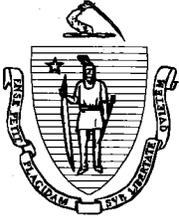


CORRESPONDENCE

2-22-16

1	DHCD	Mayflower Manor LIP-Determination of Project Eligibility
2	Xfinity	Customer Service
3	Conservation	Enforcement Order re Allen & Major Associates Property: 17 Willowtree Lane/55 Plain Street
4	Seven Point Medical Cannabis Dispensary	Property Search
5	Taunton River Watershed Alliance	2016 Water Quality Monitoring Program
6	Verizon	PEG Grant
7	DHCD	40B Regulations



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

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

1

February 11, 2016

Mr. Marc Resnick, Trustee
Mayflower Manor Realty Trust
138 Harvard Avenue
Allston, Massachusetts 02134

Mr. Allin Frawley, Chair
Board of Selectman
Town of Middleborough
10 Nickerson Avenue
Middleborough, Massachusetts 02346

RE: Mayflower Manor, Middleborough, Massachusetts
Determination of Project Eligibility under the Local Initiative Program (LIP)

Dear Messrs. Resnick and Frawley:

I am pleased to inform you that your application for project eligibility under the Local Initiative Program (LIP) for the proposed project has been approved. This approval is based on your application that sets forth a plan for the development of forty-four (44) rental units. The proposed rents of the LIP units are generally consistent with the standards for affordable housing to be included in a community's Chapter 40B affordable housing stock.

As part of the review process, Department of Housing and Community Development (DHCD) staff has performed an on-site inspection of the proposed project sites. DHCD has made the following findings:

1. The proposed project appears generally eligible under the requirements of the Local Initiative Program, subject to final program review and approval;
2. The site of the proposed project is generally appropriate for residential development;
3. The conceptual plan is generally appropriate for the site on which the project is located;
4. The proposed project appears financially feasible in the context of the Middleborough housing market;
5. The initial pro forma for the project appears financially feasible and consistent with cost examination and limitations on profits and distributions on the basis of estimated development costs;

6. The project sponsor and the development team meet the general eligibility standards of the Local Initiative Program;
7. The project sponsor has an executed Purchase and Sale agreement for the site.

The proposed project must comply with all state and local codes not specifically exempted by a comprehensive permit.

Please provide us with a copy of the comprehensive permit as soon as it is issued. The DHCD legal office will review the comprehensive permit and other project documentation. Additional information may be requested as is deemed necessary. Following the issuance of the comprehensive permit, the specifics of this project must be formalized in a regulatory agreement signed by the municipality, the project developer, and DHCD prior to starting construction.

As stated in the application, the [Project Name] project will consist of forty-four (44) units, eleven (11) of which will be eligible for inclusion in the Middleborough's subsidized housing inventory. The affordable units will be marketed and rented to eligible households whose annual income may not exceed 80% of area median income, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development.

The conditions that must be met prior to final DHCD approval include:

1. A final affirmative fair marketing and lottery plan with related forms shall be submitted that reflects LIP requirements including consistency with the *Comprehensive Permit Guidelines, Section III, Affirmative Fair Housing Marketing Plans*;
2. Any changes to the application it has just reviewed and approved, including but not limited to alternations in unit mix, rents, development team, unit design, site plan and financial pro forma reflecting land value, must be approved by DHCD;
3. The project must be organized and operated so as not to violate the state anti-discrimination statute (M.G.L. c151B) or the Federal Fair Housing statute (42 U.S.C. s.3601 et seq.). No restriction on occupancy may be imposed on the affordable unit (other than those created by state or local health and safety laws regulating the number of occupants in dwelling units); and
4. The Town shall submit to DHCD the finalized details of the comprehensive permit.

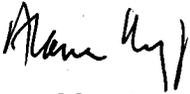
As the project nears completion of construction, DHCD staff may visit the site to ensure that the development meets program guidelines.

When the units have received Certificates of Occupancy, the developer must submit to both DHCD and to the Middleborough a project cost examination for the comprehensive permit project.

This letter shall expire two years from this date or on February 11, 2018 unless a comprehensive permit has been issued.

