



January 27, 2021

John F. Trefethen, Chair
Ashland Zoning Board of Appeals
c/o Peter Matchak, Town Planner
Town of Ashland
101 Main Street
Ashland, MA 01721

RE: Comprehensive Permit Application
The Arbella at Ashland

Dear Chair Trefethen and Members of the Board of Appeals:

On behalf of UA Senior Manager LLC (the "Applicant"), we respectfully submit the attached original copy of a Comprehensive Permit Application and supporting materials for The Arbella at Ashland senior housing rental project for distribution to the Town of Ashland Departments for review and comment.

The application is hereby made pursuant to Massachusetts General Laws, Chapter 40 for the development. This application represents the culmination of a collaborative design effort with the Town of Ashland for an appropriate sized and located development that provides much needed housing for an underserved sector of the community – seniors that wish to remain in the Ashland community but have few options for residences. The Arbella at Ashland will be developed as a 180-unit age restricted rental community comprised of 156 rental garden apartments and 24 town house style rental units.

Under standard comprehensive permit application, the herein application would be required to include checks payable to the Town of Ashland as follows:

- \$31,250 - This value is reflective of the February 25, 2015 amendments to the Rules and Regulations of the Zoning Board of Appeals which requires:
\$2,000 + \$200.00 per market rate unit and \$50 per affordable unit proposed. Calculated as:
 $\$2,000 + (\$200 * 135) + (\$50 * 45) = \$31,250.00$;
- \$2,500 – CoUrbanize Fee for a "large" project;

Under Condition 6 of the Development Agreement duly entered into between UA Senior Manager LLC and the Town of Ashland, the Applicant has agreed to pay to the Town \$1,450,000 in lieu of the following:

"all other financial obligations of the Megunko Development Agreement including but not limited to; archaeological study, participation and financial contributions to an Ashland Rail Transit District Association shuttle bus, all building permit fees, peer review fee, co-urbanization fee, traffic fee, parking fee, public safety fee, inflow and infiltration fees, tree clearing fees, other impact fees and other fees that may otherwise be payable to the Town in connection with the construction and development of the Arbella at Ashland."

The legal ad will be used for abutter notifications in advance of a regularly scheduled public hearing. If desired, the site engineer, Allen & Major Associates, Inc., can prepare and mail the abutter notifications unless directed otherwise by Town staff. As it relates to the public hearing and legal ad notification of the public hearing, please advise how that will be handled.

A peer review deposit fee in the amount of \$20,000 was previously paid in accordance with the Development Agreement and is currently being utilized by peer reviews performed by GCG and Haley & Ward.

UA Senior Manager looks forward to further reviewing our plan with the Board.

Very truly yours,



Michael Uccellini, Manager
UA Senior Manager LLC