

Dimensions of each Lot: _____
Frontage Minimum Average Width Square Feet

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Dimensions of each Lot: _____
Frontage Minimum Average Width Square Feet

Dimensions of the entire Comprehensive Permit project area:
_____ Frontage Minimum Average Width Square Feet

What is the basis of the applicant's control of the site _____
(Deed, Purchase and Sale Agreement, Option Agreement, etc.)

_____ (attach any documentation
including copies of actual document showing price, terms and conditions)

Did or will the applicant gain control of the site through an arms length transaction? Yes No
(if no explain in full and complete detail).

Will any previous owner of the property (including beneficiary of a trust) have a financial interest or benefit from the Comprehensive Permit? Yes No

What is the current use of the property: _____

How many buildings are now on the lot: _____

List sizes of existing and/or proposed buildings: _____

Date of site approval letter _____ (attach copy)

Agency providing Site approval _____

Type of Housing: Single Family Detached _____ Condos _____ Multi Family _____

Unit Mix: Total Units _____ Affordable _____ Market _____
(Identify Affordable Units on Plan)

Project Description: _____

Is the property currently nonconforming? Yes No

If yes, are you seeking zoning relief as a preexisting nonconforming use(s)? Yes No

Are you seeking relief as a preexisting nonconforming structure(s)? Yes No

(You must provide a narrative history of the property explaining, how, when and why the property became nonconforming)

Describe the specific zoning relief (exemptions) the applicant is seeking noting the relevant section of the Zoning By-law. State specifically the amount of relief necessary including what is proposed and what is required under the By-law. (use separate sheets if necessary and number each exemption separately)

1.

Number of Parking Spaces Required: _____ Number Provided: _____
Article XXII, Chapter 240

Total Gross area of the Site: Acreage: _____ Square Footage: _____

Total Buildable area of the Site: Acreage: _____ Square Footage: _____

Zoning District in which property is located: _____

Under the current zoning, how many units would be eligible to be built? _____

Does any portion of the site contain wetlands? Yes No (If yes, attach map of site noting wetland resource areas)

Has your proposal been reviewed by the Falmouth Conservation Commission under the State Wetlands Regulations? Yes No

Is the site located within a designated Flood Hazard area? Yes No If yes, which zone? _____

Does any portion of the site lie within a: Water Resource Protection District Yes No

(If yes to any, provide map identifying these areas Coastal Pond Overlay District Yes No

and provide a narrative explaining mitigation Zone II Yes No

and/or economic impact of compliance) Area of Critical Environmental Concern Yes No

District of Critical Planning Concern Yes No

Wildlife Corridors Yes No

Accident Prevention Zones Yes No

FEMA designated Velocity Zone Yes No

Historic District Yes No

Is a Conservation Commission Hearing Required: Yes No

Has a Notice of Intent or Request for Determination of Applicability been filed? Yes No

Are there any hazardous waste sites within a ½ mile radius of the site? Yes No

Has a M.G.L. ch. 21E assessment been performed of the locus? Yes No
(if yes attach a copy)

Does the project cross any MEPA thresholds (301 CMR 11.00 et seq.)? Yes No

If yes, has an Environmental Notification Form been filed with the Executive Office of Environmental Affairs?
Yes No

Is the site or any building located on the site listed, nominated or eligible for listing on the National Register of Historic Places? Yes No

Does the site qualify as "Prime Agricultural Land" under Executive Order 193? Yes No

If yes, has this proposal been discussed with the Department of Food and Agriculture? Yes No

Availability of Utilities (Indicate which utilities will be available to this site):

Public Sewer _____

Private Septic _____

Public Water _____

Private Wells _____

Natural Gas _____

Electricity _____

Type of Sewage Disposal:

Sewer _____

Title V _____

Denitrification _____

Has there been a percolation test done? Yes No

If alternative system, please describe the type:

Project Information

Size of Development:

1. Total Number of Units: _____

2. Number of Handicapped Accessible Units: _____

3. Number of Buildings: _____

4. Number of Stories in Buildings: _____

5. Number of Commercial Units: _____

Total Gross Square Footage of Building Space: _____

Total Gross Square Footage of Commercial Space: _____

Construction Type:

New Construction _____ Rehabilitation _____ Conversion _____

Type of Fuel:

Natural Gas _____ Oil _____ Electric _____ Other _____

Parking Spaces Provided:

Enclosed _____ # Outdoor _____ # Per Unit _____

What is the total lot coverage by structures? _____% by structures, paving & parking? _____%

Describe how/when the affordable units will be allocated?

Will you use a lottery agent? Yes No

Who will be your lottery agent? _____
(attach a copy of commitment from lottery agent listing, all fees charged, and methodology used to determine qualification)

Has your lottery agent performed this function for a Comprehensive Permit previously? Yes No

Will the affordable units be limited to persons older than age 55? Yes No

Will the affordable units be limited to persons older than age 65? Yes No

What provisions have you made for children?

