki SaNogueira
Associate Project Manager
Community Development Corporation of South Berkshire
17 Bridge St.
Great Barrington, MA 01230

Dear Rikki:

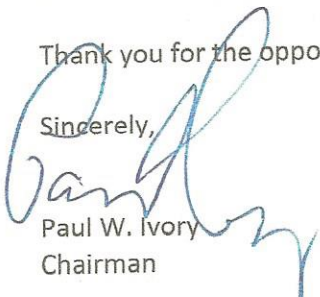
In response to your recent request, the Great Barrington Historical Commission has reviewed the history and conducted a site survey of the property at 314 State Road. The Commission concludes that the building is historically and architecturally significant to Great Barrington history.

The site is included in the Massachusetts Historical Commission's inventory of historic sites, "Massachusetts Cultural Resource Information System" (MACRIS). The historic name of the structure is the Isaac Avery House. It was built c. 1848 in an eclectic style that combined elements of Dutch, Second Empire, Colonial Revival and Federal architecture to serve as a farm residence. Later owners in the 19th century included Frank B. Pixley and his widow, Eunice. In 1909 it had become named "Thorntonhurst" and converted to a boarding house by J. H. Walsh. In the mid to late 20th century it was the headquarters for *High Fidelity Magazine* and then used as an office complex under the name Anson Jones Place. The MACRIS entry cites the building as significant under the categories of agriculture and architecture.

We have also reviewed the *Site Layout Plan Revised A-100.02* (February 10, 2015) and conclude that the 314 State Road Affordable Housing project will not adversely affect the Isaac Avery House.

Thank you for the opportunity to review and comment on this project.

Sincerely,



Paul W. Ivory
Chairman

cc: Jennifer Tabakin, Town Manager; Chris Rembold, Town Planner

Exhibit 9
Natural Resources
and Wildlife Habitat

Shepley Evans
Conservation Agent

E-mail: conservation@townofgb.org
www.townofgb.org



Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-1619 ext. 122
Fax: (413) 528-2290

TOWN OF GREAT BARRINGTON
MASSACHUSETTS

CONSERVATION COMMISSION

June 9, 2015

Cara Davis
Executive Director
Construct, Inc.
31 Mahaiwe Street
Great Barrington, MA 01230

Dear Ms. Davis:

With regard to the property at 314/316 State Road in Great Barrington, we have carefully reviewed the Mass GIS data layers for DEP Wetlands, NHESP Priority Habitats of Rare Species and NHESP Estimated Habitats of Rare Wildlife, and we find none of these on the property at 314/316 State Road.

Thank you for the opportunity to be of assistance.

Sincerely yours,

Shepley W. Evans
Conservation Agent

Exhibit 10
Existing Site Data
Summary and Impact
Report

White Engineering , Inc.

Municipal Impact Report

For

316 State Road

Great Barrington, MA

The following summarizes existing site data as well as utility information compiled from available record plans provided by the Town of Great Barrington Fire District, the Great Barrington Department of Public Works (DPW), the Great Barrington Waste Water Treatment Plant (WWTP), Mass. Electric Company, as well as lot and easement plans recorded in the Southern Berkshire Registry of Deeds, and field observations. The report also summarizes the expected impacts of the proposed project on municipal facilities, traffic, and storm drainage. The Massachusetts Department of Transportation has also reviewed the proposed curb cut for the proposed project.

SITE DESCRIPTION

- Location and Description: The property is owned by Construct, Inc., and is located on the Southwesterly side of Route 23 also known as State Road in Great Barrington. The property is zoned R2 and the lot has been recently subdivided. An existing house, 314 State Road is on a .923 acre lot, with a frontage of 205', and an approximate depth of 234'. The project will be located at 316 State Road which has frontage of 120', an area of 12.09 acres, and a depth of 835'.
- Topography: The property has a steep hill in the back, with grades ranging from 15-45% slopes, while the front half has about a 0-3% slope.
- Soils: According to the Massachusetts Oliver GIS online mapping tool, the soil of the front of the lot is a Copake Sandy Loam, while the soil on the hill in the back is a Berkshire Marlow Association. Test pits and percolation tests were performed which verify the soil survey data.

ENVIRONMENTAL DATA

- Wetlands: No wetlands exist within the property, and according to the Massachusetts Oliver GIS online mapping tool the closest wetland to the property lies across the street, approximately 250 ft. away.
- Floodplain: The property is at an elevation well above the 100-year flood plain.
- Riverfront Area: The property is not located within any 200' Riverfront Area
- Endangered Species: According to the Massachusetts Oliver GIS online mapping tool, there are no Estimated Habitats of Rare Wildlife, nor any Priority Habitats of Rare Species within or near the property.

EXISTING AND PROPOSED UTILITIES

- Sanitary Sewer System: The property is near enough to the center of Great Barrington to connect to the city sanitary sewer system.
- Water Distribution and Fire Protection System: A proposed 6" line will be installed to supply potable water as well as supply for the fire suppression system to be installed in each building. An updated fire flow test will be coordinated by the Fire Protection Engineer prior to construction but ample capacity exists to provide this capacity.
- Stormwater Drainage System: See Attached
- Electric, Telephone and Cable Television Services: The property will be connected to Electric, Telephone, and Cable Television services via overhead lines.

TRAFFIC CONDITIONS

- Existing Traffic Conditions: There are currently two curb-cuts along 314 & 316 State Road and they are spaced approximately 40' away from each other.
- Proposed Traffic Conditions: According to the 8th Edition Trip Generation Report, for the 11 apartments, there will be 73 calculated daily trips, with the peak trips in the PM being 7, with 4 of them in and 3 of them out. One of the existing curb cuts will be improved and widened on the south side to provide access with the other curb cut being abandoned. This widened driveway to the South will provide access to 316 State

Road. A new curb cut will be installed the north to provide access to 314 State Road. Both curb cuts have sufficient sight distance for safe entrance and exit onto State Road.

CONCLUSION

The proposed 3-building, 11 unit project will have a minimal impact on the municipality of Great Barrington. There are no wetland, riverfront, or habitat issues of note. Utilities to be provided to the buildings are already along the frontage of the property. Traffic will insignificantly increase on State Road, which will be able to accommodate the increase without any loss of safety, or any increase in congestion. The runoff generated by 2, 10, and 25 year storms will be less than the runoff from the current conditions as the proposed project adds subsurface infiltration of roof runoff and parking lot runoff to be directed towards a rain garden containing the runoff on-site. The project will not cause any deforestation, as the location being developed is largely an existing asphalt parking lot.

Exhibit 11
Storm Drainage
Analysis

SUMMARY OF STORM DRAINAGE ANALYSIS

Affordable Housing
316 State Road
Great Barrington, MA

June 2015

BASIS OF STUDY

1. This storm drainage analysis is submitted in accordance with the "Massachusetts Stormwater Management Policy" and its regulatory authority the "Great Barrington Conservation Commission." This storm drainage analysis uses a 2, 10, and 25-year design storm analysis. The 100-year design storm scenario was not analyzed.

Note: A 2-year storm has a 1:2, or 50%, probability of occurring in any year. A 10-year storm has a 1:10, or 10%, probability of occurring in any year, and so forth.

2. The site is analyzed under both the Existing Conditions, and Future Conditions. Design Points are chosen where the storm drainage leaves the property, down gradient of the proposed development. Due to the configuration of this property only a single design point was necessary.

3. Contributing drainage areas and vegetative cover conditions have been delineated on the basis of available topographic maps, record plans, and general field observations. Soil types underlying the site have been determined from the Soil Survey of Berkshire County, Massachusetts, 1988 edition, and approximate areas of the soils measured from the site plans. Hydrologic Soil Groups are then obtained for each subcatchment. This data is then utilized to calculate the Runoff Curve Numbers for the Subcatchment.

4. The Time of Concentration (Tc) of the runoff for the subcatchment is determined using TR-55 sheet flow, shallow concentrated flow, channel flow, and other conditions, based on the available topographic mapping and field observation.

5. Precipitation records for each design storm are taken from Weather Bureau records as published in TR-55 and TR-20. For Great Barrington, the following values are listed:

2-year 24 hour storm = 2.9"
10-year 24 hour storm = 4.4"
25-year 24 hour storm = 5.1"

6. Maximum flow capacities of the existing drainage structures are estimated assuming the structures and discharge channels are maintained in good condition, unobstructed by sediment or debris.

7. Peak Rates of Runoff are calculated for the Existing and Future conditions using computerized hydrology and hydraulics programs. This study was performed utilizing "HydroCAD", v. 7.10, c. Applied Microcomputer Systems. This program is based on the methods promulgated by USDA Soil Conservation Service in Technical Release Number 20(TR-20) and the simplified tabular method contained in TR-55. Refer to the Summaries and Detailed Drainage Analysis Printouts. (Available upon request.)

8. Conclusion

The Peak Outflow at the design point analyzed will not increase for the 2-year, 10-year, and 25-year storm events, as a result of the proposed project. Due to the nature of the proposed project the overall amount of impervious area will decrease on-site allowing for greater infiltration of runoff on-site. That fact paired with roof runoff being directly infiltrated into the ground along with the proposed rain garden all runoff will be managed on-site. A complete HydroCAD analysis was completed and the pre-construction run-off conditions were negligible (.03 cfs).

Table 1

Tabular Summary of Existing & Proposed Areas within Proposed Site

Type of Area	Existing (acres)	Proposed
Forest	11.43	11.43
Lawn	1.27	1.26
Pavement	.58	.28
Roofs	.12	.33
Gravel parking	0	.10

Exhibit 12
Architectural
Statement and
General Construction
Description

studio one inc.

architects • planners

115 State Street, Suite 201

Springfield, Massachusetts 01103

June 10, 2015

**316 State Road – Affordable Housing
Great Barrington, MA**

Architectural Statement:

The Community Development Corporation of South Berkshire, working with Construct, Inc proposes the construction of 11 units of affordable, multi-family housing on the property located at 316 State Road, Great Barrington, MA.

Located on the site is an existing house which is currently being occupied as a 5 unit SRO + 1 Apartment Unit. The area of the site to be developed is relatively flat and mostly paved as a large parking lot from a previous owner / business use. The area occupied by the existing house is to be subdivided onto its own property, which is depicted as 'Lot 1' on the accompanying site plans. Beyond the area of the existing, large parking lot is a densely wooded area that begins at the base of East Mountain.

The general architectural and planning strategy was to create a cluster of farmhouse type structures on the site in such a way as to minimize parking and to maximize landscaping, outdoor recreation space, community involvement, gardening, and solar access onto the buildings. It was an important goal from the project team to create a development that fit in with the traditional New England character both in terms of building aesthetics and how the buildings are sited within the landscape.

This resulted in the design of three separate buildings – Building 'A' a single story building containing three total units (*two 1-bed garden style units and one 2-bed garden style unit*) and Buildings 'B' and 'C' which both contain four units each (*one 1-bed garden style unit, two 2-bed townhouse units, and one 3-bed townhouse unit in each building*) for a total of eleven units. The form of the buildings is designed in such a way that the lower portions of the buildings are closest to the street and neighbors and the buildings step up as they get further away. Each unit will have a front porch and rear patio area to encourage exterior passive recreation for the residents.

The buildings themselves are designed to be as energy efficient (*green*) as possible. The exterior envelope consisting of 2x6 stud construction with cellulose insulation and up to 4" of rigid insulation installed on the exterior face of the wall, combined with foundation insulation and energy efficient windows will result in a near net-zero development. The owner is considering the installation of photovoltaic panels on the building south facing roofs, the orientation of the buildings on the site take this into consideration. The interior floor finishes will comprise of hardwood flooring, carpeting and vinyl flooring. The heating system has not yet been finalized, but discussions have revolved around utilizing a ductless mini-split system. Any exterior equipment will be properly screened. Exterior finishes will consist of fiber-cement siding and trim and asphalt shingle roofs. All interior finishes will be low or VOC free.

The challenge for this project and this site was how to create an attractive development with traditional New England detailing, that maximizes outdoor space and avoids cutting into the base of the mountain, all while keeping the buildings to a minimal height as to not disrupt the character of the neighborhood.

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 architects • planners

115 state street
 springfield, ma. 01103

OUTLINE SPECIFICATION

Local Authority or Developer: Construct, Inc.
 41 Mahaiwe Street
 Great Barrington, MA 01230

Date: June 11, 2015

Project Name: 316 State Road Affordable Housing

Architect : STUDIO ONE INC.
 115 State St.
 Springfield, MA

Location: 316 State Road
 Great Barrington, MA 01230

1. GENERAL OVERVIEW:

The 316 State Road Affordable Housing Project consists of the construction of three buildings totaling eleven dwelling units. One building will be one story and two buildings will be two stories. The buildings contain a mixture of one and two bedroom gardens and two and three bedroom townhouses.

Off street parking will be provided for in quantities as per the Town of Great Barrington Zoning Ordinance, Including parking spaces designated as accessible. Accessible routes will be provided to the entrances of each unit. A playground and garden area will be provided.

