



1150 Great Plain Ave. # 920056
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August 3, 2023

Jessica L. Malcolm, Manager, Planning and Programs
Katherine Miller, Specialist, Planning and Programs
MassHousing
One Beacon Street
Boston, MA 02108

**RE: Villebridge Middleton
Notice of Project Change
Project Eligibility/Site Approval Letter, dated July 24, 2023
MassHousing ID No. 1180**

Dear Ms. Malcolm and Ms. Miller:

Pursuant to 760 CMR 56.04(5), this letter serves as notification that the Applicant, Villebridge Acquisitions LLC, desires to change the proposal for the 60-unit multifamily residential project to be known as Villebridge Middleton which was reviewed by MassHousing, and which is the subject of the Project Eligibility Letter, dated July 24, 2023 (PEL), as further outlined herein.

As described in the Project Eligibility / Site Approval application submitted to MassHousing on April 6, 2023, the proposed Villebridge Middleton project is located adjacent to a business-zoned lot which will include a commercial project to be permitted under local bylaws (the Commercial Project). Taken together, Villebridge Middleton and the Commercial Project are a horizontal mixed-use addition to the downtown Middleton Square area and community. The Applicant and/or an affiliate is also the proponent of the Commercial Project, which is not a part of the defined Villebridge Middleton project described in the PEL.

Over the last several weeks we have held productive and collaborative discussions with the Middleton Select Board and town staff. Two topics discussed included (i) going beyond merely mitigating project

traffic impacts by improving the performance of Middleton's nearby traffic conditions; and (ii) Middleton's strong interest in seeing the Commercial Project include an active full-service restaurant use to return to the business-zoned lot. Note that the business-zoned land was previously home to Angelica's Restaurant and Function Hall.

One pathway to supporting improved traffic conditions is to contribute land to the nearby Boston Street (MA Route 62) / South Main Street (MA Route 114) intersection which abuts the site. This proposed adjustment has the potential to make a meaningful improvement in traffic operations, above and beyond the traffic mitigation that might otherwise be required for the Villebridge Middleton project.

To support a full-service restaurant, greater land area for the commercial proposal is necessary to accommodate building footprint and parking requirements for best-in-class operators and to support adequate wastewater flows.

Accordingly, we are reducing the lot area for the Villebridge Middleton project from approximately 133,012 sf to approximately 99,280 sf, a reduction of approximately 33,732 sf, or 25%. The lot area reduction would occur on the southern portion of the site, which is the large parking area currently planned for the Villebridge Middleton project. The residential parking and utilities will be relocated to the west portion of the site, including the portion of 18 Boston Street and 10 Boston Street.

The 33,732 sf of land would remain as commercial land (currently zoned Business B). This change would set the table to enable us to accommodate contributing land to the intersection and hosting a full-service restaurant use on within the Commercial Project.

This change will not result in any reduction in the number of residential units or the unit mix contemplated for the Villebridge Middleton proposal.

Thank you for giving this notice your consideration.

Respectfully submitted,



Authorized Representative:

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CC: Edward M. Augustus Jr., Secretary, EOHLC
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Jeff Garber, Chair, Middleton Select Board
Rich Benevento, Chair, Middleton Zoning Board of Appeals
Justin Sultzbach, Middleton Town Administrator
Jackie Bresnahan, Middleton Assistant Town Administrator
Katrina O'Leary, Middleton Town Planner
John Smolak, Smolak & Vaughan