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December 15, 2020

Newbury Zoning Board of Appeals
12 Kent Way
Byfield, MA 01922

**Re: The Villages at Cricket Lane, 55R Pearson Drive
Response to Request for Examples**

Dear Members of the Board,

Please recall this office represents Cricket Lane Development, LLC, Walter Eriksen, Manager, (hereinafter the "Applicant"), regarding the proposed 40B development referenced above, (hereinafter the "Project"). During the previous hearing on the Project, it was requested that I provide an example of another project which was similar to the proposed Cricket Lane Project relative to the Project being built thru and "off" of an existing, single-family, residential neighborhood rather than accessing directly off a "main" roadway. Specifically, Mr. Svahn questioned if there were any existing 40B projects which gained access in a similar manner, thru a residential neighborhood, resulting in an extension of the roadways ending in a "dead end" or cul-de-sac like the proposed Cricket Lane access scenario.

In researching the question, I spoke with Michael Busby, a Relationship Manager with MassHousing. I have worked with Mr. Busby for many years in permitting several 40B projects in Massachusetts. Mr. Busby was an agent of MassHousing during the site eligibility process for Cricket Lane and so he is familiar with the Project.

Mr. Busby indicated that he knew of dozens of 40B projects in Massachusetts where the 40B project was attached to or an extension of an existing residential subdivision. He indicated that some of these projects were multifamily structures developed off an existing single-family residential development, while others were single-family projects similar in nature to the existing residential neighborhood through which they are accessed. I specifically requested examples of that type of project (i.e., a single-family 40B accessed through an existing single-family neighborhood resulting in an extension of the neighborhood creating dead ends or cul-de-sacs.


He provided the following examples, while commenting that MassHousing, in determining site eligibility, does consider impacts to the existing neighborhoods thru which access is gained for a proposed 40B project. The examples provided are as follows:

- Pinnacle Point in Walpole
- Joanna Hills in Avon
- Burton Woods in Bellingham
- Lewis Neck Road in Falmouth
- Little Pond Place in Falmouth
- The Enclave in Norfolk * (single access into entire neighborhood)
- Timber Crest in Medway.

In closing, please accept this information as part of the hearing record in response to the request for examples made to me.

Thank You for your time and consideration.

Sincerely,
Deschenes & Farrell, P.C.



Douglas C. Deschenes