UNIT BREAKDOWN:

UNIT TYPES	BLD'G 'A' <i>Crawlspace</i>	BLD'G 'B' <i>Crawlspace</i>	BLD'G 'C' <i>Crawlspace</i>	Totals
1 BR GARDEN	1	1	1	3
1 BR ACCESS. GARDEN	1			1
2 BR TOWNHOUSE		2	2	4
3 BR TOWNHOUSE		1	1	2
2 BR ACCESS. GARDEN	1			1
TOTAL UNITS	3	4	4	11 Units

NEW CONSTRUCTION:

Building construction shall be new reinforced concrete footings and foundation walls with concrete slabs in the crawl spaces. 2x6 exterior wall construction with R-20 cellulose in wall cavities and 4 inches of continuous rigid insulation on the exterior face of the exterior walls and R-60 cellulose attic insulation. Roof construction will be of wood truss design with overhangs to protect the structure. Roofing shall consist of asphalt/fiberglass shingles on the main roofs and standing seam metal roofing on all porches and door overhangs. The floor systems will be of engineered wood framing (with 3/4" t & g plywood decking).

The work shall include mechanical, plumbing, electrical & fire protection/suppression systems. A mechanical room will be located on the first floor level of each building. NOTE: All carbon monoxide, fire protection and fire suppression systems shall be designed to meet authorities having jurisdiction requirements.

2. SITE WORK:

- The scope of site work includes: excavation & backfilling, utilities, access driveways, parking areas, curbing, lighting for parking areas, site grading and drainage, sidewalks, playground, garden and landscaping.

3. CONCRETE:

- All foundations shall be 10-inches poured-in-place concrete. Typical footings will be 24-inches x 10-inches. Walls are typical, less than 8-feet tall. Typical reinforcing will be (2) #4 bars top and bottom and (3) #4 bars in the footing. Dowel and key walls to footings. Frost walls shall be 10-inches and shall have a shelf formed for slab. All concrete shall be minimum 3,000 PSI @ 28 days. No foundations shall be placed on fill or unsuitable soils.
- All crawlspace slabs shall be 4-inches with standard reinforcing and shall be fully insulated with 2" rigid insulation.
- Foundation walls shall be waterproofed and insulate with a 2 inch waterproofing/insulation system. Footing drains will be provided if required by site conditions.

4. MASONRY:

- Not applicable.

5. METALS:

- Concrete filled steel pipe columns in the crawlspaces.
- Any exterior guardrails shall be galvanized steel pipe rails, painted.

6. CARPENTRY:

Rough Carpentry:

- Foundation sills: Pressure treated (2) 2x6 with foam gasket sill sealer.
- Floor framing: New wood floor framing shall be SPF, structural grade, and or engineered floor joist (TJI or equal) and/or LVL's at 16" o.c. max. Beams shall be LVL's.
- Exterior Wall Framing: New 2x6 SPF or equal at 16" o.c.
- Interior Wall Framing: New 2x4 SPF or equal at 16" o.c.
- Subfloor: T&G Advantech high density engineered floor decking.
- Roof Framing: Main Roofs - New engineered wood roof trusses at 16" o.c. with min. ½ inch exterior grade plywood.
Porch Roofs - SPF 2x8 at 16" o.c.
- Miscellaneous Framing: New wood blocking required at all joints in sheetrock, required firestopping and in walls for all handrails and toilet accessories.

Siding, Exterior Trim, and Porches:

- Siding shall be Hardi-plank, smooth face, 4-1/2" exposure, and factory painted.
- Trim boards to be Hardi-plank smooth face, factory painted.

Corner boards:	5/4" x 6"
Window and door trim:	5/4" x 4"
Skirt Board:	5/4" x 8" with alum. drip cap
Fascias and rakes:	5/4" x 8" with 1x4 additional trim board
Soffits:	Vented Hardi Soffit Panel
Porch Columns:	5/4" x 8"
Porch Railings:	PVC coated railing system.

Finish Carpentry:

Interior Trim:

- Baseboard: Brosco B688 9/16" x 4-1/4"
- Door and Window Casing: Brosco WM412 - 8308RC 11/16" x 3-1/2"
- Use of finger jointed pine casings is permitted for all windows and door trim scheduled for paint finishes.

Stair:

- Stairs shall have oak treads and risers, painted skirtboards.
- Stairs shall typically be built with closed sheetrock guardrail walls with natural finish oak or maple handrails supported from handrail brackets.
- Interior trim shall be 2 1/2" colonial standard casings. Use of finger jointed pine casings is permitted for all windows and door trim scheduled for paint finishes.

Area Separation Walls:

- 2 hr. rated (fire walls) separation wall construction shall be required between all units. Use 1" gypsum fire separation sandwiched between two (2) separated independent 2x4 stud interior partition wall systems.

7. MOISTURE PROTECTION:

Asphalt Composition Shingles (main roofs):

- Roof shingles shall be architectural grade, (40 year, 110 MPH) asphalt/fiberglass roof shingles roof as manufactured by Bird Roofing Products, Celotex Roofing Products, Certainteed, GAF Materials Corp., Georgia Pacific Corp., Owens-Corning Fiberglass, or approved equal. Color as selected by Architect from manufactures standard color range.
- Accessories: Ridge shingles; 15# underlayment felt, rubberized asphalt perimeter underlayment; metal flashing and drip edge. Provide a continuous ridge vent with a shingle cap.
- Install "ice and water barrier" water protection sheet at valleys, ridges, and eaves.
- Install materials and systems in accordance with manufacturer's instructions and approved submittals.

Metal Roofing (porch roofs):

- New fully warrantied Berridge, Pac-Clad or eq. standing seam metal roof and all flashing and accessories over ice and water shield over entire area. Color as selected by the Architect from manufactures standard colors.

Flashing

- Provide all required step flashing, flashing of roof penetrations, plumbing boots, roof intersections or changes in roof direction, etc. Note all new aluminum flashing shall be .030 gauge min.

Caulking

- Caulk and seal all penetrations through the exterior wall of the building with silicone-type caulk materials. Bed nailing flange of all windows in caulk.
- Caulk all joints between dissimilar materials. Caulk all joints in framing between vertical studs and double plats (for air sealing).
- Use paintable silicone caulk where applicable.

Building Insulation and Vapor Barrier;

Roof:

- R-60 cellulose, with continuous soffit venting and new attic soffit baffles in each truss space.

Walls:

- R-20 or better cellulose in stud cavities.
- 4 inches of continuous rigid insulation on the exterior face of the exterior walls.

Vapor Barrier

- Reinforced poly on all winter warm surfaces.
- Install vapor barrier over entire area of inside face of exterior walls and elsewhere as indicated.
- Seal all seams and around perimeter and penetrations with suitable tape to form a continuous vapor barrier free of holes.
- Vapor barrier to be continuous behind all interior partitions.

Sound Insulation

- New 3-1/2" mineral wool sound batt insulation in wall and surfaces between units and in bathroom and bedroom walls within units.
- Provide sound control caulking at all penetrations in walls and surfaces between units.

Firestop Caulking

- Provide Firestop caulking in all locations as required by code.

Gutters and Downspouts

- All roofs will have continuous roll-formed type K gutters and downspouts, color as selected by Architect. Downspouts to be connected to underground on site drywell system. Provide painted PVC cleanout at each downspout.

8. DOORS, WINDOWS AND GLASS:

Windows:

- New Harvey Tribute Double Hung Windows or equal.
- New Triple Glazed, Double Low-E/Kryton High Performance glazing package.
- All units to have manufacturer's standard hardware, sash locks and full fiberglass wire screens.

Doors and Frames;

Exterior Doors and Unit Entry Doors:

- New 'Benchmark' or equal, metal insulated doors with magnetic weather-stripping. Provide fire rated Interior doors where specified. All metal doors shall have 'low profile' aluminum thresholds. Note provide lever handles with integral deadbolt locking devices on all unit entry doors.

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Interior Unit Doors:

- Composite hardboard 'Masonite' or equal panel type doors with privacy lever handle hardware.

Finish Hardware:

- 'Schlage' or equal, light commercial for residential unit entry doors with removable cylinders.

9. FINISHES:

Painting:

- Two Coats Over Primer For All New Work.
- Wood: Semi-Gloss
- Metal: Oil Base
- Masonry: N/A
- Walls & Ceilings: Egg-Shell Finish
- Kitchen & Baths: Semi-Gloss
- Drywall: Eggshell

Tile and Ceramic Bathroom Accessories:

- American Olean or eq.

Resilient Flooring: Location, type and gauge, for all materials.

- "Marmoleum" or other "natural" sheet-flooring product as approved by Architect.

TYPICAL ROOM FINISH SCHEDULE:

SPACE	FLOOR	WALLS	CEILINGS	TRIM
Kitchen	Sheet Vinyl Vinyl base	Pt'd Egg Shell	Pt'd Flat	Pt'd Semi-gloss
Living-Din	Carpet / wood base	"	"	"
Bedrooms	Carpet / wood base	"	"	"
Stairs-Halls	Carpet / wood base	"	"	"
Bathrooms	Sheet Vinyl- Vinyl base	"	"	"
Basements	Sealed Concrete	None	None	none

Typical Bathroom Accessories:

- Stainless Steel, Surface Mounted.

10. SPECIALTIES: List Significant Items.

Medicine Cabinets:

- Recess Metal, except H.C. Units, Use Tilt Mirror, Lawson or eq.

Mail Boxes, Package Receivers:

- New 11 Unit exterior aluminum mail box system to meet new USPS STD-4C compliant required.

11. EQUIPMENT:

Refrigerators:

- New 18.0 C.F. G.E. Or Equal By Contractor (energy star rated)

Kitchen Ranges:

- New electric 30" self cleaning with oven below G.E. or equal by Contractor.

Kitchen Cabinets:

- Severe Use (HUD approved) plywood box frame Cabinets for upper & lower units.
-

Wall Units:

- Natural Oak finish
-

Base Units:

- Natural Oak finish

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Counter Top and Back splash Material:

- Plastic laminate shall be 'Wilsonart' or equal, with post formed with integral backsplash.

Other cabinets and built-in storage units:

- Vanities cabinets and countertops shall be the same as Kitchens

12. FURNISHINGS:

Shades:

- 'Joanne Western Mills' or equal fire retardant, room darkening, heavy duty, tear resistant fabric on self storing heavy duty rollers & hardware, all provided & installed by the contractor.

13. SPECIAL CONSTRUCTION:

Fire Suppression System:

- Provide new NFPA - 13R automatic fire suppression system with backflow preventer, tamper and flow switches tied into fire alarm panel, smoke and carbon monoxide detectors with battery back-up, Including dialer or direct tie to the Great Barrington Fire Department.
- All work in accordance with NFPA requirements. Provide & install new 'masterbox' and signal light per fire department requirements.

14. CONVEYING SYSTEMS:

Elevators:

- N/A

15. MECHANICAL:

Plumbing

- All toilets shall be "Toto." Provide low flush toilets are guaranteed to flush.
- All tub/showers to be 5-foot molded acrylic, one-piece units.
- All roll-in showers shall be Acrylic one piece 'Aquarius' or equal with built-in seat, low flow hand held shower head, shower curtain and rod.
- All Kitchen sinks shall be double-bowl stainless steel with three-hole, single lever faucet and spray.
- Hot water heating from a zone on the boiler with a 30-gal storage tank.

Heating

- Fully operational, high efficiency, natural gas-fired boilers, sized to meet the building heat load demand. Each building shall consist of one boilers with all required controls. All heating piping shall be insulated. Each system will include insulated heating distribution piping, required wall penetrations, automatic shut offs, rate-of-rise heat sensors, zone pumps, building remote thermostats sensing device boiler reset, lockout, and staging/sequence controls. High efficiency boilers are required. Boiler must have a min. 90% A.F.U.E. rating and a minimum 20 year limited warranty. All boilers must be installed with primary-secondary loop. Install ball valve on each side of each pump and each zone valve. Purge drains shall be installed on the return lines to each zone. Isolate boiler with two ball valves on piping. No float type air vents shall be installed, manual air vents recommended on entire distribution system.
- Install "Slant Fin", or equal approved by Architect, hot water baseboard heat.
- Installation Shall Include Complete Electrical, Plumbing, Gas Piping, Permits, Fittings, Insulation, Sealed Combustion Venting, Penetration In Accordance With All Applicable Codes.

Ventilation

- All bathrooms shall have ventilation from efficient (less than 25-watts) fans that have a sonne rating of equal to or less than 1.0 (Panasonic FV-08). Controls are to have continuous operation with boost for spot ventilation.

16. ELECTRICAL:

- Standard electrical service and panel to each unit with individual metering on multi-family units. Capacity of service and panel size to be suitable for the size and type of unit to be served, subject to review and approval by Architect.
- Boxes shall be sealed with gasket and/or foam to prevent excess air infiltration.
- There shall be two (2) cable TV and two (2) telephone jacks supplied to each unit.
- Additional communication outlets (two (2) CAT-5 wires and two (2) RG6 wires in each.
- All lighting fixtures shall be Energy-Star certified and shall utilize low-energy type lamps.
- All living rooms and kitchens to be on dimmers. Use standard toggle type dimmers.
- Exterior light fixtures, one (1) at each exterior door
- Owner is considering the installation of photovoltaic panels on the south sides of the roof structures.

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All items of construction, equipment and finish, together with all incidentals, which are essential to the completion of the project will be provided whether or not specifically included in the exhibits and will be of a type, quality and capacity appropriate to the character of the project. Information indicated is based on current information known at this time and subject to change as more complete information is developed.

By Christopher J. Novelli, AIA NCARB – For: Studio One, Inc

NOTE:

This outline is based on the "uniform system" for construction specifications, data filing, and cost accounting development by AIA, CSI, and AGC. This architect provides no services or assurances regarding any identification, abatement or encapsulation of any hazardous materials that may be present or incidental to the work outlined above.

