



HANOVER COMPANY

COMPREHENSIVE PERMIT APPLICATION
WESTON, MASSACHUSETTS



PROJECT: HANOVER WESTON

SUBMITTAL DATE: July 2, 2019



HANOVER COMPANY

July 2, 2019

Winifred I. Li, Chair
Town of Weston
Zoning Board of Appeals
11 Town House Road
Weston, MA 02493

RE: Comprehensive Permit Application (“Application”)
“*Hanover Weston*” at 510, 518 and 540 South Avenue, Weston, MA (“Project”)

Dear Ms. Li and Members of the Board:

On behalf of 518 South Ave LLC, Hanover Company is pleased to present to the Town of Weston a complete original of the Comprehensive Permit Application for a new rental housing project under the MGL Chapter 40B, New England Fund (“NEF”) Program to be located at the above referenced property. Enclosed herewith is one original of the Application and required plans, and under separate cover you will receive twenty copies and one electronic copy of the Application and all the required plans. Also included is a check for the filing fee of \$2,000 plus \$100 per unit, totaling \$22,000.

We look forward to working with the Town of Weston throughout the Comprehensive Permit process. Please let us know should you have any questions regarding the Application.

Sincerely,
Hanover Company

David S. Hall
Development Partner

Cc; J. Buchman, 518 South Ave, LLC
J. Ward, Esq.

TABLE OF CONTENTS

- I.** Application
- II.** Project Narrative
- III.** Preliminary site development plans, signed by a Professional Engineer/Registered Architect, showing the locations and outlines of proposed buildings; the proposed locations, general dimensions and materials for streets, drives, parking areas, walks and paved area; and proposed landscaping improvements and open areas within the site
- IV.** Enlarged photocopy of the Town GIS or other locus map which shows all the abutting properties in their entirety with approximate location of structures thereon
- V.** A report on existing site conditions and a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns and character of open areas, if any, in the neighborhood. See Section II, Section III, and Exhibit A to Section V
- VI.** Preliminary, scaled, architectural drawings. For each building the drawings shall be signed by a registered architect, and shall include typical floor plans, typical elevations, and sections, and shall identify construction type and exterior finish
 - a) A tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas (*See Sheet A-002*).
- VII.** A preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants. *Also in Section III*
- VIII.** Documents showing that the applicant fulfills the jurisdictional requirements of 760 CMR 31.01, that is, (i) The applicant shall be a limited dividend; (ii) The project shall be fundable by a subsidizing agency under a low and moderate income housing subsidy program; and (iii) The applicant shall control the site
- IX.** A list of requested exceptions to local requirements and regulations, including local codes, ordinances, by-laws or regulations
- X.** Certified Abutter List
- XI.** Fees