We congratulate the Town of Middleborough and the project sponsor on their efforts to work together to increase the Town's supply of affordable housing. If you have any questions as you proceed with the project, please call me at 617-573-1301.

Sincerely,



Alana Murphy
Deputy Associate Director

cc: Ruth McCawley Geoffroy, Town Planner
Robert Nunes, Town Manager
Tammy Mendes, Senior Clerk, Zoning Board of Appeals
Office of the Chief Counsel, DHCD

Enc.

RESPONSIBILITY FOR COST CERTIFICATION:

By your signature below, Mayflower Manor Realty Trust, acknowledges and accepts this approval letter, including the obligation under law to provide the Department of Housing and Community Development and the Town of Middleborough with a project cost examination.

Signature:

Name (print):

Date:

Upon receipt, please make copy of this letter and return a signed copy to Division of Housing Development, Department of Housing and Community Development, 100 Cambridge Street, Boston, MA 02114 ATTN: Local Initiative Program

Mayflower Manor, Middleborough, Massachusetts

LOCAL INITIATIVE PROGRAM – COMPREHENSIVE PERMIT

Sponsor:
 Mayflower Manor Realty Trust
 138 Harvard Avenue
 Allston, MA 02134

Project Addresses:
 84 South Main Street
 Middleborough, MA 02346

This project will provide rental opportunities according to the following breakdown:

Type of Unit	# Units	# Bdrms	# Baths	Gross SF	Rents
Market Units	19	1	1	725	\$,,225
	10	2	1-2	1,122	\$1,425
	4	3	1.5-2	1,335	\$1,700
L.I.P. Units	6	1	1	725	\$1,079
	4	2	1-2	1,122	\$1,278
	1	3	1.5-2	1,335	\$1,465
Total Units	44				



February 12, 2016

Board of Selectmen
Town of Middleborough
10 Nickerson Avenue
Middleborough, MA 02346

Dear Chairman and Members of the Board:

As you know, we announced a multi-year plan to reinvent the customer experience. Transforming the customer experience is our #1 goal and we're 100% committed to making it happen. We are looking at everything through a customer lens and making incremental investments and changes to make it easier to do business with us. We wanted to make you aware of one such change as it relates to simplifying our installation billing practices and pricing.

Starting March 7, 2016, we will simplify our installation charges in your community by introducing a single Professional Installation charge of \$79.99, inclusive of installation fees (excludes applicable taxes and fees). This single installation charge will include the standard installation of XFINITY TV, XFINITY Internet and XFINITY Voice on all TVs in the customer's home at time of initial installation in addition to fees related to Installation, Activation and Relocation of each Additional Outlet, Connection of DVR equipment, Voice Service Activation and Wireless Networking On-Site Professional Set-Up. Today these additional fees are billed separately from the installation charge. Customers will be able to order service, schedule a Professional Installation, and inform our technician the rooms they want their services to be installed, all for one price! The charge does not apply to the installation of XFINITY TV only, XFINITY Home or Gigabit Pro Internet Service.

The Professional Installation fee will replace the Two Product and Three Product Installation charges in addition to the other fees previously charged during an initial installation of service as described above. We will continue to charge Wired/Unwired Installation fees for XFINITY TV only installations.

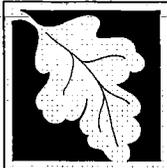
Customers are receiving notice of this change with their bill statement starting February 6, 2016. If you have any questions about this change, please feel free to contact me at 617.279.6017.

Sincerely,

Mary O'Keefe

Mary O'Keefe, Sr. Manager
Government & Regulatory Affairs

BOS 3



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 9 – Enforcement Order
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number: _____

A. Violation Information

Important:
When filling out forms on the computer, use only the tab

key to move your cursor - do not use the return key.



This Enforcement Order is issued by:

Middleborough
Conservation Commission (Issuing Authority)

February 12, 2016
Date

To:

Phil Cordeiro, P.E. Allen & Major Associates, Inc.