Exhibit 13
Building Tabulation,
Rent and Income
Guidelines

Exhibit 13 Building Tabulation, Rent, and Income Guidelines

Unit Mix	Rental Assisted 30% Area Median Income	Rental Assisted 50% AMI	Non Rental Assisted 60%AMI	Total
1 Bedroom	1	2	1	4
2 Bedroom	1	1	3	5
3 Bedroom			2	2

Gross Rents	Rental Assisted 30% AMI	Rental Assisted 50% AMI	Non Rental Assisted 60%AMI
1 Bedroom	\$678*	\$678*	\$678
2 Bedroom	\$804*	\$804*	\$804
3 Bedroom			\$1019

Building Tabulation	Building A	Building B	Building C	Total
1 Bedroom	2	1	1	4
2 Bedroom	1	2	2	5
3 Bedroom		1	1	2

***Tenants in rental-assisted units do not pay more than 40% of their household income less medical and childcare deductions.**

Comprehensive Permit Application
 316 State Road
 Construct Inc.

2015 HUD Income Limits for Great Barrington

FY 2015 Income Limit Area	Median Income	FY 2015 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Great Barrington town	\$74,400	Very Low (50%) Income Limits (\$) Explanator	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750
		Extremely Low (30%) Income Limits (\$)* Explanator	18,400	21,000	23,650	26,250	28,410	32,570	36,730	40,890
		Low (80%) Income Limits (\$) Explanator	46,100	52,650	59,250	65,800	71,100	76,350	81,600	86,900

Exhibit 14
Zoning Analysis and
Requested Waivers

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115 State Street, Suite 201
Springfield, Massachusetts 01103

June 10, 2015

**316 State Road – Affordable Housing
Great Barrington, MA**

Zoning Analysis:

General Project Info:

- The project, construction of 11 units of affordable multi-family housing, within three (3) new buildings will be located at 316 Town Road in Great Barrington, MA.

Section 2.0 – Districts:

- Per the current Town of Great Barrington Zoning Map the site is located entirely within an R-2 District (Acreage Residential)

Section 3.0 – Use Regulations:

- The principal use for the project will be Dwelling, Multifamily
 - 3.1.4 Table of Use Regulations
 - Dwelling, Multifamily is not permitted within an R-2 District.

Section 4.0 – Dimensional Requirements:

- 4.1.2 Schedule of Dimensional Requirements

Item	Requirement	This Project	Compliance
Min. Lot Area	43,560 sf	526,727 sf	Yes
Width	150 ft	+/- 125 ft As measured from the minimum setback line.	No
Min. Front Yard	50 ft	+/- 82 ft As measured from the closest point of the proposed structures to the front lot line	Yes
Min. Side Yard	20 ft	+/- 36 feet from closest building to the Hagen property to the South of subject site. +/- 6 inches from the closest building to the new property line of the existing house property depicted as 'Lot 1' to the North of subject site.	Yes No

Min. Rear Yard	30 ft	+/- 1,492 ft As measured from the closest point of the proposed structures to the rear lot line.	Yes
Max. Coverage by Buildings	20 %	1.44 % Total footprint area of proposed structures divided by square footage of lot	Yes
Stories	2-1/2*	2 Stories	Yes
Height	35 ft*	+/- 25.5 feet At highest point of new buildings as measured to the mean of the gable.	Yes

* Exception to height requirements - #1, dwellings on lots of five acres or more may be three stories or 40 feet in height.

- 4.2.1 – More than One Principal Structure per Lot. – In any zoning district, more than one building or structure housing a principal permitted use may be erected or placed on a single lot of record, provided that area, width, frontage, yard and other requirements of this Bylaw shall be met for each building or structure as though it were on an individual lot, except as otherwise provided in this Bylaw.
- 4.2.9 – Fences
 1. Any fence over 6ft height shall be considered a structure and shall comply with setback requirements
 2. No fence within a required side or rear yard may exceed six feet in height
 3. No fence within the front yard setback may exceed four feet in height

Section 6.0 – General Regulations:

- 6.1.2 – Table of Parking Requirements
 - Dwelling Unit (Except as otherwise provided by this Bylaw) = 2 parking spaces
 - **19 spaces provided for 11 units**
 - **See 8.3.3.4 for additional information**
- 6.1.4 – Size of Parking Space
 - The net area of each space shall not be less than 180 sf and the width of each parking berth shall not be less than 9 ft.
 - Up to 20% of the required parking spaces may be designed as compact car spaces
 - Any compact car space must be clearly designated on the site plan
- 6.3 General Landscaping Requirements
 - Screening of any dumpsters, HVAC equipment and electrical equipment on ground req'd
 - Invasive species shall be prohibited

- Shrubs and hedges shall be at least 2.5 feet in height at time of planting and have a spread of 18 inches
- Grass is preferable to mulch where practical
- Existing trees with a caliper of six (6") or more shall be preserved wherever feasible
- Deciduous trees shall be at least (2") caliper as measured six (6") above the root ball at the time of planting. Deciduous trees shall be expected to reach a height of 20 feet within ten years of planting. Evergreens shall be a minimum of eight (8') feet in height at the time of planting.

Section 8.3 – Multifamily Dwellings:

- 8.3.3 – Requirements

1. More than one principle building may be permitted on a lot, provided that such lot meets the minimum lot width requirements for the respective zoning district. And further provided that there shall be at least 3,500 sf of lot area for each dwelling unit in a development of 3-4 units and 5,00 sf of lot area for each dwelling unit in developments of 5 or more units.
 - a. This development = 11 units @ 5,000 sf each = 55,000 sf lot area required
 - i. 526,727 sf lot area provided
 1. **Project is compliant (except lot width)**
2. Permeable open space on the lot, including lawn and/or garden area but exclusive of structures, driveways, walkways, and parking spaces shall be no less than 50% of the total area of the property.
 - a. This development = 526,727 sf lot area = 263,363.5 sf open area required
 - i. Area covered by buildings = 7,590 sf
 - ii. Area covered by walks / parking = 17,570 sf
 - iii. Total coverage = 25,160
 - iv. Remaining open area = 501,567 sf
 1. **Project is compliant**
3. No portion of any enclosing wall of any building / structure shall be nearer than 25ft to any street line, 10 feet to any side lot line, and 30 feet to the rear lot line.
 - a. **Project is compliant (except side yard setback to new 'Lot 1' to the North)**
4. Two off-street parking spaces shall be provided for each dwelling unit.
 - a. **19 spaces provided for 11 units**
 - i. **Parking for this project calculated at 2 spaces for the first 5 units and 1.5 spaces for all remaining units = 19 spaces.**
5. Safe and convenient vehicular and pedestrian circulation required
6. Front yards and open areas suitably landscaped
7. Proposed development located with respect to major thoroughfares and uses outside the development as to not create traffic hazards or congestion.
8. Fire escapes and exterior stairs to be located on rear of building – **N/A**
9. Drainage controls shall be specifically described.

Exhibit 15
Requested Waivers
from Municipal Fees;
PILOT

316 State Road

Exhibit 15

Requested Waivers from Municipal and other local fees

In consideration of the 100% affordability of this project and the community benefit that it is providing, a waiver from the following fees is requested.

1. Waiver of the building permit fee estimated to be \$15,000
2. Waiver of the sewer hook-up fee and Board of Health fee, estimated to be \$6,600 (\$5,500 sewer tie-ins, \$1,100 Board of Health)
3. Possible waiver of the water hook-up fee, estimated to be \$2,250. It is recognized that this is not under the purview of the town, and it is requested that the zoning board of appeals make a recommendation to the Great Barrington Fire District for this waiver.
4. An agreement for a payment in Lieu of Taxes (PILOT) that is modeled on an existing agreement between the town and the Great Barrington Housing Authority for Chapter 705 Family Housing. Documentation Attached.

Exhibit 15A
Sample PILOT

PAYMENT IN LIEU OF TAXES (PILOT) AGREEMENT

between

the Town of Great Barrington and the Community Development Corporation of South Berkshire, Inc. in connection with the development of the Hillside Avenue Affordable Housing Project in Great Barrington, MA.

This Payment in Lieu of Taxes Agreement ("PILOT") is entered into this 21ST day of January, 2008, by the Town of Great Barrington, a Massachusetts municipal corporation, with an address of Town Hall, 334 Main Street, Great Barrington, MA 01230, ("the Town"), acting by and through its Board of Selectmen and the Community Development Corporation of South Berkshire, Inc., a Massachusetts non-profit corporation, with an address of 17 Bridge Street, PO Box 733, Great Barrington, MA 01230 ("the CDC" or "the Developer").

The Town and the Developer hereby agree that the Developer shall make payments in lieu of taxes on the real estate and improvements located at Hillside Avenue, Great Barrington, and known as the Hillside Avenue Affordable Housing Project, which property and project is the subject of a Developer Designation Agreement between the parties, dated JAN. 27th, 2004, in which the term PILOT is defined as follows:

PILOT: Agreement between the Town, acting through the Board of Assessors, Board of Selectmen, and the CDC for payment in Lieu of Taxes, of an amount to be paid by the CDC as a partial substitute for the real estate taxes that would be due on the Property.

At a meeting held on January 7, 2008, the Board of Selectmen voted to approve a PILOT agreement which calculates the amount due based on the following formula:

Start with the assessor's valuation of the proposed project (based on the market adjusted cost approach); then

Multiply by the tax rate for the year in question; then

Multiply by 13%.

The final product is the amount owed for that year by the Developer as a payment in lieu of taxes.

The Board of Selectmen also stipulates that this PILOT Agreement shall be valid if and only if the Board of the CDC approves a change to the Developer Designation Agreement's paragraph 9, which currently reads as follows:

- 9: Prior to transfer of title, the Developer will propose a formula for Payment in Lieu of Taxes on this Project. The PILOT agreed to between the Town and the developer will be set forth in a separate agreement, which shall be executed prior to transfer of title. Any PILOT agreed to by the Town and the Developer will be subject to review and amendment as to the amount or frequency of payments at every fourth anniversary of the signing of this Agreement. Any such amendment of the PILOT agreement shall not impose an increase in excess of 10% in the total PILOT payable, at any such review.

The required amendment is to replace the words "*every fourth anniversary*" with the words "*every second anniversary*".

This PILOT Agreement is further subject to approval by the Board of Assessors of the Town of Great Barrington.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

COMMUNITY DEVELOPMENT CORPORATION OF SOUTH BERKSHIRE, INC.

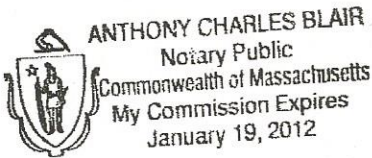
By: Jim Bashour, President of the Board Jim Bashour

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS.

JANUARY 21ST, 2008

On this 21ST day of JAN., 2008, before me, the undersigned notary public, personally appeared the above named Jim Bashour, proved to me through satisfactory evidence of identification, which were PERSONAL KNOWLEDGE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Anthony C. Blair
ANTHONY C. BLAIR, NOTARY PUBLIC,
MY COMMISSION EXPIRES: 1/19/2012

TOWN OF GREAT BARRINGTON

By the Board of Selectmen:

Anthony C. Blair, Chair

Anthony C. Blair

Ron Dlugosz, Vice-Chair & Clerk

Ron Dlugosz

Margaret Beckwith

Margaret Beckwith

Peter Fish

Peter Fish

Alan Inglis

Alan Inglis

By the Board of Assessors:

Jean Johnson, Chair

Jean Johnson

Allison Rada

Allison Rada

Robert G. Guidi

Robert G. Guidi

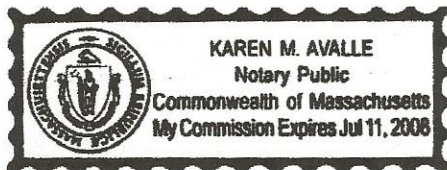
COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS.

January 15, 2008

On this 15 day of January, 2008, before me, the undersigned notary public, personally appeared the above named Anthony C. Blair, Ron Dlugosz, Margaret Beckwith, Peter Fish, Alan Inglis, Jean Johnson, Allison Rada, Robert G. Guidi, proved to me through satisfactory evidence of identification, which were personally known to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Karen M. Avalle
Karen M. Avalle, NOTARY PUBLIC,
MY COMMISSION EXPIRES: July 11, 2008





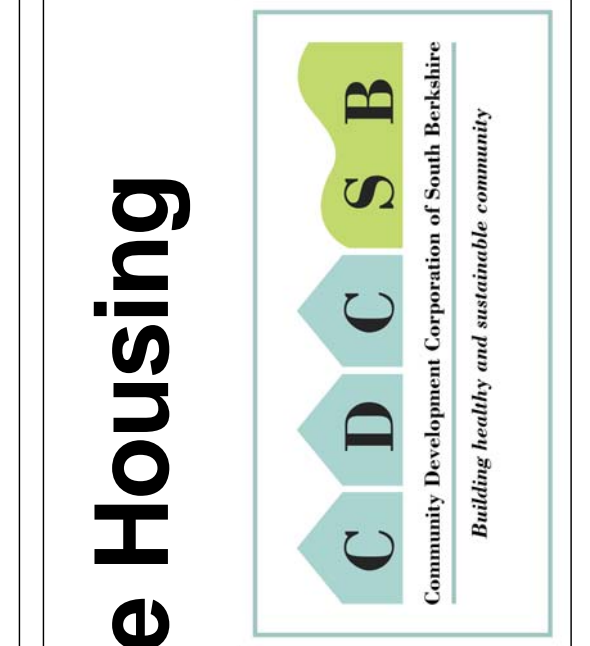
Date: 06/12/15

Revision:

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41 Mahaiwe Street
Great Barrington, MA 01230

Rendering 02

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

Drawn by _____ Author
Checked by _____ Checker

R-02

Project number: 2015-1001

Set number:



Date 06/12/15

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Rendering 03

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

Drawn by	Author
Checked by	Checker

R-03

Project number 2015-1001

Set number:



Date: 06/12/15

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Rendering 04

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R-04

Project number: 2015-1001

Set number:

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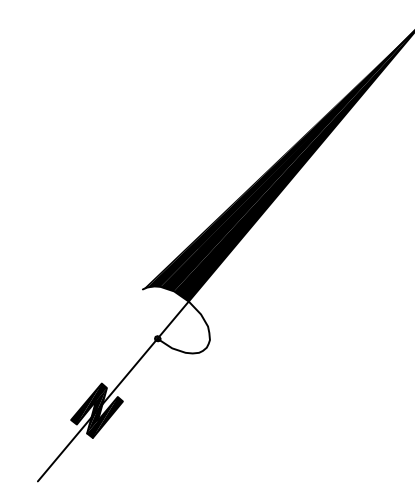
UNLESS OTHERWISE NOTED HEREON, THIS SURVEY PLAN SHALL NOT BE CONSTRUED AS DEPICTING THE PRESENCE, ABSENCE, OR LIMITS OF ANY OR ALL REGULATED WETLANDS OR FLOODPLAINS. ANY SURFACE WATER FEATURES SHOWN, SUCH AS STREAMS OR PONDS, ARE NOT REPRESENTED AS INDICATING LIMITS OF WETLAND RESOURCE AREAS.

