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***Sent via FedEx overnight delivery and email to rmahoney@townofnorwell.net;
Isbarbour@gmail.com***

March 22, 2022

Lois S. Barbour, Chairman
Zoning Board of Appeals
Town of Norwell
345 Main Street
Norwell, MA 02061

RECEIVED
2022 MAR 24 AM 11:23
TOWN OF NORWELL
TOWN CLERK

Re: Permit: 15 High Street Comprehensive Permit
Applicant: Northland Residential Corporation
Property: 15, 19, 27 and 35 High Street, Norwell, MA

**NOTICE OF PROJECT CHANGE
INSUBSTANTIAL CHANGE – CHANGE IN SUBSIDY PROGRAM**

Dear Ms. Barbour and Members of the Zoning Board of Appeals:

This office represents Northland Residential LLC. (“Northland”) in connection with the above-reference Comprehensive Permit (the “Comprehensive Permit”). As Northland is preparing to move forward with and build the project, they have been reviewing the Massachusetts subsidy/financing programs. The current subsidy/financing program is the Massachusetts Housing Partnership Fund Board Permanent Rental Financing Program (the “MHP Program”).

However, Northland now intends to use the Federal Home Loan Bank of Boston’s New England Fund Program (“NEF”) administered by MassHousing. Under the Chapter 40B Regulations, we are now requesting that you approve the change in the subsidy/financing program. The Regulations, as described in 760 CMR 56.07(4), set forth guidelines indicating that certain modifications are generally considered insubstantial. Subsection (5) states that the following is generally considered to be insubstantial:

“A change in the financing program under which the Applicant plans to receive a Subsidy, if the change affects no other aspect of the proposal.”

The change in subsidy/financing program does not affect any other aspect of the Project, and all other aspects of the Comprehensive Permit will remain as issued.

This Notice of Project is provided pursuant to the provisions of 760 CMR 56.05(11)(a), and Northland requests that the Board determine that this change is insubstantial, in accordance with 760 CMR 56.05(11)(a) and (b) and 760 CMR 56.07(4). As you know, pursuant to these regulations, the Board is required to determine within twenty (20) days whether the change is insubstantial, and, if it is determined that it is insubstantial or if notice is not provided by the Board to the contrary within such twenty (20) day period, the Comprehensive Permit shall be deemed modified to incorporate the change. The above process does *not* require a public hearing. A public hearing is only required if you determine that the change is substantial, and then the public hearing must be within thirty (30) days of a timely determination that the change is substantial.

We believe that the proposed change is insubstantial in nature under the Chapter 40B Regulations, and we request the Board place this matter on its next available agenda and vote to determine that the proposed change in the subsidy/financing program is insubstantial under 760 CMR 56.05(11) and 760 CMR 56.07(4).

Thank you and we look forward to meeting with you soon.

Very truly yours,



Peter L. Freeman

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Stephen Gallagher sgallagher@northlandresidential.com

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