Complete the chart below:

Unit Mix:

<i>Unit Type</i>	<i># of Units</i>	<i># of Bedrooms</i>	<i># of Baths</i>	<i>Square Footage</i>	<i>Sales Prices</i>
<i>Affordable</i>					
<i>Market</i>					
<i>Total</i>					

Subsidizing Agency: _____

Subsidy Program: _____

Applicant signature: _____ Date: _____

Preliminary Construction Budget

<u>Development Item</u>	<u>Total Cost</u>	<u>Per Unit Cost</u>
Site Acquisition	\$ _____	\$ _____
Hard Costs:	\$ _____	\$ _____
Site Preparation	\$ _____	\$ _____
Landscaping	\$ _____	\$ _____
Residential Construction	\$ _____	\$ _____
Hard Cost Contingency	\$ _____	\$ _____
Total Hard Costs:	\$ _____	\$ _____
Hard cost per square foot \$ _____		
Soft Costs:		
Permits / Surveys	\$ _____	\$ _____
Architectural	\$ _____	\$ _____
Engineering	\$ _____	\$ _____
Legal	\$ _____	\$ _____
Insurance	\$ _____	\$ _____
Security	\$ _____	\$ _____
Construction Manager	\$ _____	\$ _____
Property Taxes	\$ _____	\$ _____
Construction Loan Interest	\$ _____	\$ _____
Application / Financing Fees	\$ _____	\$ _____
Appraisal	\$ _____	\$ _____
Utilities	\$ _____	\$ _____
Accounting	\$ _____	\$ _____
Marketing	\$ _____	\$ _____
Soft Cost Contingency	\$ _____	\$ _____
Lottery Costs	\$ _____	\$ _____

Monitoring \$ _____

\$ _____

Soft cost per square foot \$ _____

Development Item

Total Cost

Per Unit Cost

Total Soft Costs: \$ _____

\$ _____

Total Development Costs: \$ _____

\$ _____

Development Costs per square foot \$ _____

\$ Profit:

% of Profit:

Pro-Forma Profit: \$ _____

_____ %

Required Supporting Documents
Please Provide 8 copies¹ of the Following:
 (please make a check as appropriate on each line)

	Included	N/A
1. Complete Application with Filing Fee	<input type="checkbox"/>	
2. Project Eligibility Letter	<input type="checkbox"/>	
3. Site Approval Letter	<input type="checkbox"/>	
4. Evidence of Site Control	<input type="checkbox"/>	
5. List of Development Team Members and their Responsibilities	<input type="checkbox"/>	
6. Marketing Plan	<input type="checkbox"/>	
7. Site Conditions Report	<input type="checkbox"/>	
8. Topographic Plan	<input type="checkbox"/>	
9. Utilities Plan	<input type="checkbox"/>	
10. Preliminary Site Development Plans	<input type="checkbox"/>	
11. Architectural Drawings & Outline Specs	<input type="checkbox"/>	
12. Building Tabulations	<input type="checkbox"/>	
13. Traffic impact report	<input type="checkbox"/>	
14. Required District, Zone, Area, Corridor maps/plans	<input type="checkbox"/>	<input type="checkbox"/>
15. IRS Certification as a non profit organization	<input type="checkbox"/>	<input type="checkbox"/>
16. Limited Dividend Organization qualification	<input type="checkbox"/>	<input type="checkbox"/>
17. Limited Dividend Organization audited financial report	<input type="checkbox"/>	<input type="checkbox"/>
18. Secretary of State Certificate of Good Standing	<input type="checkbox"/>	<input type="checkbox"/>
19. Zoning History	<input type="checkbox"/>	<input type="checkbox"/>
20. Mitigation/Economic Impact Report	<input type="checkbox"/>	<input type="checkbox"/>
21. Notice of Intent/RDA	<input type="checkbox"/>	<input type="checkbox"/>
22. Ch. 21E Assessment	<input type="checkbox"/>	<input type="checkbox"/>
23. ENF	<input type="checkbox"/>	<input type="checkbox"/>
24. Lottery information	<input type="checkbox"/>	
25. Monitoring information	<input type="checkbox"/>	<input type="checkbox"/>
26. Additional Information:	<input type="checkbox"/>	

¹ An original signed application and 7 copies of the application.

- a. Developer Standing
- b. Local Endorsement
- c. Pro Forma Financial Review

Limited Dividend Organization

Addendum

Date Organization created _____

Fiscal year _____

Does your organization have an audited financial report? Yes No
(if yes provide copy).

Who will monitor your financial compliance with this comprehensive Permit?

Include name address, point of contact and telephone number

Do you have a commitment from your monitoring agent? Yes No
(if yes attach copy).

If no, why not:

Has your monitoring agent monitored other Comprehensive Permits? Yes No

If yes list, projects (if more than five list five most recent projects including the name of the project and the municipality). If no, explain their qualifications.

Do you have a monitoring agreement? Yes No
If yes attach a copy, if no list the terms including fee.