PLANNING BOARD ENDORSEMENT DOES NOT IMPLY COMPLIANCE WITH THE MASS. WETLANDS PROTECTION ACT.

RECORD OWNER: CONSTRUCT, INC.

LOCUS DEED: BK - 2124 PG - 118

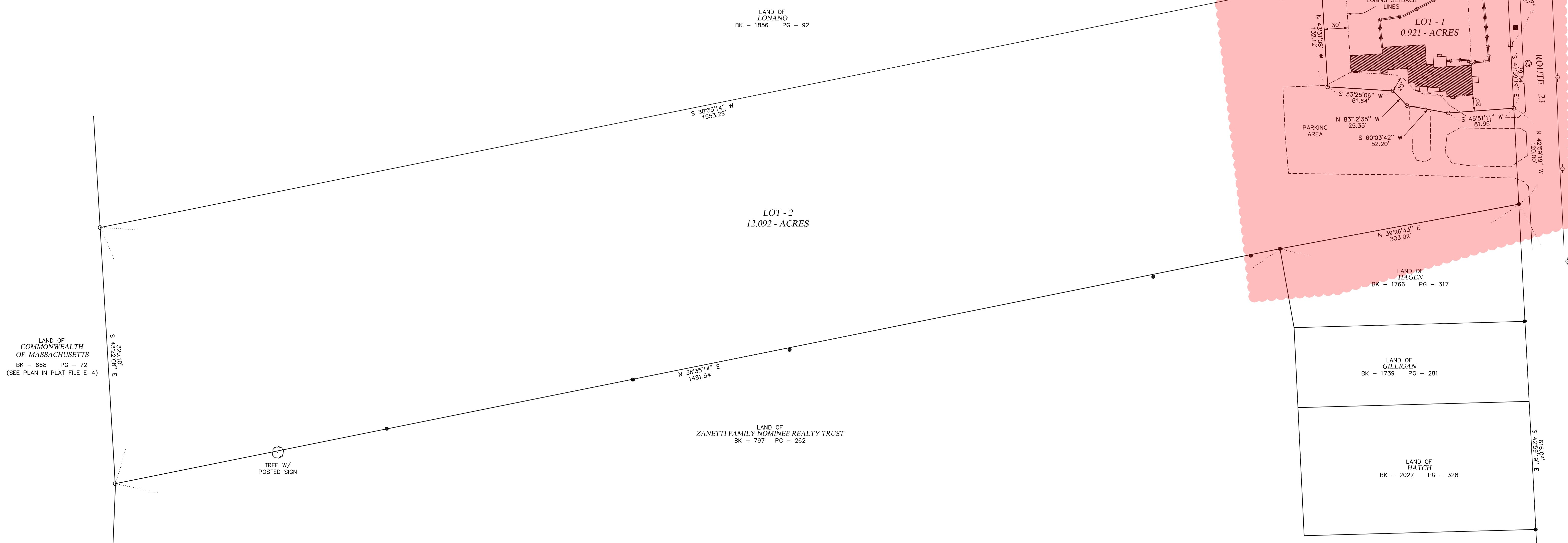
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ATTORNEY'S ABSTRACT OF TITLE AND/OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENT OF FACTS SUCH AS ABSTRACT OR REPORT WOULD HAVE REVEALED. THIS PROPERTY WAS SURVEYED BY THE POSSESSION LINES FOUND AT THE TIME THE SURVEY WAS MADE.



FOR REGISTRY USE ONLY

LEGEND

- IRON PIPE/ROD FOUND
- IRON ROD TO BE SET
- HIGHWAY MONUMENT FOUND
- COMPUTED HIGHWAY MONUMENT
- UTILITY POLE
- FENCE
- ⊠ CATCH BASIN
- ⊙ MANHOLE

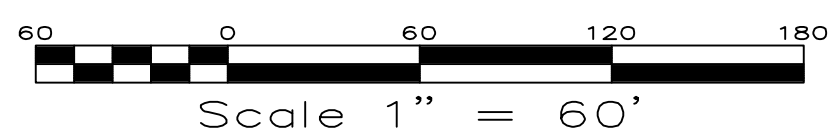


APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW

GREAT BARRINGTON PLANNING BOARD
 _____ CHAIRMAN

I HEREBY REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SIGNED : _____
 PROFESSIONAL LAND SURVEYOR



"PRELIMINARY"
 PLAN OF LAND SURVEYED FOR
CONSTRUCT, INC.
 GREAT BARRINGTON, MASSACHUSETTS
 MAY - 2015 SCALE 1" = 60'
KELLY, GRANGER, PARSONS & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 312 MAIN STREET P.O. BOX 88
 GREAT BARRINGTON, MASSACHUSETTS 01230
 FAX (413) 528-1912 PHONE (413) 528-3291
 File name: C:\EP14\SURVEY\CONSTRUCT



Date: 06/12/15
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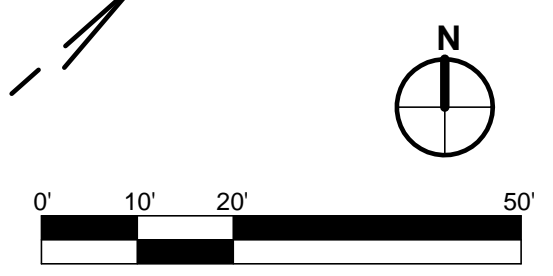
CDCSB
 Community Development Corporation of South Berkshire
Building healthy and sustainable community

Site Layout Plan
 Scale: 1" = 20'-0"

Drawn by: _____ Author: _____
 Checked by: _____ Checker: _____

A-100.01
 Project number: 2015-1001
 Set number: _____

NOTE:
 THIS DRAWING IS NOT A SURVEY.
 INFORMATION SHOWN IS RELATIVE TO
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Site Landscaping Plan

Scale: 1" = 20'-0"
 Drawn by: _____ Author: _____
 Checked by: _____ Checker: _____
A-100.02
 Project number: 2015-1001
 Set number: _____

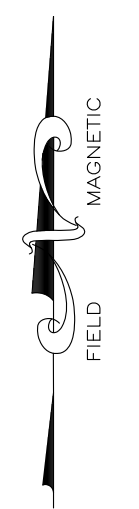


PLANTING SCHEDULE:

NO.	COMMON NAME	SCIENTIFIC NAME	SIZE AT TIME OF PLANTING
A	RED MAPLE	ACER RUBRUM	10 FT
B	AMERICAN HOLLY TREE	CORNUS KOUSA	8 FT
C	KOUSSA DOGWOOD	ABIES CONCOLOR	6 FT
D	WHITE FIR	SYRINGA	4 FT
E	LILAC		6 FT
F	ARBORVITAE		2 FT
G	BOXWOOD SHRUB		3 FT
H	AZALEA SHRUB		

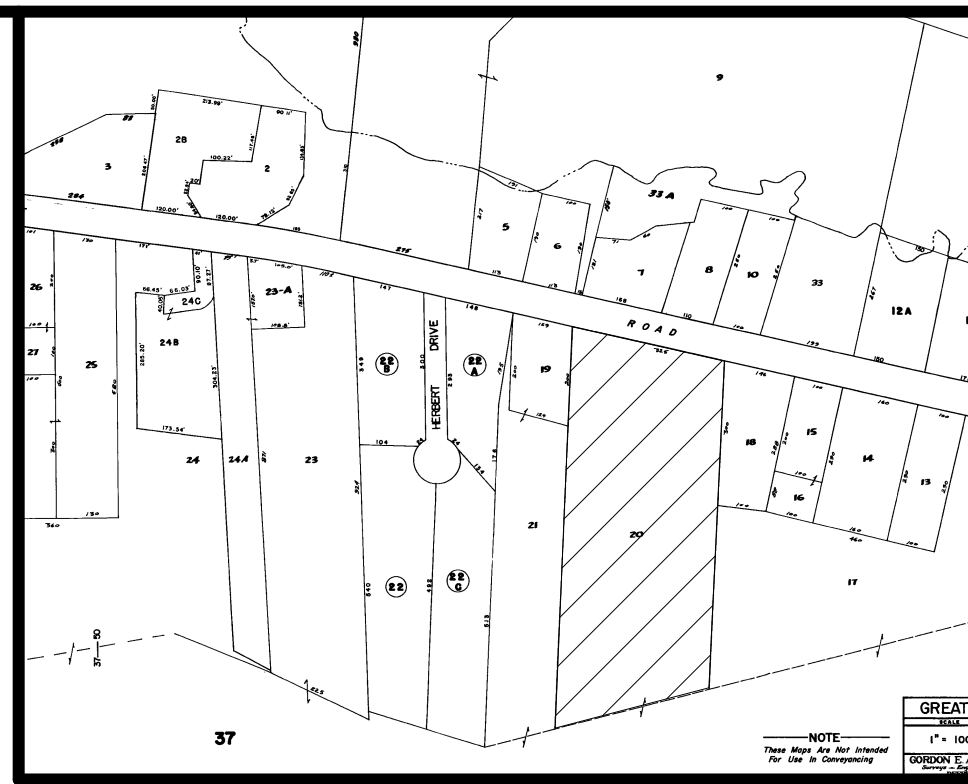
- NOTES:**
- ALL SHRUBS TO BE HELD A MINIMUM OF 5'-0" FROM BUILDING. TYP.
 - ROOT BALLS OF ALL TREES AND SHRUBS TO BE PLANTED IN HOLE WHICH IS TWICE AS WIDE/DEEP AS ROOT BALL AND FILLED WITH LOAM.
 - ALL TREES AND SHRUBS TO BE FERTILIZED BY THE CONTRACTOR WITH MIRACLE GROW SHAKE AND FEED OR EQ. AT THE TIME OF PLANTING.
 - CONTRACTOR SHALL BE REQUIRED TO WATER ALL TREES AND SHRUBS FROM THE TIME OF PLANTING THROUGH PROJECT COMPLETION.
 - AT ALL TREES AND STAND-ALONE SHRUBS NOT LOCATED IN A LANDSCAPING BED THE CONTRACTOR SHALL PROVIDE AND INSTALL NEW 6" DEEP CEDAR MULCH MIN DIAMETER 2X THE SIZE OF ROOT BALL OVER LANDSCAPE FABRIC.

