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February 5, 2024

Barry Johnson, Chairman
Community Preservation Committee
Town of Bourne Town Hall
24 Perry Avenue
Buzzards Bay MA 02532

RE: Application for Community Preservation Funding
9 Sandwich Road Bourne MA

Dear Mr. Johnson:

Enclosed please find the following:

1. One (1) Original Application;
2. Nine (9) sets of Site Plans; and
3. Nine (9) copies of the brief in support of the application.

Very truly yours,



Michael P. O'Shaughnessy

APPLICATION FOR COMMUNITY PRESERVATION FUNDING

Submit to: Community Preservation Committee

Town of Bourne

24 Perry Avenue

Buzzards Bay, MA 02532

Name of Applicant 9 Sandwich Road, LLC

Name of Co-Applicant, if applicable _____

Contact Name Vincent Michienzi

Mailing Address 76 Mashnee Road City Bourne State MA Zip 02532

Daytime Phone 508-326-8645 Email vpmichienzi@aol.com

Name of Proposal Residences at Sandwich Road

Address of Proposal Residences at Sandwich Road

Assessors Map 24.3 Parcel 16

CPA Category (circle all that apply): Open Space Historic Preservation Recreation Community Housing

CPA Funding Requested \$ 80,000.00 Total Cost of Proposed Project \$ 13,354,186.00

PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

- **Goals:** What are the goals of the proposed project?
- **Community Need:** Why is this project needed? Does it address needs identified in the current Local Comprehensive Plan?
- **Community Support:** What is the nature and level of support for this project? Include letters of support and any petitions.
- **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones?
- **Credentials:** How will the experience of the applicant contribute to the success of this project?
- **Success Factors:** How will the success of this project be measures? Be as specific as possible.
- **Budget:** What is the total budget for the project and how will CPA funds be spent? All items of Expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may NOT be used for maintenance.)
- **Other Funding:** What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project. Maintenance: If ongoing maintenance is required for your project, how will it be funded?
- **Maintenance:** If ongoing maintenance is required for your project, how will it be funded?

Affordable Housing Selection Criteria

Check each line as it applies:

- 1) Will this involve the renovation of an existing building? If so,
Is the building structurally sound?
Is it free of lead paint? (this would be necessary if children are to live there)
Is it free of asbestos, pollutants, and other hazards? Is there Town sewerage?
Is the septic system in compliance with Title 5?
Does the building comply with building and sanitary codes?
Is it handicap accessible?
Is this a conversion of market rate to affordable housing?
Is this a tax title property?
- ✓ 2) Does this project involve the building of a new structure? If so,
Will the structure be built on tax title property?
Will it be built on Town owned land?
Will it be built on donated land?
Are there other grants available to help fund this project? Explain.
Are there other programs such as Habitat for Humanity involved?
Will the project be built on a previously developed site?
- ✓ 3) Does the project provide housing that is similar in design and scale with the surrounding community?
- 4) Does this serve the 60% income level population?
- ✓ 5) Does this serve the 80% income level population?
- 6) Will this be geared to one age group?
- ✓ 7) Is this infill development?
- ✓ 8) Will there be more than two bedrooms?
- ✓ 9) Will it be located near conveniences (grocery, mass transit, etc.)?
- ✓ 10) Does this project fit with the Master Plan?
- ✓ 11) Will there be multiple units?
- ✓ 12) Is long term affordability assured?
- ✓ 13) Will priority be given to local residents, Town employees, or employees of local businesses?

Application For Community Preservation Funding

Project Location

9 Sandwich Road, Bourne, MA

Applicant

9 Sandwich Road, LLC
76 Mashnee Road
Bourne, MA 02532

Date: February 2, 2024

I. Introduction

This memorandum is in support of an application submitted by 9 Sandwich Road, LLC ("Applicant") pursuant to the Application Requirements for Community Preservation Funding for a housing project to be located at 9 Sandwich Road, Bourne, MA and shown on the Town of Bourne Assessor's Map 24.3 Parcel 16. See Figure 1.



Figure 1

The proposed project is called "Residences at 9 Sandwich Road" consisting of thirty-two (32) apartment units on a 1.08 +/- acre site. An aerial overview is attached as Exhibit A.

The Applicant, 9 Sandwich Road, LLC intends to construct this project under M.G.L. c. 40B. The Applicant intends to submit an application under the Local Initiative Program for a project eligibility/site approval letter to the Executive Office of Housing and Livable Communities (EOHLC).

