

# CRANBERRY KNOLL CORPORATION

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Plympton, Ma 02367

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November 17, 2004

Mr. Stephen Mattern, Chairman  
Plympton Zoning Board of Appeals  
C/o Town Clerk  
Plympton, MA

RE: Cranberry Knoll Corporation  
Proposed Chapter 40B Project  
Lake Street

Dear Mr. Mattern:

On behalf of Cranberry Knoll Corporation of Plympton, Massachusetts, (the Applicant), we are pleased to submit an application for a Comprehensive Permit in accordance with Massachusetts General Laws, Chapter 40B, for a development to be known as Cranberry Knoll.

Cranberry Knoll Corporation has been formed for the sole purpose of developing affordable housing in accordance with Massachusetts General Laws, Chapter 40B, §§20-23. It will enter into a regulatory agreement and take any other necessary steps to qualify as a limited dividend organization as defined in the applicable regulations.

The proposed residential development will consist of twenty-four (24) single-family condominium units in buildings containing two units each. The parcel is on Lake Street on the north side of Plympton. The site is presently undeveloped. The parcel consists of 11.751 acres of wooded land with 400 feet of frontage on Lake Street. There are wetlands along the easterly side of the property and the southerly boundary abuts a man-made cranberry bog reservoir. The Plympton Conservation Commission approved the wetlands line defined by the Applicant's wetlands expert on the property. This approval was appealed by an abutter to the Department of Environmental Protection. The Department, on August 4, 2004, issued a Superseding Order that is substantially in agreement with the line approved by the Plympton Conservation Commission. The Wetlands Delineation approved by DEP has been utilized in preparing the plans submitted with this Application.

According to the Plymouth County Soils Survey, 1969 edition, the front of the property consists of soils in the Deerfield Association. Deerfield soil has a layer of slowly permeable fragipan close to the surface with a high water table. The back end of the property contains a large knoll in the Windsor soil association. Windsor soils are coarse sand with no water table evident. Extensive soil evaluations performed in late 2002, and witnessed by the Plympton Board of Health, indicate the Soils Survey is generally accurate, with the knoll in the back being coarse sand with a percolation test rate of less than two minutes per inch. The front of the property is generally flat, sloping gradually in from Lake Street to the base of the knoll. The knoll rises at least ten feet higher than the surrounding land and overlooks the large cranberry bog reservoir.

The proposed development consists of construction of 24 units serviced by a private driveway leading to a center circle. The buildings will be located on the driveway as follows: clustered around a central open space, all as more particularly shown on the enclosed preliminary plans.

The project, is proposed to be permitted in accordance with Massachusetts General Laws 40B {24 as affordable housing of which 25% of the units or (6 units) shall be set aside and designated as affordable housing units. The affordable housing units will be dispersed throughout the project and sold to buyers whose income does not exceed 80% of the median income as defined by the U.S. Dept. of Housing and Urban Development (HUD). The most recent income limits as published by HUD indicate that the median family income of Plympton is \$52,344 annually. Residents of the development will be required to be 55 years of age or older.

The residential buildings in the development will be wood framed construction consisting of colonial style homes. The architectural style of the buildings will be pleasing and compatible with the neighborhood. The homes will have attached garages. Houses will be serviced by an on-site well for domestic water service and on-site sewage disposal system designed in accordance with 310 CMR 15.00, commonly known as Title V of the State Environmental Code.

Drainage for the proposed development has been designed in accordance with the Stormwater Management Guidelines and Best Management Practices as outlined by D.E.P.

Proposed utilities for the project shall consist of primarily underground electric, telephone and cable services accessed from Lake Street.

Road grades for the proposed project are designed to blend in as much as possible with existing contours, with grades for the proposed roadway ranging from 1 % - 8%. Cuts and fills are also minimized where possible and volumes of fill and removal are more or less equal.

It is hoped that the Zoning Board of Appeals will approve a lottery system

whereby residents of Plympton will receive preference for up to 70% of the affordable units. The preference can be determined, regulated and coordinated by the applicant, monitoring agent and the community. The Applicant shall be responsible for any costs related to the marketing/lottery of the affordable units.

Eligible households will be those households with incomes at or below 80% of the area median income as defined by HUD. Affordable units will be the same size as market-rate units. They will be of a similar style and have a uniform exterior quality. The affordable units will be reasonably interspersed throughout the development.

We have received from the Massachusetts Housing Finance Agency a Project Eligibility (Site Approval) letter, dated October 27, 2004, for the Housing Starts and New England Fund Programs. We have also received from the Braintree Bank preliminary funding approval under the New England Fund Program.

Included with this application are a check in the amount of \$6085 which represents \$6000 to be placed in escrow and used for engineering peer review, financial review and \$85 for application fee.

Should you have any questions about this application, should you need further information, please feel free to contact the undersigned.

Sincerely,

Richard Springer  
President