Name of Violator

10 Main Street, Lakeville, MA 02347-1374

Address

1. Location of Violation:

Robert A. Costa Etal/Daniel Harrington (Easement for pipe)

Property Owner (if different)

17 Willowtree Lane/55 Plain Street

Street Address

Middleborough

City/Town

02346

Zip Code

Map 13

Assessors Map/Plat Number

Lots 6442/6384

Parcel/Lot Number

2. Extent and Type of Activity (if more space is required, please attach a separate sheet):

Working on an outlet pipe to a 42" pipe within 100-feet of a bordering vegetated wetland without an Order of Conditions from the Middleborough Conservation Commission. Work included digging and removing 20 inches of stone in front of the pipe. The pipe is now altered without submitting information on the pre-wetland & buffer zone conditions or the proposed impacts to the wetland & buffer zone. The area has exposed ground with silt laden stone that has the potential to impact the wetlands. There is silt fence and straw wattles around some of the work but not completely around the work.

B. Findings

The Issuing Authority has determined that the activity described above is in a resource area and/or buffer zone and is in violation of the Wetlands Protection Act (M.G.L. c. 131, § 40) and its Regulations (310 CMR 10.00), because:

the activity has been/is being conducted in an area subject to protection under c. 131, § 40 or the buffer zone without approval from the issuing authority (i.e., a valid Order of Conditions or Negative



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 9 – Enforcement Order
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number: _____

Determination).

B. Findings (cont.)

the activity has been/is being conducted in an area subject to protection under c. 131, § 40 or the buffer zone in violation of an issuing authority approval (i.e., valid Order of Conditions or Negative Determination of Applicability) issued to:

Name _____ Dated _____

File Number _____ Condition number(s) _____

The Order of Conditions expired on (date): _____ Date _____

The activity violates provisions of the Certificate of Compliance.

The activity is outside the areas subject to protection under MGL c.131 s.40 and the buffer zone, but has altered an area subject to MGL c.131 s.40.

Other (specify):

Please attend the Conservation Commission meeting on Thursday, February 18th, 2016 at 7:30 PM at the Town Hall in the Board of Selectmen's meeting room at 10 Nickerson Avenue, Middleborough, MA 02346 to discuss this Enforcement Order.

C. Order

The issuing authority hereby orders the following (check all that apply):

The property owner, his agents, permittees, and all others shall immediately cease and desist from any activity affecting the Buffer Zone and/or resource areas.

Resource area alterations resulting from said activity shall be corrected and the resource areas returned to their original condition.

A restoration plan shall be filed with the issuing authority on or before _____ Date _____

for the following:

The restoration shall be completed in accordance with the conditions and timetable established by the issuing authority.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
WPA Form 9 – Enforcement Order
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number: _____

C. Order (cont.)

Complete the attached Notice of Intent (NOI). The NOI shall be filed with the Issuing Authority on or before:

Date _____

for the following:

No further work shall be performed until a public hearing has been held and an Order of Conditions has been issued to regulate said work.

The property owner shall take the following action (e.g., erosion/sedimentation controls) to prevent further violations of the Act:

Put additional silt fence and haybales around the work area.

Failure to comply with this Order may constitute grounds for additional legal action. Massachusetts General Laws Chapter 131, Section 40 provides: "Whoever violates any provision of this section (a) shall be punished by a fine of not more than twenty-five thousand dollars or by imprisonment for not more than two years, or both, such fine and imprisonment; or (b) shall be subject to a civil penalty not to exceed twenty-five thousand dollars for each violation". Each day or portion thereof of continuing violation shall constitute a separate offense.

D. Appeals/Signatures

An Enforcement Order issued by a Conservation Commission cannot be appealed to the Department of Environmental Protection, but may be filed in Superior Court.

Questions regarding this Enforcement Order should be directed to:

Patricia J. Cassidy, Conservation Agent

Name

508-946-2406

Phone Number

M-F 8:30 AM - 5:00 PM

Hours/Days Available

Issued by:

Middleborough

Conservation Commission



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands
WPA Form 9 – Enforcement Order
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number: _____

Conservation Commission signatures required on following page.

D. Appeals/Signatures (cont.)

In a situation regarding immediate action, an Enforcement Order may be signed by a single member or agent of the Commission and ratified by majority of the members at the next scheduled meeting of the Commission.