The proposed building will be a three (3) story "L" shaped building that is appropriately 30,000 square feet in area. Eight (8) units (or twenty-five (25%) percent) will be affordable to households earning up to eighty percent (80%) of the Area Median Income, in accordance with applicable state regulations and guidelines. The remaining units will be market rate units.

At this time, the Applicant is seeking \$80,000.00 to be applied towards the soft costs attributable to the design of the project including the proposed parking and drainage improvements to an adjacent town owned parcel of land.

II. The Applicant

The Applicant, 9 Sandwich Road, LLC, is a Massachusetts limited liability company, having a business address of 76 Mashnee Road, Bourne, MA.

III. Additional Information Requirements

A. Control of the Land

One Trowbridge Road, LLC is the current owner of the property. Its principal is Mr. Vincent Michienzi. Mr. Michienzi is also the principal of 9 Sandwich Road, LLC.

B. Construction and Rehabilitation

The Perry-Ellis-Keene House (Formerly called Centre Street/Main Street/and County Road) is not being renovated as part of the project. The existing structure is being moved to Aptuxet Trading Post campus at some point in time.

C. Evidence that the project is in compliance with the Zoning Bylaw.

The Applicant will seek a Comprehensive Permit under M.G.L. c 40B through the Zoning Board of Appeals.

D. Evidence that the Appropriate Town Board Have approved the project

The Applicant will seek a Comprehensive Permit from the Zoning Board of Appeals.

E. Evidence that proposed site is free of hazardous materials

Attached as Exhibit B, please find a map generated through MassMapper that shows the project site is not within a DEP classified 21E site.

F. Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed.

In preparation for the filing of the LIP application, the Applicant has engaged the services of Zenith Consulting Engineers to develop a feasible site plan. As the project moves forward through the permitting process, the site plans and building plans will be further refined. Moreover, prior to construction, final building plans will be filed with the building inspector who will review same for compliance with the Massachusetts building code and who will conduct inspections of the building during construction.

G. Information indicating how this project can be used to achieve additional community benefits

In addition to creating affordable housing, the project will also provide housing for employees of local businesses.

H. Evidence that the Applicant has adequate administrative and oversight capability to complete the work

The principal of 9 Sandwich Road, LLC is Mr. Vincent Michienzi. Mr. Michienzi is a local developer who has successfully completed commercial and residential projects in the Town of Bourne and surrounding towns.

IV. Project Description

A. Goals. The goal of the proposed project is to create housing opportunities within the Town of Bourne for residents, town employees and employees of local businesses.

B. Community Need. The 2019 Local Comprehensive Plan identifies "Limited amount of affordable amount of workforce housing" as a weakness of the Town of Bourne. The stated housing goal in the LCP "is to create an adequate supply of housing that is safe, healthy, and attainable for people of all income levels and diverse needs to purchase or rent." The proposed project meets this goal in all respects.

C. Community Support. The proposed project is cited as a project in the 2023 update to the Housing Production Plan as a project that can help the Town of Bourne meet its housing production goals.

D. Timeline. Given that the project will require approval of the Zoning Board of Appeals under G.L.c. 40B the Applicants anticipates the following timelines:

LIP Application filed with Selectboard	August 2024
Receipt of Project Eligibility Letter	December 2024
Application for Comprehensive Permit	February 2025
Issuance of Comprehensive Permit	August 2025
Initial Site Work	November 2025
Building Construction	March 2026
Building Available to Rent	May 2027

E. Credentials. The principal of the Applicant is a well-known local developer who is well known for high quality work.

F. Success Factors. The success of the project will be established at the time the building are fully rented out by those local employees who need a place to live while working in and around the Town of Bourne and those person and families who may occupy the affordable units will have a decent roof over their heads.

G. Budget. Please see the project proforma attached hereto.

H. Other Funding. The Applicant will contribute funds to the construction of the project. The Applicant will be seeking conventional funding and additional grants to construct the project.

I. Maintenance. Maintenance is funded through the rents received.

V. Criteria Analysis

The CPC application provides general and specific criteria that the Town of Bourne Community Preservation Committee will give preference to proposal. Below is an analysis of the General Criteria and Category Specific Criteria.

A. General Criteria

1. *Is the project eligible for CPA funding under the requirements of the CPA legislation?*

Yes, the project creates affordable housing and expands the Town's affordable housing supply.