NOTE:
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 INFORMATION SHOWN IS RELATIVE TO
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LEGEND

- - - - - EXISTING CONTOURS
- (Tree symbol) DECIDUOUS TREE
- (Starburst symbol) CONIFEROUS TREE
- S - EXISTING SANITARY SEWER
- E - UNDERGROUND ELECTRIC
- W - EXISTING WATER SUPPLY PIPE
- U - OVERHEAD UTILITY LINE
- (Circle with cross) UTILITY POLE
- W - PROPOSED WATER SUPPLY PIPE
- S - PROPOSED SANITARY SEWER
- X - EXISTING FENCE
- X - PROPOSED FENCE
- (Circle with I) IRON PIPE FOUND



KEY MAP

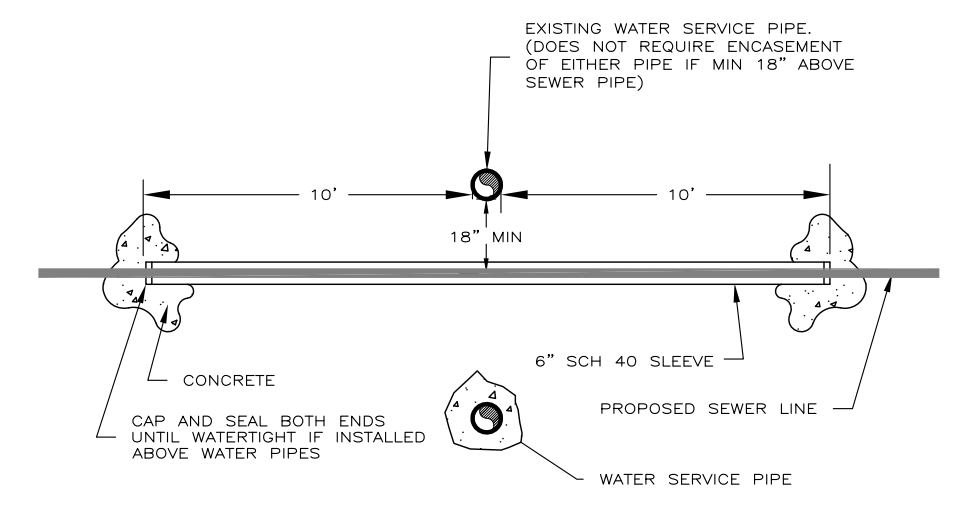


LOCUS MAP

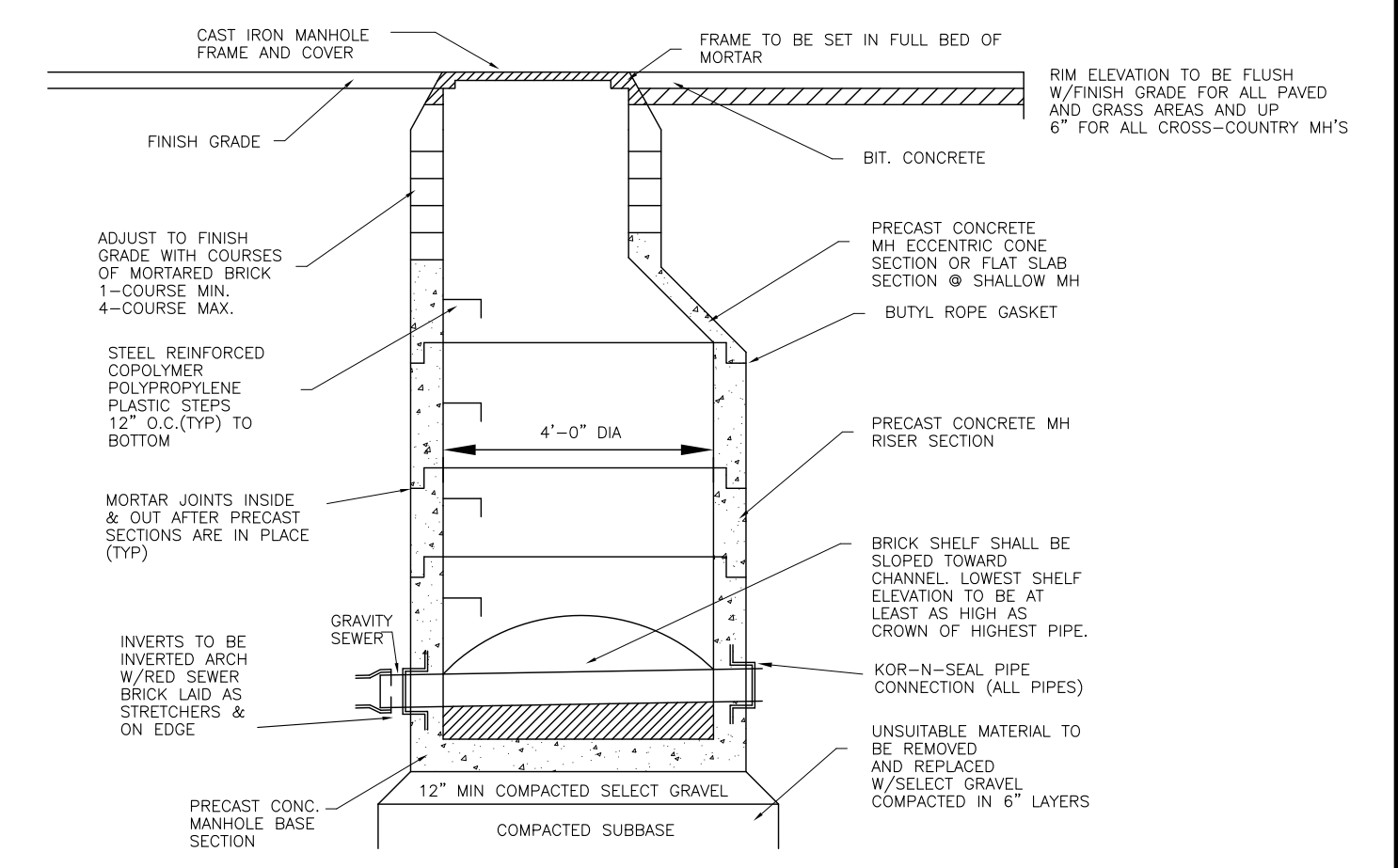
GENERAL NOTES:

CONTOUR INTERVAL IS 2' REFERENCED TO A LOCAL ARBITRARY DATUM.
 CONTRACTOR IS TO NOTIFY ENGINEER BEFORE PROCEEDING IF SUBSURFACE CONDITIONS DIFFER FROM THOSE INDICATED ON THIS PLAN.
 ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
 ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED.
 CONTRACTOR SHALL TRANSFER BENCHMARK TO A PERMANENT SUITABLE LOCATION AWAY FROM POSSIBLE DISTURBANCE UPON COMMENCEMENT OF CONSTRUCTION.
 PROPERTY LINES AS SHOWN WERE ESTABLISHED FROM AVAILABLE MAPS AND MONUMENTATION FOUND IN THE FIELD AND ARE REPRESENTED AS APPROXIMATE ONLY.
 TOPOGRAPHIC SURVEY PERFORMED BY WHITE ENGINEERING, INC. ON JUNE 19 & 20, 2014.

NOTE: BUILDING, UTILITY AND PARKING PLACEMENT TO BE FINALIZED PENDING REVIEW BY THE TOWN OF GREAT BARRINGTON DEPARTMENT OF PUBLIC WORKS AND THE GREAT BARRINGTON FIRE DEPARTMENT.

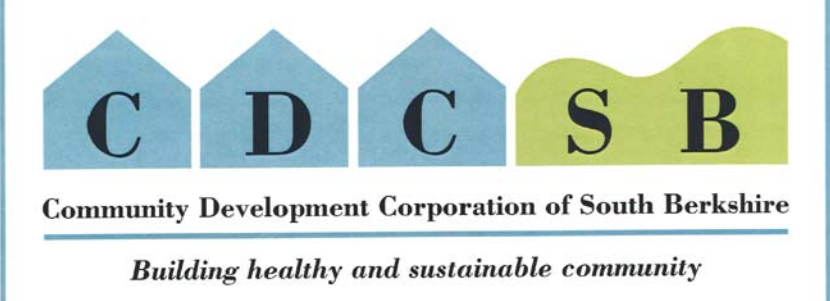
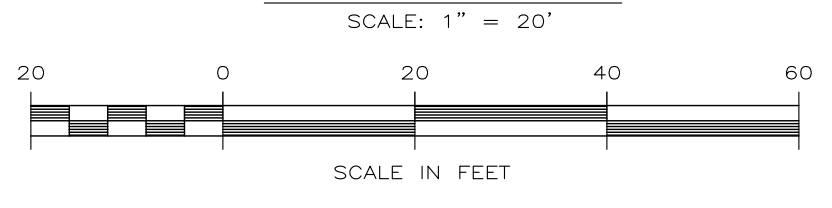


WATER SEWER CROSSING DETAIL



TYPICAL SEWER MANHOLE

SITE PLAN



DRAFT

316 STATE ROAD AFFORDABLE HOUSING
 for
CONSTRUCT INC.

516 STATE ROAD TAX MAP #16 LOT #20 GREAT BARRINGTON, MA 01230

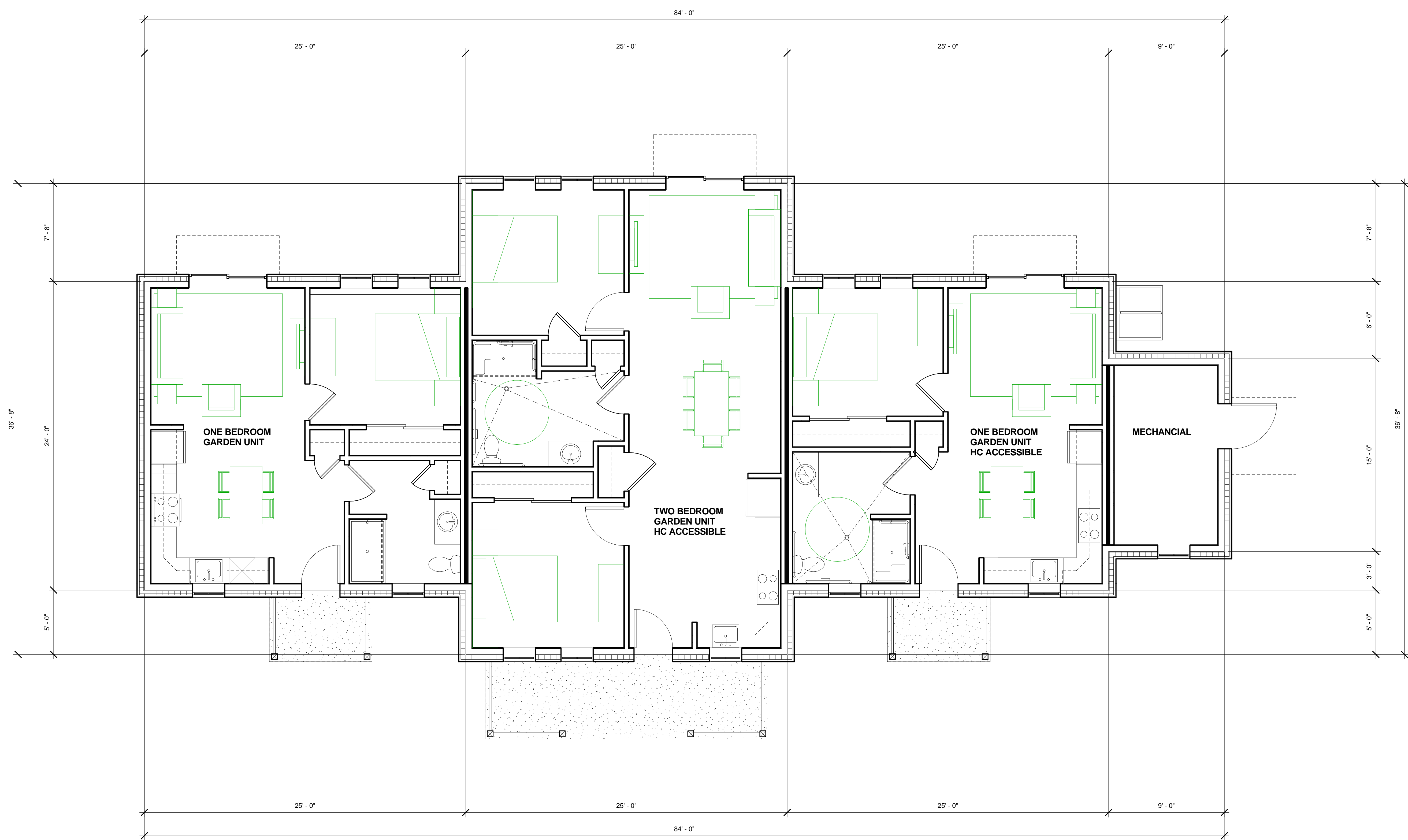
NO. REVISION BY DATE

WHITE ENGINEERING INC.
 CIVIL & ENVIRONMENTAL
 55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201

PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012

DATE: JUNE 12, 2015 DRN: CJM/CED APVD: BMW DWG NO: 14-06-10

DRGN: BMW CRD: BMW SCALE: AS NOTED SHEET 1 OF 1



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CDCSB
 Community Development Corporation of South Berkshire
Building healthy and sustainable community

Bldg 'A' - First Floor Level Plan

Scale: 1/4" = 1'-0"

Drawn by	Author
Checked by	Checker

A-101.01

Project number: 2015-1001
 Set number:

BUILDING 'A'

	First Flr	Second Flr	Total
One Bedroom HC Accessible Garden Unit	600 sf	-	600 sf
Two Bedroom HC Accessible Garden Unit	915 sf	-	915 sf
One Bedroom Garden Unit	600 sf	-	600 sf
Mechanical	135 sf	-	135 sf