Signatures:

Patricia J. Cassidy, Conservation Agent

Patricia J. Cassidy

Signature of delivery person or certified mail number

SEVEN POINT.

MEDICAL CANNABIS DISPENSARY

Seven Point of Massachusetts, Inc.
109 State Street – Suite 404
Boston, MA 02109
312.593.8448

February 2, 2016

To: Allin Frawley, Chairman of the Board of Selectmen
10 Nickerson Avenue
Middleborough, MA 02346

RE: Seven Point of Massachusetts, Inc. – RMD in Middleborough, MA

Dear Chairman Frawley,

I am writing this letter to inform you that Seven Point of Massachusetts, Inc. is currently searching for qualified properties or is under contract on a property potentially to be used as a Registered Marijuana Dispensary in Middleborough. Seven Point of Massachusetts, Inc. is filing the appropriate profiles, including a Management and Operations Profile, and, pending receipt of a letter of non-opposition by Middleborough and if/when invited, a Siting Profile with the Department of Public Health.

Please do not hesitate to contact us with any questions.

Thanks in advance for your attention.

Sincerely,

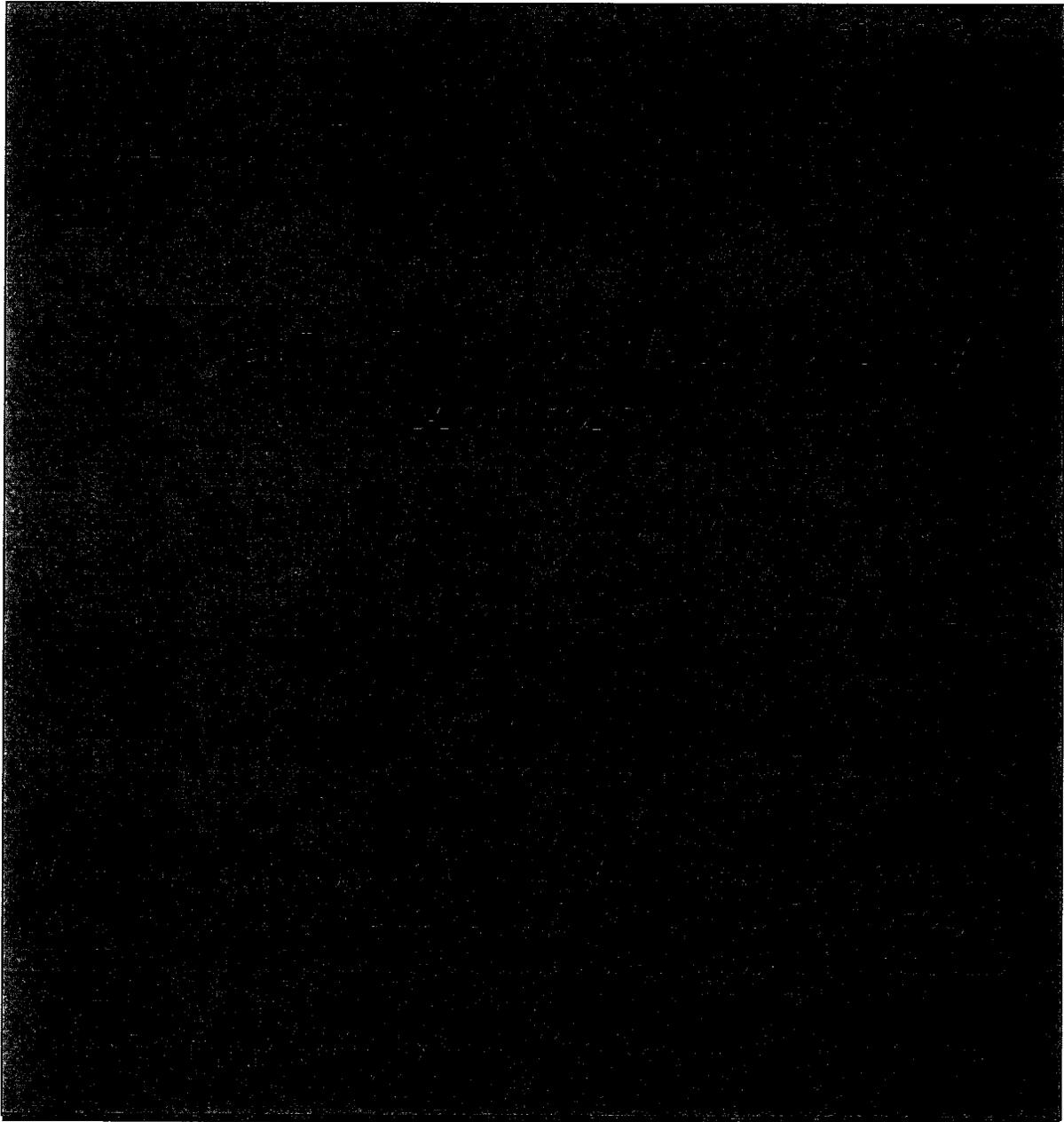


Brad Zerman
President, SevenPoint of Massachusetts, Inc

3

Jacqueline Shanley

From: Taunton River Watershed Alliance <susan@savethetaunton.ccsend.com> on behalf of Taunton River Watershed Alliance <trwa_staff@verizon.net>
Sent: Tuesday, February 09, 2016 5:39 PM
To: Jacqueline Shanley
Subject: TRWA's 2016 Water Quality Monitoring Training



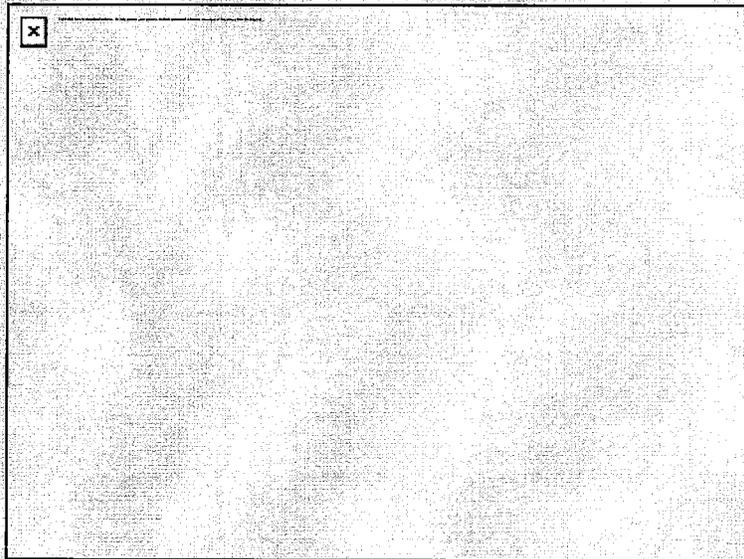
**John G. M. Hayden Wildlife Refuge
1298 Channel Street, Taunton**

**Volunteers who sampled sites in previous years
will attend this training session for an update
on the latest sampling procedures.**

(1)

The session will be conducted by Alex Houtzager, Chair of TRWA's Water Quality Committee and Steve Silva, TRWA Board member.

Admission is free of charge. Coffee and doughnuts will be provided.



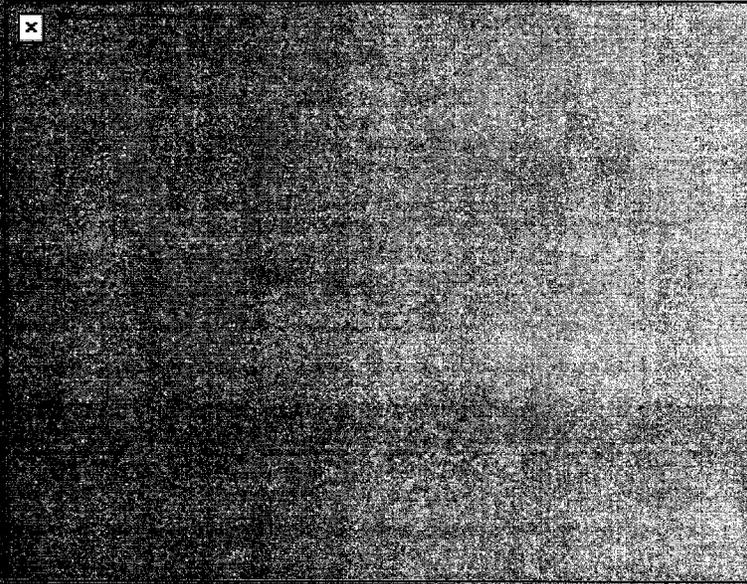
No prior technical experience is necessary. This is a great opportunity to learn techniques of testing pollutant levels in our waterways and to enjoy dawn with the inhabitants of our rivers and streams.