2. *Is the project consistent with the current Local Comprehensive Plan and other planning documents that have received wide scrutiny and input and have been adopted by the town.*

Yes, the project meets the stated housing goal in the Local Comprehensive Plan and is cited as a Pipeline project in the 2023 draft update to the Housing Production Plan.

3. *Does the project preserve the essential character of the town as described in the Local Comprehensive Plan.*

Yes, the proposed project will preserve the essential character of the Town as the proposed building will be an attractive and will be complementary to the area and the project expands housing choice in the Town of Bourne.

4. *Does the project save resources that would otherwise be threatened and/or serve a currently under-served population.*

Yes, the project is a development of an existing disturbed site and would provide work force housing for local employees which is an underserved population.

5. *Does the project serve more than one CPA purpose (especially in linking open space, recreation and community housing) or demonstrate why serving multiple needs is not feasible.*

Unfortunately, the project site is not very large in area and cannot support other CPA purposes.

6. *Does the project demonstrate practicality and feasibility and demonstrate that they can be implemented expeditiously and within budget.*

Yes, the project is both practical and feasible and can be implemented expeditiously and within budget.

7. *Does the project produce an advantageous cost/benefit ratio.*

Yes, the cost-benefit ratio is advantageous to the Town of Bourne as affordable and work force housing is being produced that will help meet the needs of the residents and businesses in the Town of Bourne.

8. *Does the project leverage additional and/or private funds.*

Yes, the Applicant will be using private funds to construct the project and has a letter of interest from a local lender.

9. *Does the project preserve or utilize currently owned town assets.*

No, the project does not preserve or utilize town owned assets.

10. *Has the project received endorsement by other municipal boards or departments.*

The Applicant hopes the Selectboard will act favorably on its Local Initiative Program application and the Zoning Board will approve the project.

B. Category Specific Criteria – Affordable Housing

1. *Does the project contribute to the goal of achieving 10% affordable housing.*

Yes, the project will have eight (8) affordable units. All of the units will count towards the Town of Bourne's subsidized housing inventory numbers.

2. *Does the project promote a socioeconomic environment that encourages a diversity of income, ethnicity, religion and age.*

Yes, the project will have a diversity of income and the Applicant expects that there will also be a diversity in ethnicity, religion and age.

3. *Does the project provide housing that is harmonious in design and scale with the surrounding community.*

Yes, the project's engineer has designed the site and the building to be complementary to the existing area.

4. *Does the project intermingle affordable and market rate housing at levels that exceed state requirements for percentage of affordable units.*

Yes, the affordable units will be dispersed throughout the project.

5. *Does the project ensure long-term affordability.*

Yes, the term of affordability will be a minimum of thirty (30) years and the Applicant will enter into a regulatory agreement with the EOHLC that will be recorded with Barnstable County Registry of Deeds.

6. *Does the project promote use of existing buildings or construction on previously-developed or Town-owned sites.*

Yes, the proposed project will be the redevelopment of an existing site.

7. *Does the project convert market rate to affordable units.*

No, the project does not convert market rate units to affordable units.

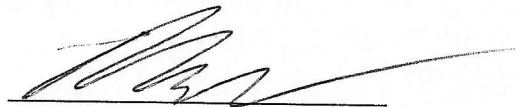
8. *Does the project give priority to local residents, Town employees, and employees of local businesses.*

It is anticipated that the Comprehensive Permit will contain a local preference requirement. As noted herein, it is the desire of the Applicant that the proposed units be made available to employees of local businesses.

VI. Conclusion

Based on all of the foregoing, the Applicant believes that the proposed project will be an asset to the Town of Bourne as it will provide much needed affordable housing. The Applicant respectfully submits that project meets the criteria specified in the application that supports an award of Community Preservation Funding.

Respectively submitted on behalf of 9 Sandwich Road, LLC




Michael P. O'Shaughnessy, Esq.

EXHIBIT A



PROJECT NAME		CONCEPT LAYOUT PLAN					
DRAWN BY	JLS	DATE	11-16-2003	REV.	DATE	DESCRIPTION	BY
PROJECT NO.	9 SANDWICH ROAD	DRAWING NO.	CONCEPT NUMBER				
	BOURNE, MASSACHUSETTS		1000-01-01				
CUSTOMER NAME	VINCENT MACKENZIE	DRAWING SCALE	1" = 30'				
	BOURNE, MASSACHUSETTS	SHEET ID	CONCEPT				



ZCE

ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

CONCEPT

P.E. STAMP

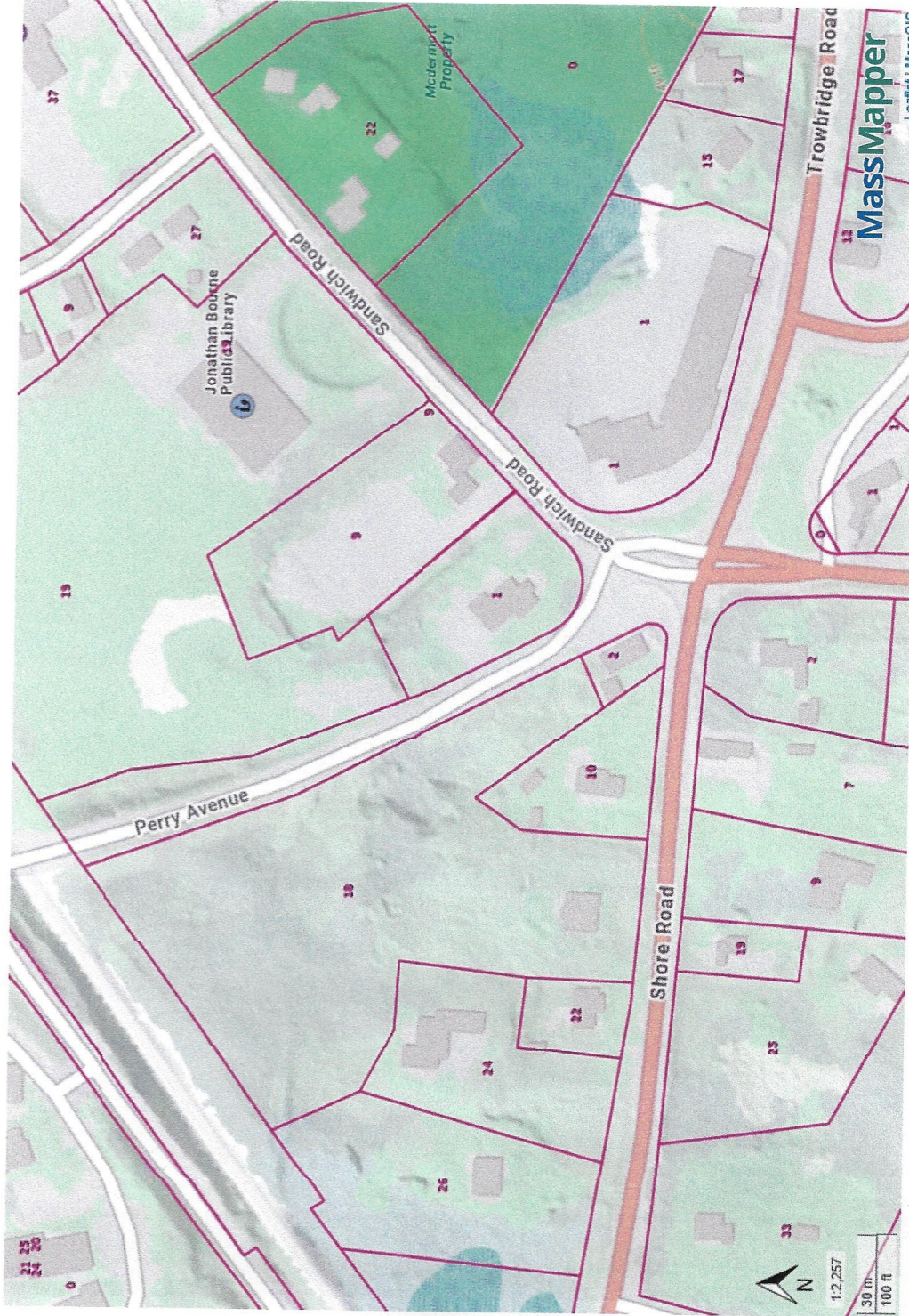
EXHIBIT B

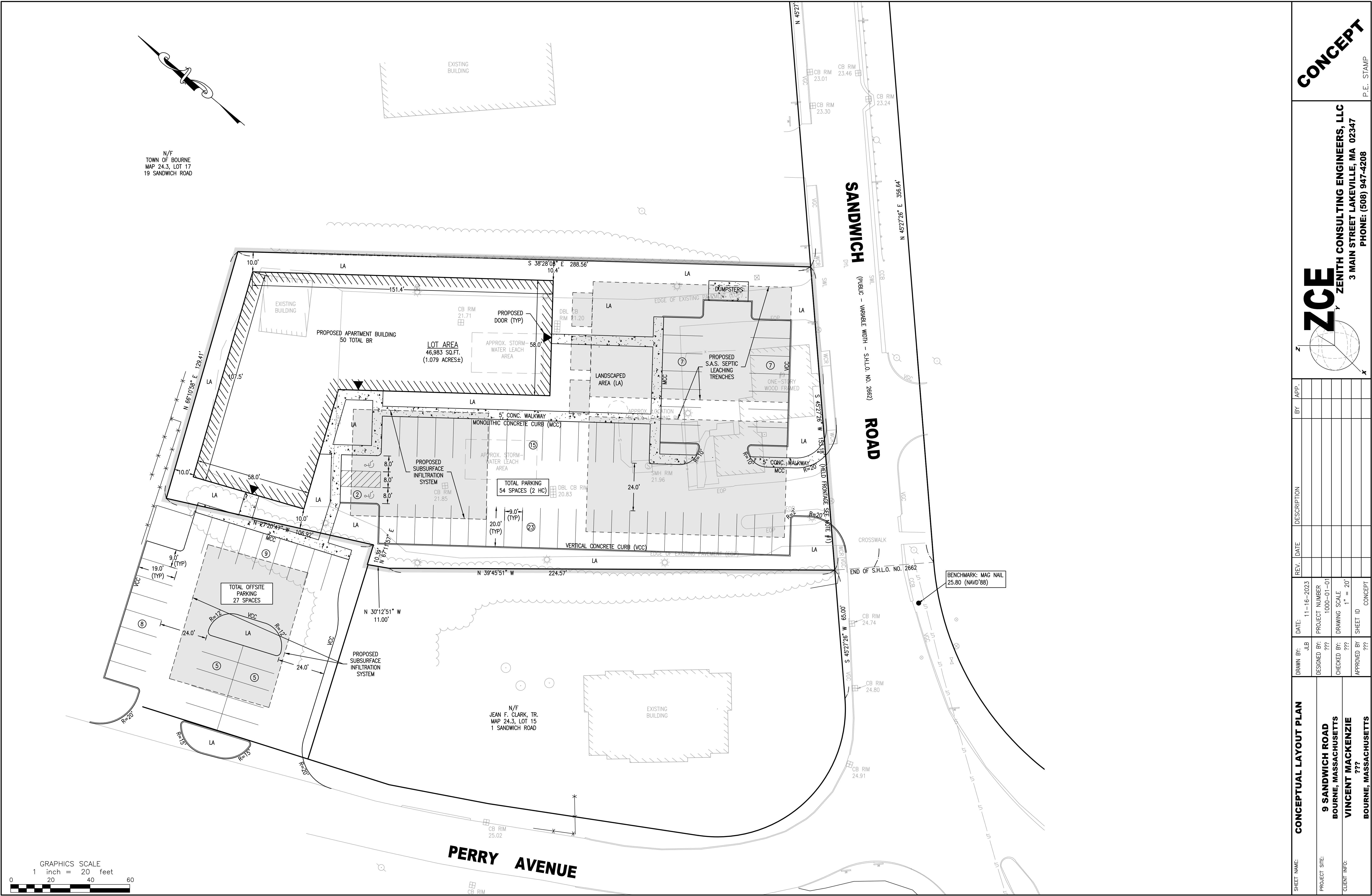
9 Sandwich Road

DEP Tier Classified 21E Sites

- TIER I
- TIER II
- TIER 1D

Property Tax Parcels





CONCEPT
P.E. STAMP

ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

SHEET NAME:	DATE:	REV.	DATE:	DESCRIPTION:	BY:	APP.
CONCEPTUAL LAYOUT PLAN	11-16-2023					
PROJECT SITE:	DESIGNED BY:		PROJECT NUMBER:			
9 SANDWICH ROAD	???		1000-01-01			
BOURNE, MASSACHUSETTS	CHECKED BY:		DRAWING SCALE:			
VINCENT MACKENZIE	???		1" = 20'			
BOURNE, MASSACHUSETTS	APPROVED BY:		SHEET ID:			
???	???		CONCEPT			

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