



80 Beharrell Street – Suite E

Concord, MA 01742

Tel: 781-229-4700

Fax: 781-229-7676

WWW.NORTHLANDRESIDENTIAL.COM

March 9, 2018

Richard L. Seegel
Chairman
Zoning Board of Appeals
Town of Wellesley
525 Washington Street
Wellesley, MA 02482

RE: Fieldstone Way – 135 Great Plain Ave

Dear Chairman,

On behalf of Northland Residential LLC, an affiliate of Northland Residential Corporation we are pleased to submit this application for a Comprehensive Permit for our Fieldstone Way condominium community project. The project consists of a new 44 unit homeownership community upon an approximately 12 acre parcel at 135 Great Plain Avenue in a townhouse and duplex style configuration, with 25% of the homes set aside for households earning a moderate income.

By way of background, we had previously permitted a 12-lot subdivision for single family homes on this site which we own. However, following this effort, we concluded that a townhouse/duplex condominium community is a better use for this site, in being directly responsive to market demand, local housing needs and our core business model.

More specifically, this townhouse/duplex proposal advances key local housing needs in Wellesley through the development of new homeownership housing options that (i) are affordable to households earning moderate incomes (ii) diversify the types of housing available in Wellesley and (iii) are suitable for “older homeowners wishing to downsize, but with no alternatives available locally” (Town of Wellesley Comprehensive Plan Update 2007 – 2017, page 46.).

This application includes all required items for submission.

We are committed to developing a new condominium community that will create a diversity of housing options in Wellesley, in furtherance of the stated goal of the Town’s Comprehensive Plan. The proposed homes are conceived to meet the housing needs of older homeowners wishing to downsize, but with no alternatives available locally. Secondly, our community will provide homeownership housing that will be

affordable to households of moderate income in order to meet the needs of Wellesley residents such as school and municipal employees who currently find themselves locked out of local homeownership. Northland has a strong history of creating award winning condominium communities that address these two housing needs. We look forward to building a signature community in your town.

We appreciate your consideration and look forward to working with the Town to create a successful project.

Best Regards,

Northland Residential Corporation

John C Dawley
President and CEO