Sampling at stream sites is done from March to November, depending on the weather, on the 2nd Tuesday morning of each month. Samples are taken to the Taunton Wastewater Treatment Plant for analysis. During the training, we will verify the sampling sites to be used for testing.

(2)

to the 5000th mile of the river, about 600 hours each month to do this testing. On Saturdays, we will be collecting samples at 6 a.m. and deliver water samples to the Taunton Wastewater Treatment Plant by 8 a.m.

Our goal is to help restore the river through our efforts to track water quality at selected sites along the river and several tributaries.



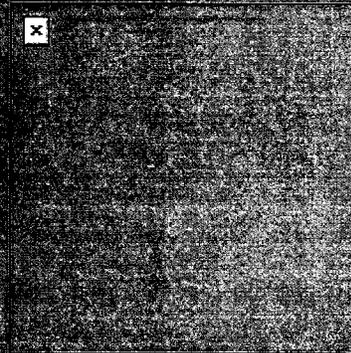
For more information, please e-mail us

at info@savethetaunton.org

**or call us at 508-829-1101 for more information. (If you reach
our voicemail, please leave a message and we will get back to you.)**

**Savethe Taunton River Alliance
100 Commercial Street
Taunton, MA 01960
508-829-1101**

www.savethetaunton.org



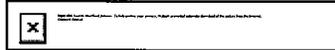


Taunton River Watershed Alliance, PO Box 1116,
The River Center at the Gertrude Boyden Refuge ,
1298 Cohannet Street, Taunton, MA 02780

[SafeUnsubscribe™ jshanley@middleborough.com](mailto:jshanley@middleborough.com)

[Forward email](#) | [Update Profile](#) | [About our service provider](#)

Sent by trwa_staff@verizon.net in collaboration with



6

Jacqueline Shanley

From: viola.baboola@verizon.com
Sent: Monday, February 15, 2016 12:34 PM
To: Jacqueline Shanley
Cc: VzVRS.FSM.MA@verizon.com
Subject: PEG Grant Report 4th Quarter 2015 - Town of Middleborough
Attachments: 2016_02_15_201512_000046512_MA_Town of Middleborough.xls

Please find attached the remittance for Verizon to Town of Middleborough, MA. A check or electronic transfer of funds will be sent separately for Verizon's PEG Grant Report 4th Quarter 2015 Statement(s). Please refer all inquiries to your Franchise Service Manager.

Viola Baboola
(908) 559-7250

Reference Number: 23158

PEG Grant Report 4th Quarter 2015

Town of Middleborough

Verizon - fBA

Massachusetts

PEG Fee Rate: 2.50%

	October	November	December	Quarter Total
Monthly Recurring Cable Service Charges (e.g. Basic, Enhanced Basic, Premium and Equipment Rental)	\$382,891.32	\$379,907.72	\$376,023.27	\$1,138,822.31
Usage Based Charges (e.g. PayPer View, Installation)	\$16,359.81	\$17,880.23	\$19,880.90	\$54,120.94
Advertising	\$12,634.30	\$10,636.43	\$13,509.32	\$36,780.05
Home Shopping	\$1,431.84	\$652.65	\$977.49	\$3,061.98
Late Payment	\$0.00	\$0.00	\$0.00	\$0.00
Other Misc. (Leased Access & Other Misc.)	\$11,325.18	\$11,880.45	\$13,388.19	\$36,593.82
License Fee Billed	\$436.45	\$432.47	\$426.39	\$1,295.31
PEG Fee Billed	\$10,242.47	\$9,996.81	\$9,868.46	\$30,107.74
Less:				
Bad Debt	(\$2,889.10)	(\$11,591.39)	(\$13,517.44)	(\$27,997.93)
Total Receipts Subject to PEG Fee Calculation	\$432,432.28	\$419,795.36	\$420,556.59	\$1,272,784.23
PEG Grant	\$10,810.81	\$10,494.88	\$10,513.91	\$31,819.60

Verizon New England Inc. is hereby requesting that this information be treated as confidential and proprietary business information in accordance with the terms of the Cable Television Final License granted to Verizon New England Inc. This information is not otherwise readily ascertainable or publicly available by proper means by other persons from another source in the same configuration as provided herein, would cause substantial harm to competitive position of Verizon in the highly competitive video marketplace if disclosed, is intended to be proprietary confidential business information and is treated by Verizon as such.

7

Jacqueline Shanley

From: Secretary, MCAH <mcahinfo@mcahinfo.org>
Sent: Thursday, November 08, 2007 11:52 PM
To: Secretary, MCAH
Subject: DHCD Announces new proposal for 40B Regulations
Attachments: 760 CMR 56 FINAL SOS.LGAC 11-6.07.doc



This is advance notice to all members of MCAH.

DHCD is in the process of modifying the rules and regulations used by DHCD and the Housing and Appeals Committee to approve and manage Comprehensive Permits. These new regulations represent a significant change in the way that projects are proposed, approved and administered under Chapter 40B.

When these are formally announced in the next few days, the public will be given several weeks to make comments. After this time period, DHCD will evaluate the comments and make a decision as to which of the proposed changes they will approve. In the past, once they have announced a new policy, they have made minimal changes.

In preparation for this announcement, DHCD and their supporting agencies have been setting the stage through statements to legislators and the press.

On the WGBH talk show "Greater Boston" with Emily Rooney on October 18, 2007, Tina Brooks, Undersecretary of Housing and Community Development, stated "the administration is very, very encouraged by 40B. It is a great vehicle for affordable housing. The Administration is looking for enhancements to 40B. We (Patrick Administration) think 40B is fantastic".

As reported by Matt Murphy (Fitchburg-Leominster Sentinel and Enterprise) "at the Joint Hearing of the House and Senate Committee on Housing held on October 23, 2007, the following statements were made":

- MassHousing Deputy Director Robert Ruzzo told the Committee that "at its core, Chapter 40B is truly an innovative statute."
- Rep. Kevin Honan, House Chair of the Housing Committee, said "the prospect of passing a moratorium was slim".
- Clark Ziegler, Executive Director of the MHP said "Chapter 40B is more important now than ever to force sometime restrictive local boards to allow affordable housing to be built."

MCAH has received a copy of the proposed regulations and will be preparing a response. In general the regulations allow the state agencies and DHCD to take more control of approving and monitoring 40B projects and allow local communities less control of these projects.

A copy of the regulations is attached. It is 35 pages long and very technical. MCAH suggests you do the following:

- Pass this document around your community and ask the organizations that are involved with 40B projects to review and provide comments the BoS on the implications.
- Request that Town Counsel review and comment on the implications that these new regulations will have on the cost of the services they provide the Town and the ZBA.
- Contact your local Senator and Representative and express your opinion as to these proposed regulations.
- Write a letter to DHCD expressing your opinion on these proposed regulations.
- Make a determination if you would like someone from your community to participate in the DHCD Hearing on these new regulations. This hearing will be held sometime around December 10, 2007.
- Contact MMA and make them aware of your position.
- Make other communities and organizations that you work with aware of your opinions.
- Keep MCAH in the loop and let us know how we can help.

MCAH

The Municipal Coalition for Affordable Housing (MCAH) is a non-profit organization comprised of municipalities and officials in cities and towns throughout the Commonwealth of Massachusetts that has been formed to put communities back in control of the production of affordable housing.

We strongly believe that the development of affordable housing should not be predicated on the assumption that communities cannot or will not do the right thing without state oversight.

For more information or to join MCAH, go to www.MCAHinfo.org