Building 'A' Total Gross Square Feet
Total = 2,250 gsf

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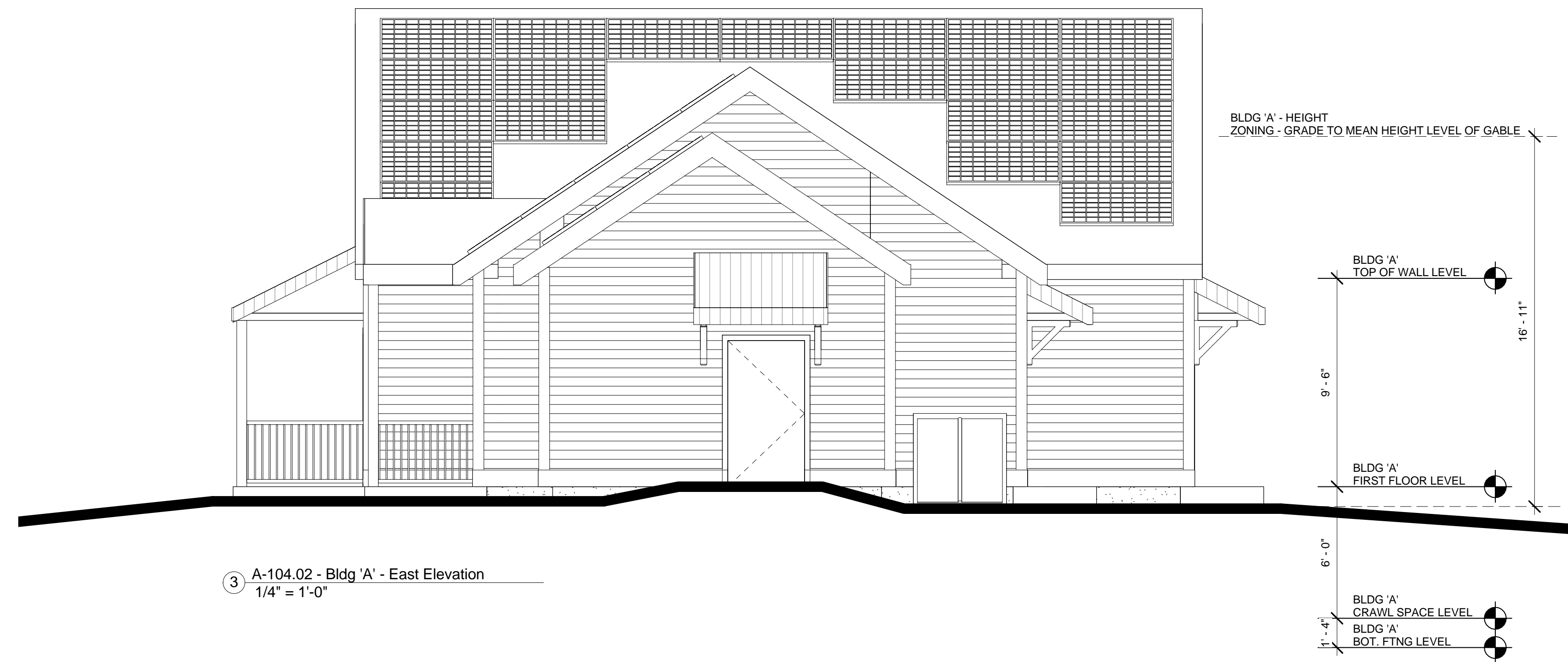
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Construct, Inc

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Great Barrington, MA 01230



2 A-104.03 - Bldg 'A' - South Elevation
1/4" = 1'-0"



3 A-104.02 - Bldg 'A' - East Elevation
1/4" = 1'-0"

Bldg 'A' South and East Elevations

Scale: 1/4" = 1'-0"

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Project number 2015-1001

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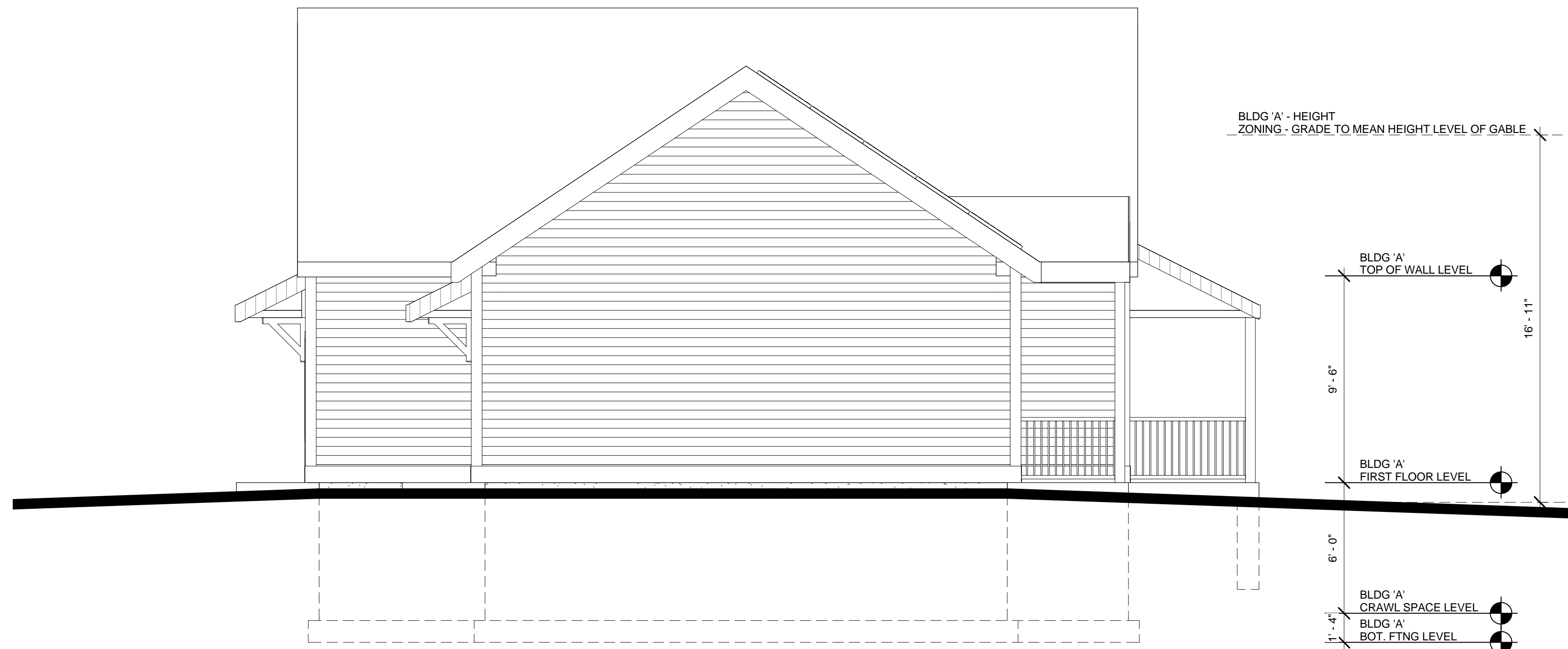
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1 A-104.01 - Bldg 'A' - North Elevation
1/4" = 1'-0"



2 A-104.04 - Bldg 'A' - West Elevation
1/4" = 1'-0"

Bldg 'A' North and West Elevations

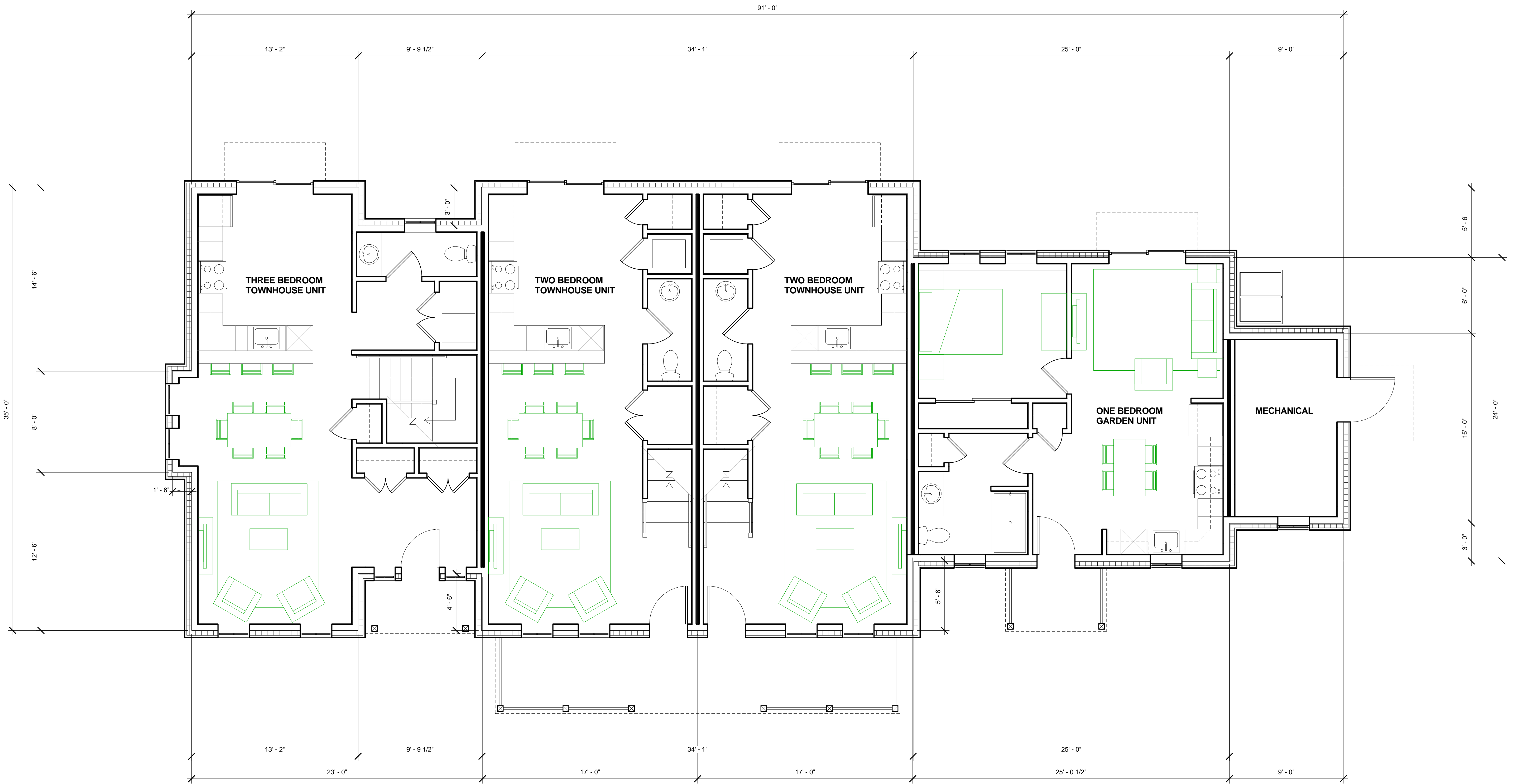
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A-104.02

Project number 2015-1001

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BUILDING 'B'

	First Flr	Second Flr	Total
One Bedroom Garden Unit	600 sf	-	600 sf
Two Bedroom Townhouse Unit	595 sf	595 sf	1,190 sf
Three Bedroom Townhouse Unit	745 sf	745 sf	1,490 sf
Mechanical	135 sf	-	135 sf

Building 'B' Total Gross Square Feet
 First Floor = 2,670 gsf
 Second Floor = 1,935 gsf
 Total = 4,605 gsf

Bldg 'B' - First Floor Level Plan

Scale: 1/4" = 1'-0"

Drawn by _____ Author _____
 Checked by _____ Checker _____

A-102.01

Project number: 2015-1001
 Set number: _____

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**Bldg 'B' -
Second Floor
Level Plan**

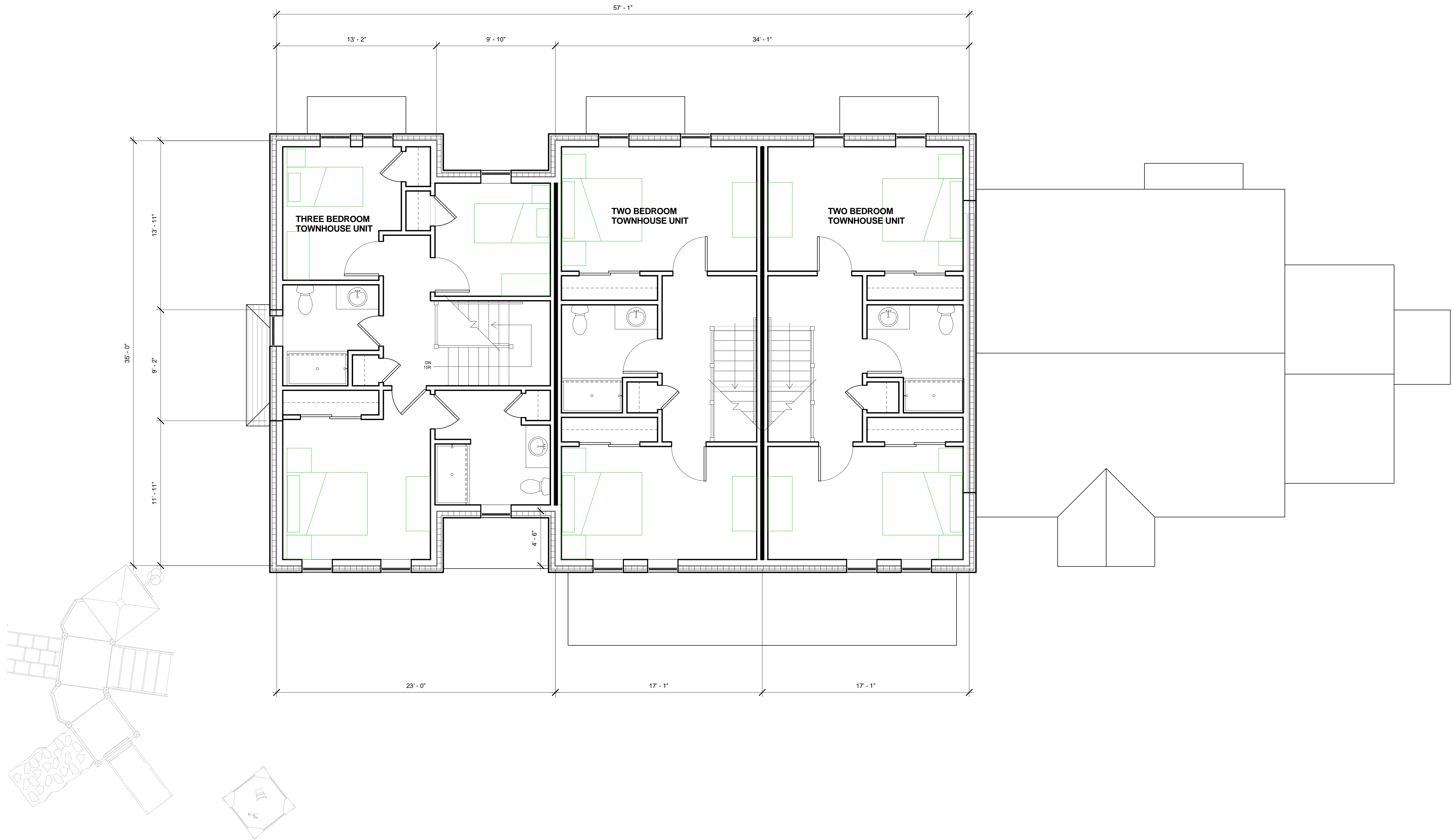
Scale: 1/4" = 1'-0"

