



February 13<sup>th</sup>, 2019

Greg Watson  
Masshousing  
One Beacon Street  
Boston, MA 02108

*Re: Cover Letter – Site Approval Application for 136-140 Worcester Road, Wellesley*

Dear Greg:

SEB Wellesley, LLC has been created for the purpose of developing a 64 unit rental development at 136 & 140 Worcester Street in Wellesley. SEB Wellesley, LLC and its manager, Geoffrey Engler, is now the applicant/development entity with exclusive responsibility for this application. The previous applicant (Riverview Crossings, LLC – Dean Behrend, Principal) does not have any membership or financial interest in SEB Wellesley, LLC and is no longer involved in the development process.

As your office is aware, a previous application was submitted on the same site by Riverview Crossings, LLC in 2018. Masshousing and the Town of Wellesley identified several concerns with the previous applicant, concerns which were identified in the Town Comment Letter dated July 27<sup>th</sup>, 2018. After additional internal due diligence, Masshousing indicated on December 14<sup>th</sup> 2018 that it would not issue a site letter to Dean Behrend or Riverview Crossings.

SEB Wellesley is submitting an application for site approval using largely the same plan set previously submitted. Masshousing, as part of its previous review, did not express any major concerns with the technical elements of the previous application; the issues were with the applicant itself. Moreover, SEB has retained an additional set of consultants with significant experience with 40B projects; experience and expertise that will make this a superior project. Several of those consultants have had extensive experience working in the Town of Wellesley on recent 40B applications. We believe this experience, and those relationships with municipal staff will be helpful as we move through the public hearing process.

We look forward to discussing this project in greater detail and formally presenting this application to the full Zoning Board of Appeals in the near future. We appreciate any additional comments contributed by municipal officials as we move forward in this process.

Sincerely,

Geoffrey Engler  
SEB Wellesley, LLC