Drawn by: _____ Author: _____
Checked by: _____ Checker: _____

A-102.02

Project number: 2015-1001

Set number:



BUILDING 'B'

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Bldg 'B' South and East Elevations

Scale: 1/4" = 1'-0"

Drawn by _____ Author
Checked by _____ Checker

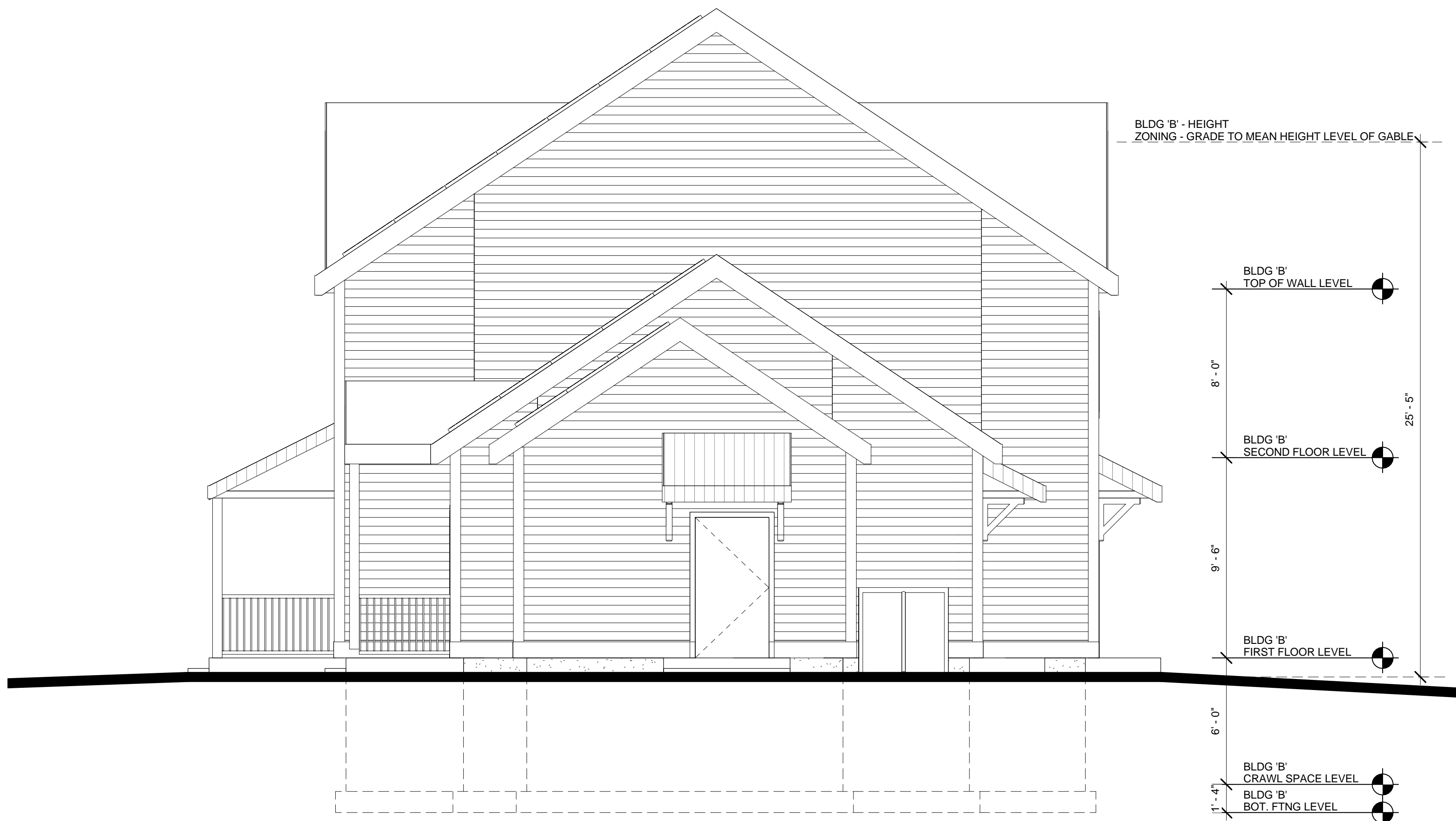
A-105.01

Project number 2015-1001

Set number:



① A-105.03 - Bldg 'B' - South Elevation
1/4" = 1'-0"



② A-105.02 - Bldg 'B' - East Elevation
1/4" = 1'-0"

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Bldg 'B' North and West Elevations

Scale: 1/4" = 1'-0"

Drawn by _____ Author
Checked by _____ Checker

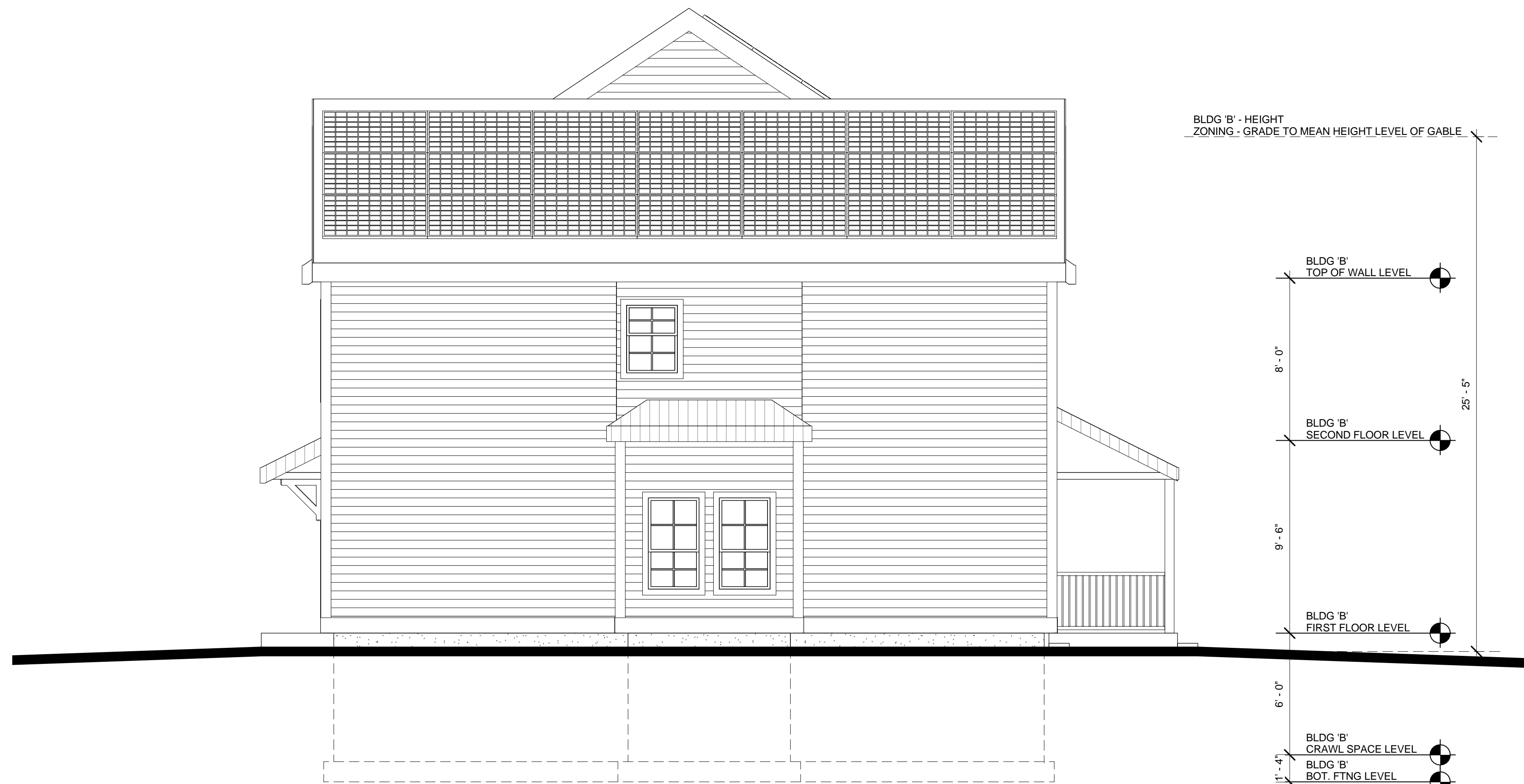
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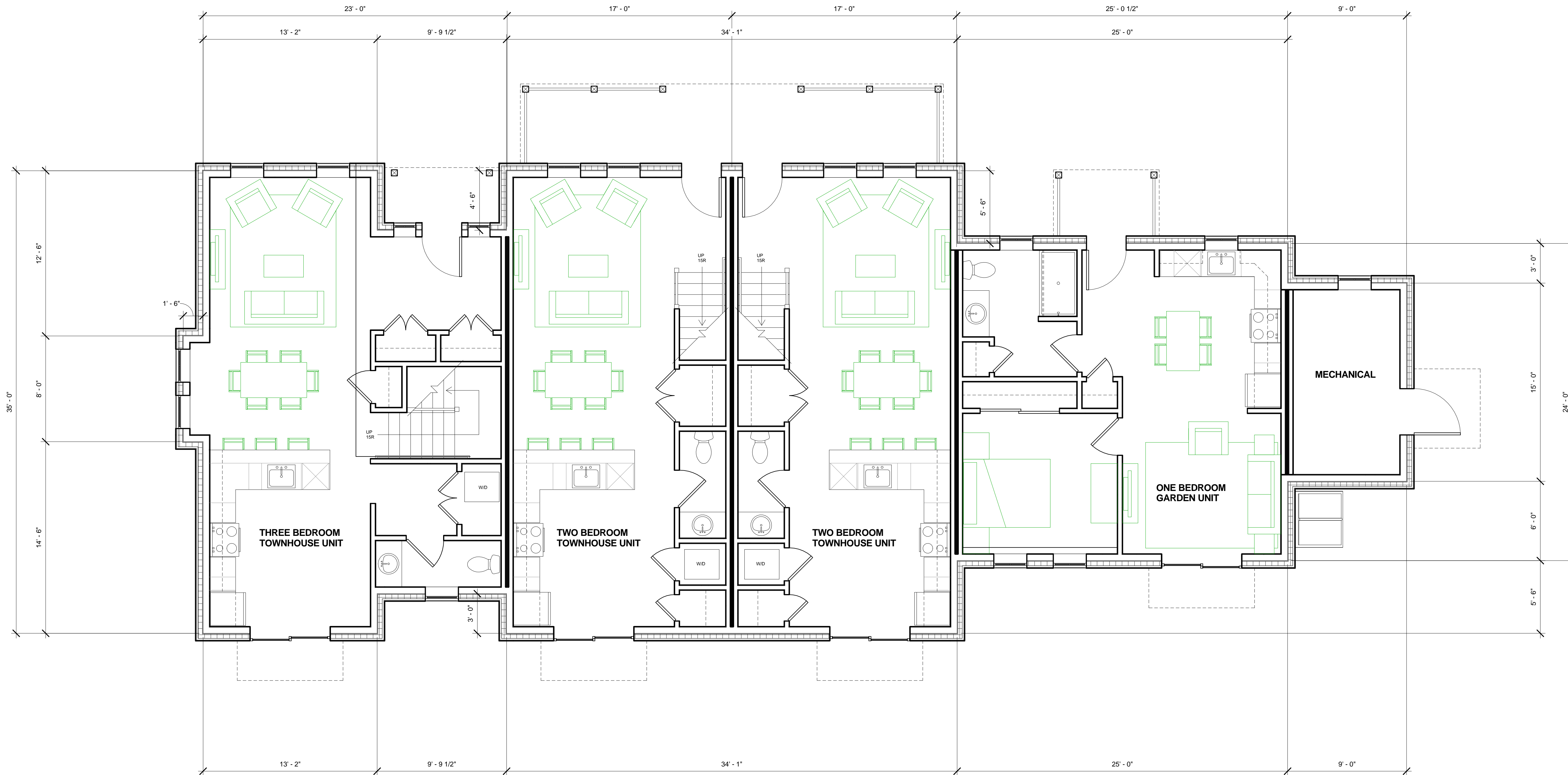
Set number:



① A-105.01 - Bldg 'B' - North Elevation
1/4" = 1'-0"



② A-105.04 - Bldg 'B' - West Elevation
1/4" = 1'-0"



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316 State Road, Great Barrington, MA

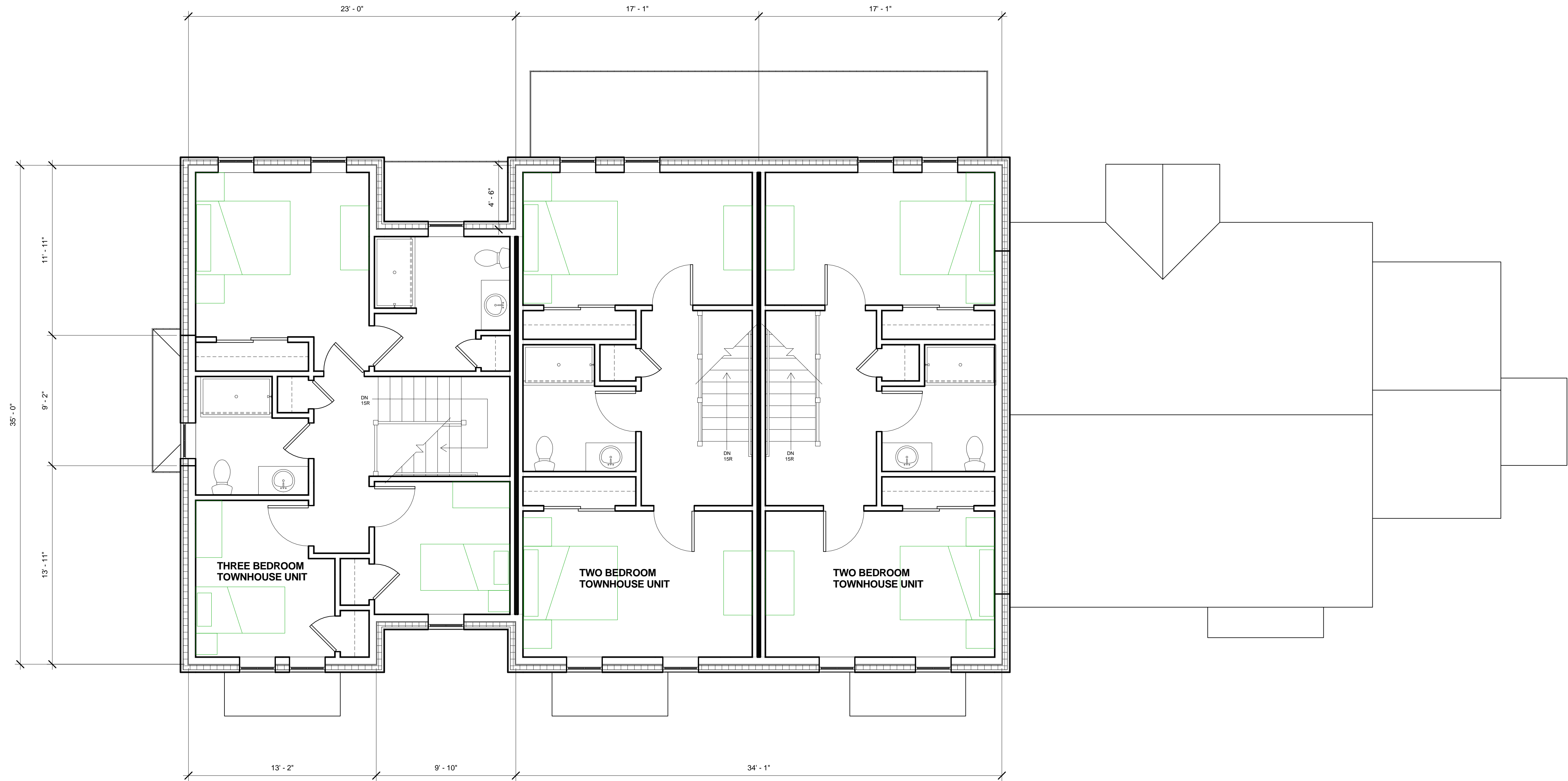
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Bldg 'C' - First Floor Level Plan

Scale: 1/4" = 1'-0"
 Drawn by: _____ Author
 Checked by: _____ Checker

A-103.01

Project number: 2015-1001
 Set number:



BUILDING 'C'

	First Flr	Second Flr	Total
One Bedroom Garden Unit	600 sf	-	600 sf
Two Bedroom Townhouse Unit	595 sf	595 sf	1,190 sf
Three Bedroom Townhouse Unit	745 sf	745 sf	1,490 sf
Mechanical	135 sf	-	135 sf

Building 'C' Total Gross Square Feet
 First Floor = 2,670 gsf
 Second Floor = 1,935 gsf
 Total = 4,605 gsf

Date 06/12/15

Revision:

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**Bldg 'C' -
 Second Floor
 Level Plan**

Scale: 1/4" = 1'-0"

Drawn by _____ Author
 Checked by _____ Checker

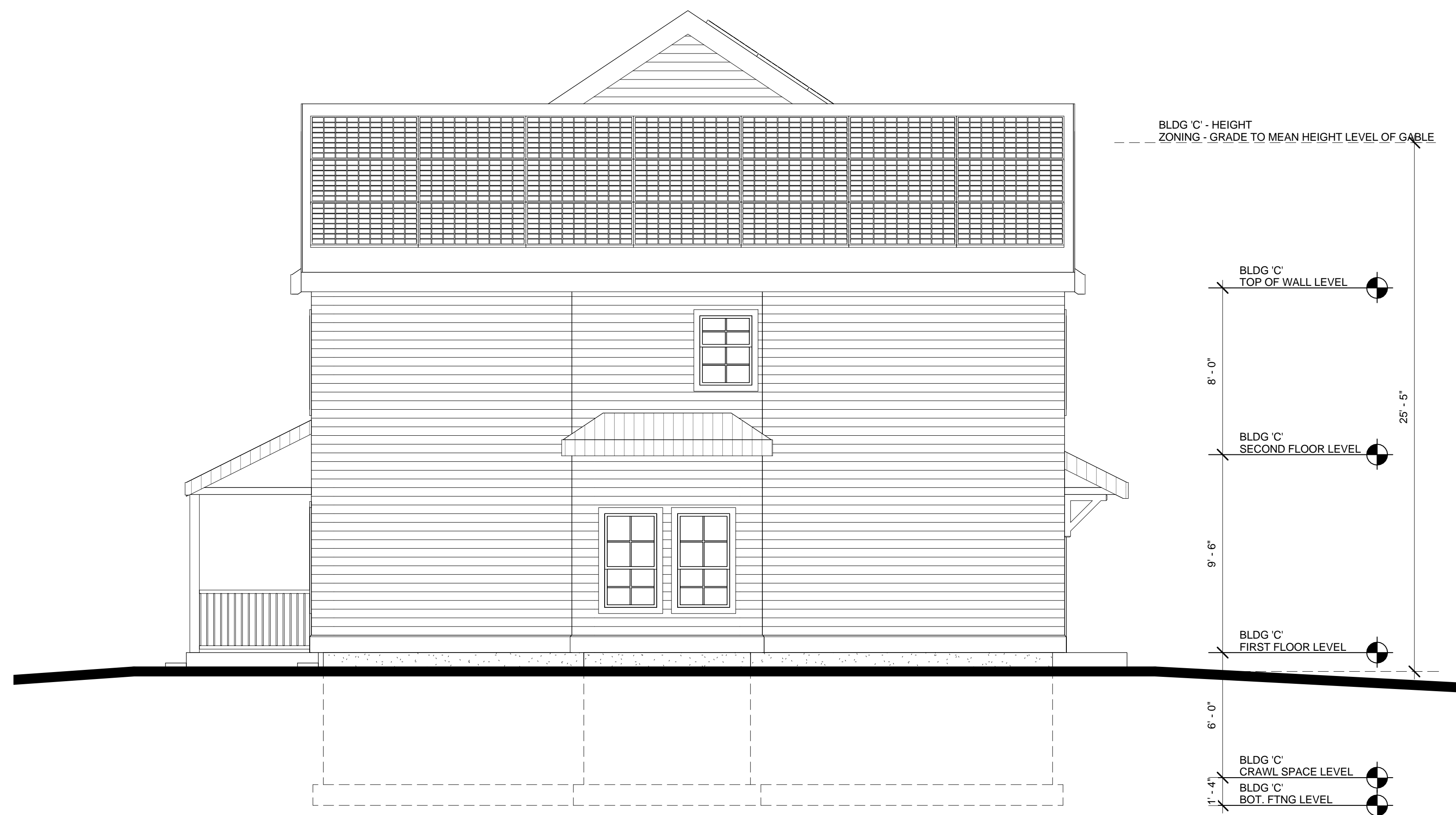
A-103.02

Project number 2015-1001

Set number:



1 A-106.01 - Bldg 'C' - North Elevation
1/4" = 1'-0"



2 A-106.04 - Bldg 'C' - West Elevation
1/4" = 1'-0"

Date: 06/12/15
Revision:

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Bldg 'C' North
and West
Elevations

Scale: 1/4" = 1'-0"
Drawn by: Author
Checked by: Checker

A-106.01

Project number: 2015-1001
Set number:

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Bldg 'C' South and East Elevations

Scale: 1/4" = 1'-0"

Drawn by _____ Author
Checked by _____ Checker

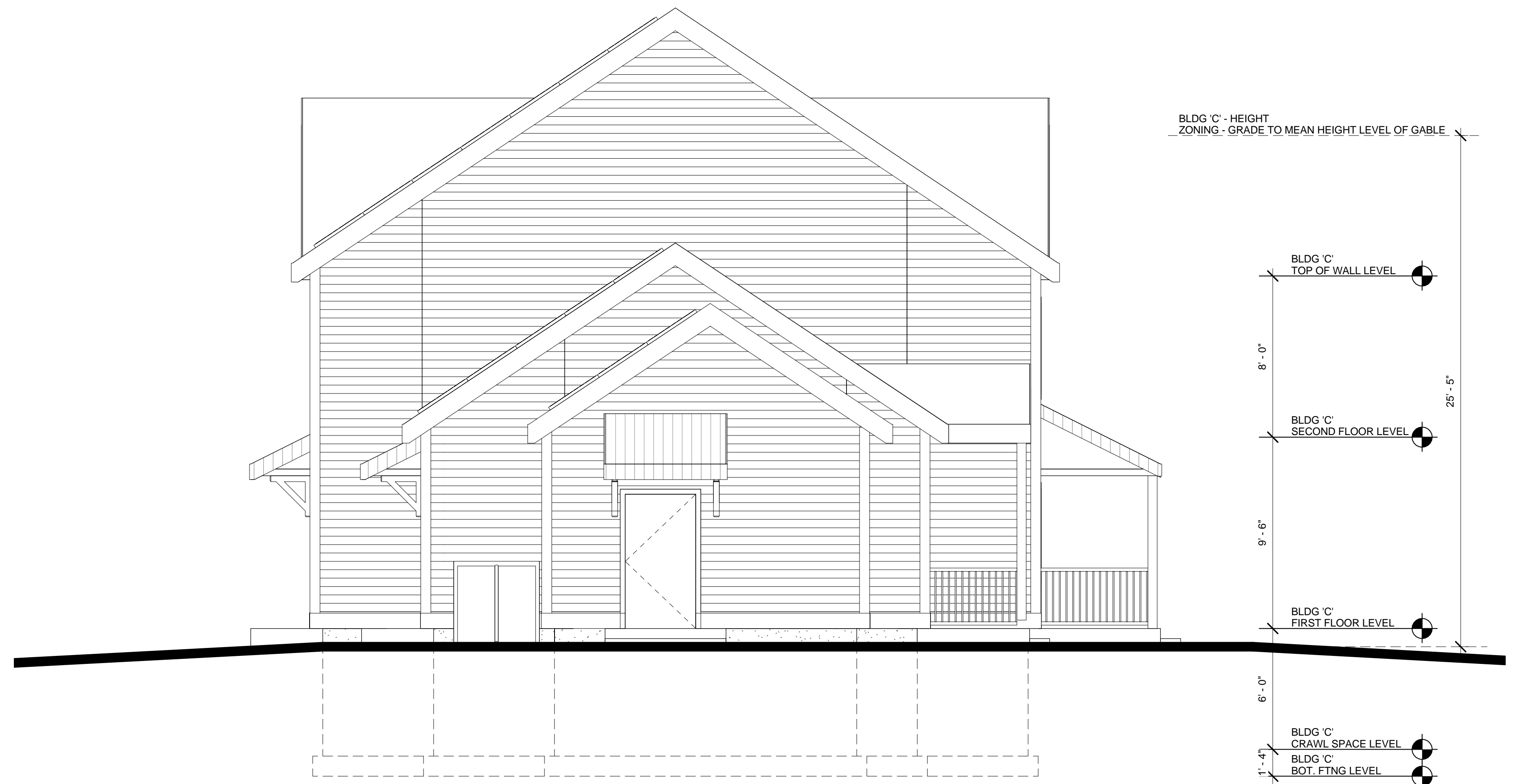
A-106.02

Project number 2015-1001

Set number:



1 A-106.03 - Bldg 'C' - South Elevation
1/4" = 1'-0"



2 A-106.02 - Bldg 'C' - East Elevation
1/4" = 1'-0"



Date 06/12/15

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Rendering 01

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

Drawn by Author

Checked by Checker

R-01

Project number 2015-1001

Set number:



Date: 06/12/15

Revision:

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Rendering 02

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

Drawn by _____ Author

Checked by _____ Checker

R-02

Project number: 2015-1001

Set number:



Date: 06/12/15

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Rendering 03

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

Drawn by	Author
Checked by	Checker

R-03

Project number: 2015-1001

Set number:



Date: 06/12/15

Revision:

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Rendering 04

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

Drawn by _____ Author
Checked by _____ Checker

R-04

Project number 2015-1001

Set number: