

Avalon Hingham Shipyard II
Hingham, Massachusetts

COMPREHENSIVE PERMIT APPLICATION

February 12, 2016

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Town of Hingham, Massachusetts
ZONING BOARD OF APPEALS

APPLICATION FOR A COMPREHENSIVE PERMIT
UNDER GENERAL LAWS CHAPTER 40B, Sections 20-23

Hingham Shipyard Avalon II, Inc. (the "Applicant") hereby applies to the Zoning Board of Appeals of the Town of Hingham, Massachusetts, pursuant to Massachusetts General Laws, Chapter 40B, Sections 20 through 23, as amended ("Chapter 40B"), for the issuance of a Comprehensive Permit authorizing the applicant to construct on the below-referenced premises a 250-unit rental housing community to be called "Avalon Hingham Shipyard II." This application and the documents, plans, exhibits, and other materials submitted simultaneously herewith, all of which are incorporated herein by reference, contain a complete description of the applicant and the proposed development and constitute the complete application package required to be submitted to the Zoning Board of Appeals pursuant to: (i) Chapter 40B; (ii) the rules, regulations, and guidelines adopted by the Commonwealth of Massachusetts Department of Housing and Community Development with respect to Comprehensive Permits under Chapter 40B, including, but not limited to, the regulations set forth at 760 C.M.R. 56.00 (the "Chapter 40B Regulations"); and (iii) the Town of Hingham Board of Appeals Rules and Regulations for Comprehensive Permits Pursuant to MGL Ch. 40B, Sections 20-23, adopted July 2, 1987 (the "Rules and Regulations").

Premises affected: That certain parcel of land on Lincoln Street in Hingham, Massachusetts, containing 3.8+ acres of land.

Parcel ID - Map 36, Lot 104

The premises are more particularly described in the documents, plans, exhibits, and other materials including in this application.

Michael J. Roberts
Senior Vice President of Development
AvalonBay Communities, Inc.
51 Sleeper Street, Suite 750
Boston, MA 02210
Phone: 617-654-9503

February 12, 2016

Mr. Joseph M. Fisher, Chairman
Zoning Board of Appeals
Town of Hingham
210 Central Street
Hingham, MA 02043

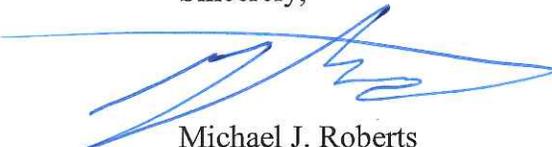
Dear Mr. Fisher and Members of the Board:

We are pleased to submit AvalonBay's Comprehensive Permit Application of Avalon Hingham Shipyard II, a 250 apartment home community located on Lincoln Street. Enclosed please find the application, along with plans and other supplemental information.

Enclosed with this application is the filing fee calculated in accordance with Section II.E. of the Zoning Bylaw, of \$62,500 (\$250 per unit).

I look forward to discussing the Avalon Hingham Shipyard II project with you. Please feel free to contact me with any questions.

Sincerely,



Michael J. Roberts

Enclosure

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

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MGL Ch. 40B Comprehensive Permit Application

Town of Hingham, Massachusetts
ZONING BOARD OF APPEALS

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Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Preliminary Site Development Plans

In accordance with Section 2.E.1 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, the following preliminary plans and drawings have been provided (the "Comprehensive Permit Preliminary Site Plan") by separate attachment, and such plans are incorporated into and made a part of this application:

- Existing Conditions Plan
- Site Plan including Drainage and Utilities

Community Description:

Avalon Hingham Shipyard II will consist of one six-story (five stories of wood-framed residential apartments and amenities over one story of at-grade parking separated by a concrete podium).

The site plan anticipates occupying a footprint similar to but larger than the existing Building # 19 warehouse, as well as providing residents additional single-car-garage options along the west edge of the site. The leasing office, fitness center, maintenance facilities, and club room will be integral to the building, and residents will have two landscaped courtyards within which to enjoy open space and outdoor recreation. Parking will be provided at a minimum of 1.5 spaces per apartment home with a mix of open-air, private garage, and covered surface parking options.

PREPARED FOR:
 AVALONBAY COMMUNITIES, INC.
 51 SLEEPER STREET, SUITE 750
 BOSTON, MA 02210

AVALON HINGHAM SHIPYARD II
 319 LINCOLN STREET
 HINGHAM, MA 02043
 PLYMOUTH COUNTY

REVISIONS:

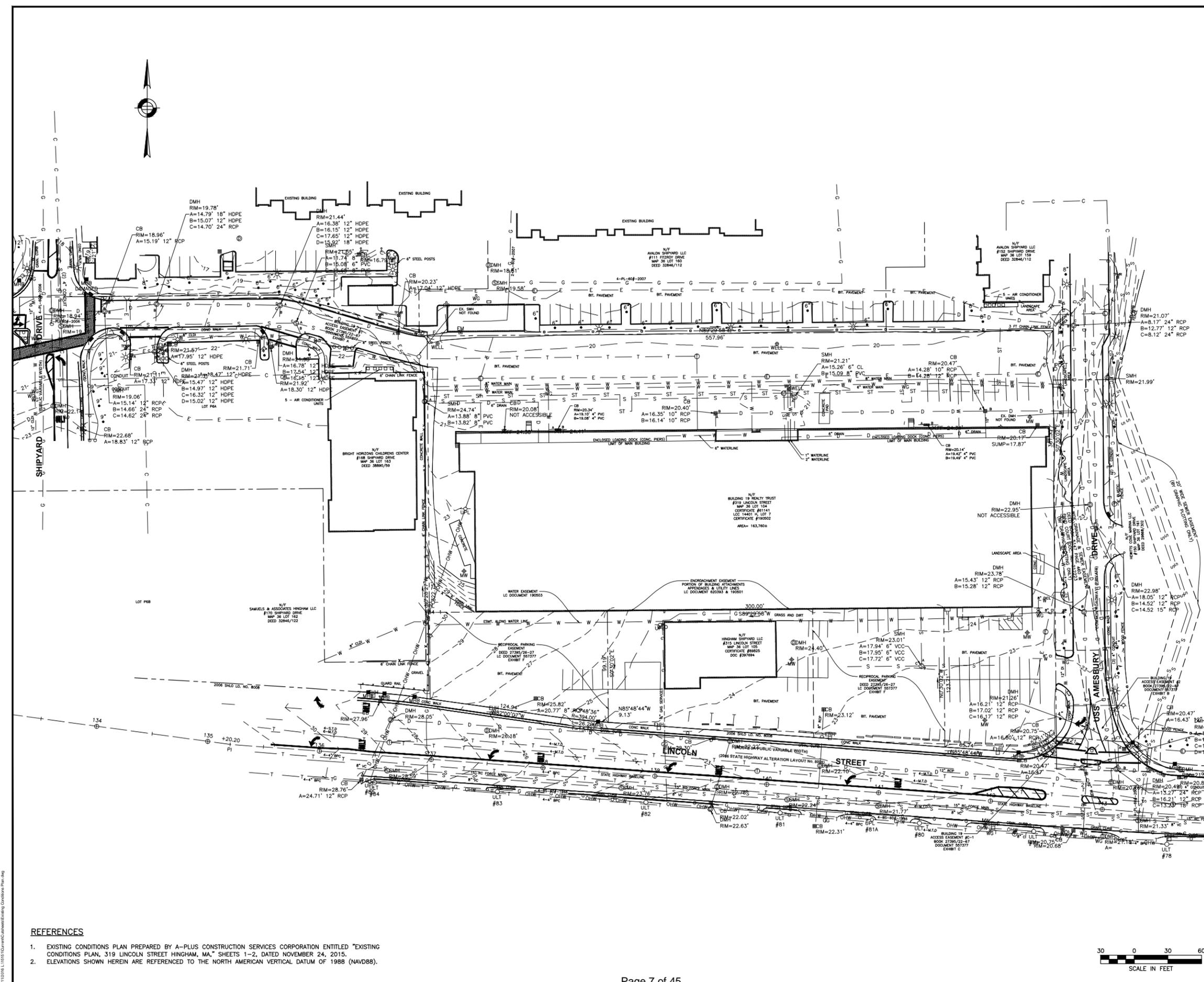
NO	BY	DATE	DESCRIPTION



COMPREHENSIVE PERMIT APPLICATION

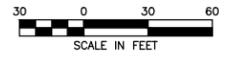
EXISTING CONDITIONS PLAN

DATE:	2/1/16
PROJECT NUMBER:	2015151
DESIGNED BY:	
DRAWN BY:	HH/MC
CHECKED BY:	RL
	C1.00
	SHEET 1 OF 2



REFERENCES

- EXISTING CONDITIONS PLAN PREPARED BY A-PLUS CONSTRUCTION SERVICES CORPORATION ENTITLED "EXISTING CONDITIONS PLAN, 319 LINCOLN STREET HINGHAM, MA," SHEETS 1-2, DATED NOVEMBER 24, 2015.
- ELEVATIONS SHOWN HEREIN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



Report on Existing Site Conditions

In accordance with Section 2.E.2 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, this report summarizes the following existing conditions at the site, located on Lincoln Street in Hingham (the "Site"), as further documented in the preliminary site development plans (the "Preliminary Site Plans"):

1. Topography and elevations
2. Zoning district(s)
3. Existing buildings
4. Driveways and streets
5. Existing sewer connections
6. Wetlands
7. Character of surroundings and open areas
8. Parking and traffic patterns

1. Topography and elevations:

Topography and elevations on the 3.8-acre Site and surrounding area are shown on the Existing Conditions Plan within the Preliminary Site Development Plans. Change in elevation is approximately 10 feet over the entire Site, ranging from elevation 30 feet +/- along the southwest corner to elevation 20 feet +/- along the northern edge of the Site.

2. Zoning districts

The Site is located in the Industrial District as shown on the Town of Hingham Zoning Map, as incorporated within the Town of Hingham Zoning By-law.

3. Existing buildings

As shown on the Existing Conditions Plan within the Preliminary Site Development Plans, the Site is completely developed with impervious surface parking areas and an existing warehouse/retail/office/distribution structure used by Building # 19. The retail and warehouse/distribution uses ceased operations in November of 2014, whereas limited office use continues to this day.

4. Driveways and streets

As shown on the Existing Conditions Plan within the Preliminary Site Development Plans, the Site is located on Lincoln Street at the intersection with Amesbury Drive and is immediately adjacent to the Hingham Shipyard. The site is accessed by three existing access points, including a curb cut on Lincoln Street, a curb cut on Amesbury Drive, and an access roadway that connects the Site to Shipyard Drive East.

5. Existing sewer connections

The Site is currently connected to existing sewer infrastructure within Hingham Shipyard as well as the Town-owned infrastructure adjacent to Amesbury Drive. AvalonBay will be sending its sewer flows to the Town-owned infrastructure adjacent to Amesbury Drive, which is anticipated to require upgrades to accept the new sewer flows.

6. Wetlands

There are no known wetlands near the Project Site. Currently nearly all of the site is covered with impervious surfaces including asphalt paving and existing structures.

7. Character of surroundings and open areas

To the west of the Site is a Bright Horizons day care center and a currently-undeveloped retail location at the intersection of Lincoln Street and Shipyard Drive East. To the north of the Site is Avalon at the Hingham Shipyard which was developed by and is owned and operated by AvalonBay. To the east is Bradley Woods, a neighborhood of single-family homes. To the south is Lincoln Street / Route 3A.

The Site is immediately adjacent to the Hingham Shipyard, offering residents convenient walkable access to shops, entertainment, services, and multiple transportation options including bus and boat service.

There is a recreational open space located approximately 800 feet northeasterly of the site and a conservation and recreation open space about 950 feet northwesterly within the Hingham Shipyard. The Site is a short distance from several existing open spaces. Hewitts Cove/Bouve Conservation Area is located approximately 1/4 mile north of the Site. There is also recreational open space located approximately 800 feet northeasterly of the site and a conservation and recreation open space about 950 feet northwesterly within the Hingham Shipyard. Stodders Neck and Bear Cove Park are both located a little over 1/2 mile to the west.

8. Parking and traffic patterns

The Site is located at the northwest corner of the intersection at Lincoln Street and Amesbury Drive. Lincoln Street, also known as Massachusetts Route 3A.

The Project will provide approximately 411 parking spaces for the 250 residential units, which corresponds to a parking ratio of approximately 1.6 spaces per unit. The parking supply is expected to be more than adequate to serve the residents and visitors of the Project given its convenient location with respect to public transportation, ferry service and commercial uses. As a comparison, the existing Avalon at the Hingham Shipyard residential units located adjacent to the site are only utilizing approximately 1.5 spaces per unit taking into account current residential parking demand and visitor parking. This is consistent with the US Census 2014 American Community Survey data that indicates that there is only 1.49 vehicles per household in this area of Hingham.

The Project site will be primarily accessed via the signalized intersection at Route 3A/Shipyard Drive East. Secondary access will be provided via the right-turn restricted USS Amesbury Drive. The Project plans to retain the right-turn restrictions at USS Amesbury Drive.

Proposed improvements to the road conditions include signal timing adjustments to the intersections near the Site along Lincoln Street. In addition, proposed improvements to various lower-performing intersections in the area are being further studied.

Preliminary Scaled Architectural Drawings

In accordance with Section 2.E.3 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, preliminary scaled architectural drawings for each building including typical floor plans, typical elevations and sections, and identifying construction type and typical materials specifications and exterior finish have been provided (the "Comprehensive Permit Preliminary Architectural Plan") by separate attachment, and such plans are incorporated into and made part of this application:

- Preliminary Garage Plan
- Preliminary Courtyard Floor Plan
- Preliminary Typical Floor Plan
- Typical Rendered Perspective
- Typical Rendered Elevations

Architectural Description:

The Avalon Hingham Shipyard II project is organized around two elevated courtyards, one facing south towards Lincoln Street and the other facing north towards the water. The main building entry consists of a large lobby/leasing area and a fitness center at grade, to activate the building corner and screen the parking behind from public view. There is guest parking at the entry corner and landscaping as well.

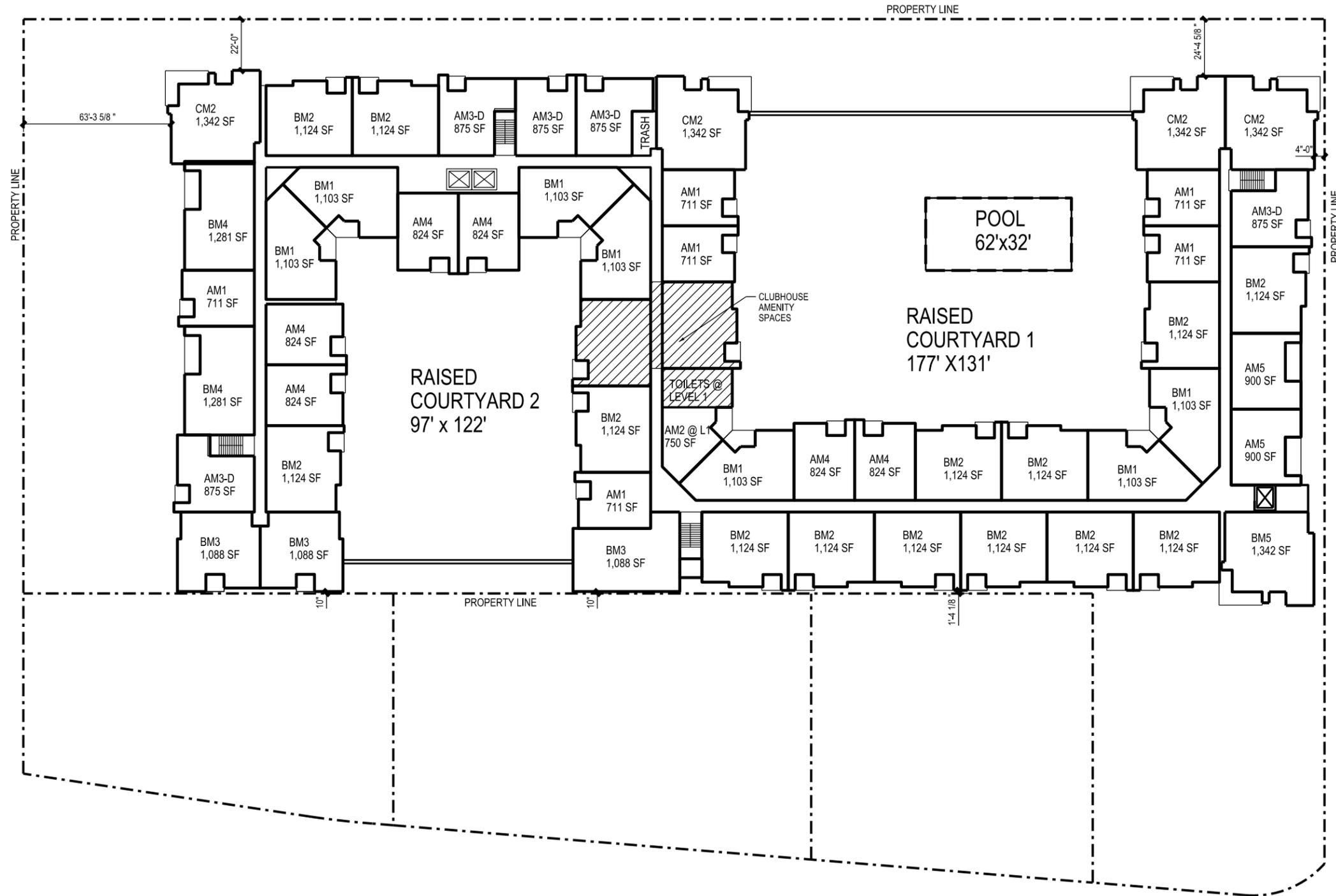
Along the west side of the property, a series of seventeen one-story parking garages will provide tenants with an additional parking amenity, while also screening the parking from the adjacent property.

The elevations are well-articulated and have a series of deep balcony recesses to provide relief and shadow, in addition to private outdoor space for each unit. Each balcony is designed to feel open, with metal guardrails to further give the project a strong residential scale.

The materials are generally a mix of fiber cement panels with reveals and fiber-cement and vinyl siding, with accents of metal and composite panels at prominent areas such as entries and canopies. There are large windows in each unit, with most windows being double-ganged to provide lots of natural light to the units. The exterior wall at the balconies consists of large doors to further open up the units to the exterior context and views.

In order keep the overall building in concert with the character of other buildings within the Shipyard, the building is designed with a flat-roof approach, consisting of gently sloped trusses sloped to roof drains in the middle of the building.

There will be landscaping all around the building and at the main building entry and parking area. In addition, the elevated courtyards will be extensively landscaped courtyards, one of which will contain the pool.



CUBE 3
STUDIO
architecture interiors planning
360 Merrimack Street Lawrence, MA 01843
phone: 978.689.9900 www.cube3studio.com

PRELIMINARY - NOT FOR CONSTRUCTION
LEVEL 2 COURTYARD PLAN

PROJECT: Avalon Bay Communities - Hingham Shipyard 2 Residences
Lincoln Street, Hingham, MA

SUBJECT: Level 2 - Courtyard Level Plan

SCALE: 1/50"=1'-0"

RELATED DWG: -

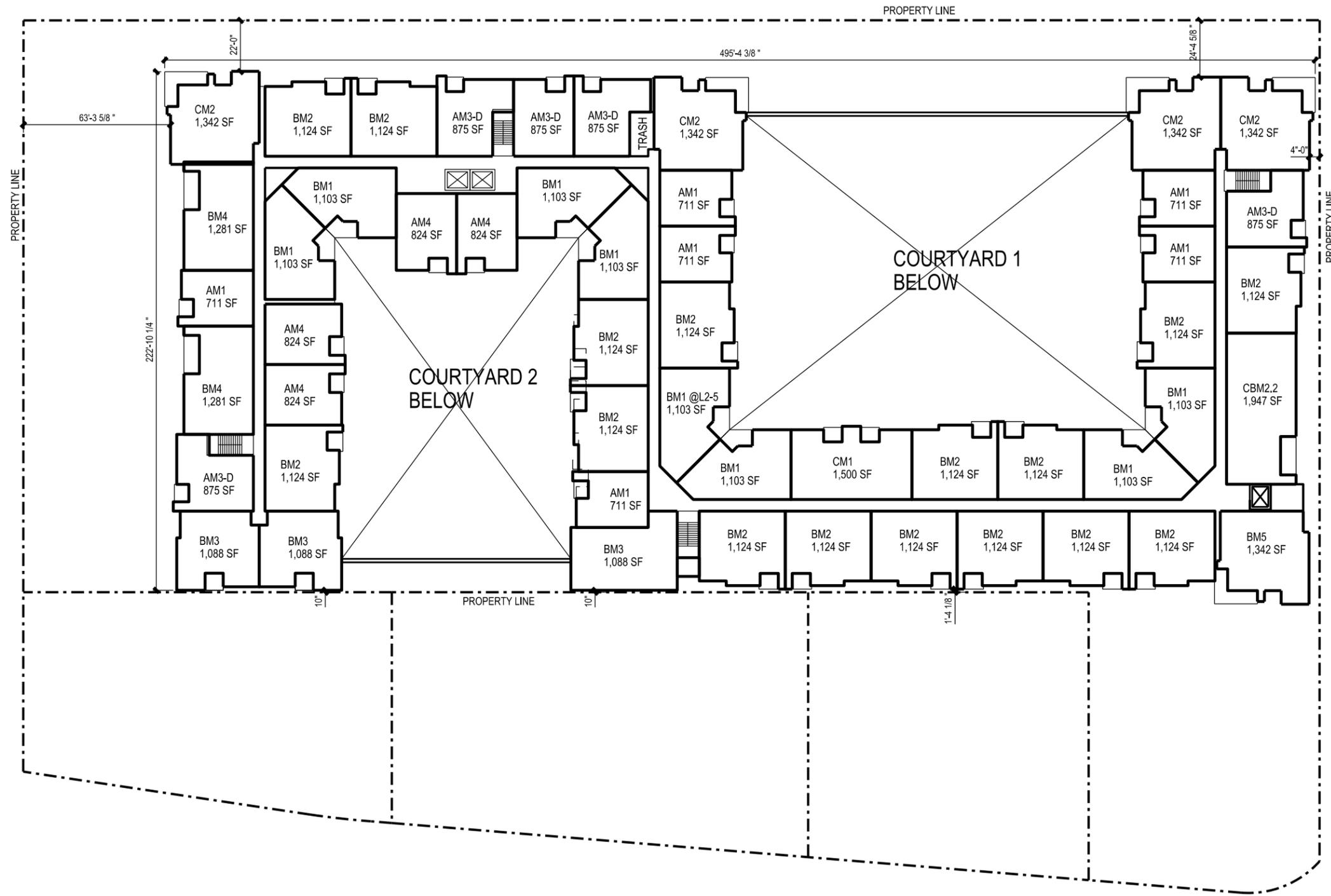
PROJECT No. 15065.00

BULLETIN No. -

DRAWN BY: DPC **SKETCH No.**

CHK'D BY: DPC **SKA-002**

DATE: 12/17/15



CUBE 3
STUDIO
architecture interiors planning
360 Merrimack Street Lawrence, MA 01843
phone: 978.989.9900 www.cube3studio.com

PRELIMINARY - NOT FOR CONSTRUCTION
TYPICAL LEVEL PLAN (3-6)

PROJECT: Avalon Bay Communities - Hingham Shipyard 2 Residences
Lincoln Street, Hingham, MA

SUBJECT: Level 3 & 4 - Typical Level Plan

SCALE:	1/50"=1'-0"
RELATED DWG:	-
PROJECT No.	15065.00
BULLETIN No.	-
DRAWN BY: DPC	SKETCH No. SKA-003
CHK'D BY: DPC	
DATE: 12/17/15	











Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Tabulation of Proposed Buildings

In accordance with Section 2.E.4 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, a tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking, and other paved vehicular areas, and by open areas is provided below.

The following tabulation is provided in accordance with Section 3.2.4 of the Town of Hingham's Supplemental Rules for Comprehensive Permit:

Tabulation of Proposed Buildings	
a. Type of building	Mid-rise residential building Stand-alone single-car garages
b. Number of buildings	Mid-rise residential building (1) Garages (1 bldg of 17 separate garages)
c. Building size	Total building area: 518,356 s.f.
d. Number and size of units	(78) 1 bedroom units; 800 s.f. each (144) 2 bedroom units; 1,100 s.f. each (28) 3 bedroom units; 1,300 s.f. each
e. Building coverage (s.f. area and as % of lot)	106,935 s.f. 65.3%
f. Parking coverage (s.f. area and as % of lot)	46,999 s.f. 28.7%
g. Other paved acres (s.f. area and as % of lot)	N/A - all parking
h. Open space (s.f. area and as % of lot)	9,826 s.f. 6.0%
i. Total impervious area on lot (s.f. area and as % of lot)	153,934 s.f. 94.0%

% coverage calculations based on total lot size of 3.759 acres (163,760 s.f.)

Preliminary Utilities Plan

In accordance with Section 2.E.6 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, a preliminary utilities plan showing the proposed location and types of sewage, water, and drainage facilities including hydrants, electrical and gas lines, and exterior lighting is provided within the Preliminary Site Development Plans.

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Project Eligibility

In accordance with Section 2.E.7 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, MHP's preliminary determination of Project Eligibility under the Comprehensive Permit Rules (the "Project Eligibility Determination") has been provided by separate attachment and is incorporated into and made a part of this application.



February 4, 2016

Hingham Shipyard Avalon II, Inc.
c/o Mr. Lars Unhjem
Director of Development
AvalonBay Communities, Inc.
51 Sleeper Street, Suite 750
Boston, MA 02210

Re: Avalon Hingham Shipyard II, Hingham, MA (the "Project") - Determination of Project Eligibility under MHP's Permanent Rental Financing Program

Dear Mr. Unhjem:

This letter is in response to your request for a determination of Project Eligibility under the provisions of the Commonwealth of Massachusetts comprehensive permit process (M.G.L. Chapter 40B Sections 20-23, 760 C.M.R. 56, and the Massachusetts Department of Housing and Community Development's Comprehensive Permit Guidelines) (collectively, the "Comprehensive Permit Rules") for the above-referenced Project. The Project, as proposed in your application dated December 17, 2015, shall consist of two hundred and fifty (250) rental housing units, consisting of seventy-eight (78) one-bedroom units, one hundred forty-four (144) two-bedroom units and twenty-eight (28) three-bedroom units located in one six-story building on 3.8 acres at 319 Lincoln Street in Hingham, Massachusetts. Parking for 411 cars will be provided in both garage and surface spaces. The Project will also include two raised courtyards, a wading pool, and a fitness center.

In connection with your request, and in accordance with the Comprehensive Permit Rules, MHP has performed an on-site inspection of the Project, and has reviewed initial pro forma and other pertinent information submitted by Hingham Shipyard Avalon II, Inc. (the "Applicant"), and has considered comments received from the Town of Hingham.

Issues raised by the Town of Hingham relative to traffic and public safety, wastewater treatment and drainage, parking, and building design and landscaping details, are appropriately addressed through the comprehensive permit process. We understand that the issue of trespassing, voiced in connection with the Avalon Shipyard I development, will be addressed outside the scope of the Chapter 40B process.

Based upon our review, we find the following:

- (i) The Project, as proposed, appears generally eligible under the requirements of MHP's Permanent Rental Financing Program (the "Program"), certain terms of which are set forth on Exhibit A, attached hereto, subject to final approval.
- (ii) The site of the proposed Project is generally appropriate for multifamily residential development. The location on Route 3A provides access to MBTA commuter boat and rail, bus transportation, nearby retail, as well as the Hingham downtown commercial and municipal services and I-93 and Route 3 employment areas.

The Town of Hingham's Subsidized Housing Inventory (SHI) is at 6.3%. The Town does not have an approved Housing Production Plan (HPP), but it does have a draft Master Plan (2014) that identifies the Project site as appropriate for

160 Federal Street
Boston, Massachusetts 02110
Tel: 617-330-9955
Fax: 617-330-1919

462 Main Street
Amherst, Massachusetts 01002
Tel: 413-253-7379
Fax: 413-253-3002

www.mhp.net

multifamily development. The Hingham Zoning By-Law authorizes, by special permit, multifamily residential structures in the Industrial District in which the Project site is located, however, the proposed Project is not eligible for a special permit due to the land area requirements.

- (iii) The proposed conceptual Project design is generally appropriate for the site. The design of the Project is similar to other precedents in the area. The proposed building form is designed to meaningfully treat the bulk and form in ways that mitigate its dimensions. This is accomplished through the articulation of the building shape and form of the upper stories, inclusion of internal courtyards on the podium platform, and with the proposed detailing of the façade treatments and design.

MHP recommends that the final plans for the Project address the following:

- Pedestrian access improvements with sidewalks/walkways across the site, and connecting the site to the redevelopment district to make the pedestrian ways attractive and comfortable.
 - If the lot fronting on Lincoln Street is included, it is suggested that the proposed building be moved further towards Lincoln Street and create a greater buffer with additional pedestrian improvements in the rear.
 - Include a landscape architect on the design team. Have the landscape architect consider site buffers, landscaping, grading, and green walls on the grade level around the parking areas and in the courtyards.
 - Affordable units should be distributed so the units have views to both the north and south, and to both courtyards.
 - If the Applicant is successful in acquiring the additional lot on Lincoln Street, a playground should be included. While there are nearby playgrounds, and the raised courtyards can serve as play areas for children, if the additional lot is not acquired, a play area or program element identified for children should be provided.
 - Access from Lincoln Street is restricted onto USS Amesbury Drive and vehicle access to the Project will be coming from Shipyard Drive and across the easement. Consequently, the rear access drive on the north side of the property should be considered a full access drive rather than just emergency access and fire lane as indicated on the conceptual plans.
- (iv) Based upon comparable rentals and potential competition from other projects, the proposed Project appears financially feasible within the Hingham area market.
- (v) The Project appears financially feasible on the basis of estimated development and operating costs set forth in the initial pro forma provided by the Applicant and a land value determination consistent with the Comprehensive Permit Rules. In addition, the Project budgets are consistent with the Comprehensive Permit Rules relative to cost examination and limitations on profit and distributions.
- (vi) The Project will be owned by the Applicant, a single-purpose affiliate of AvalonBay Communities, Inc., and will be subject to MHP's limited dividend requirements. The Applicant meets the general eligibility standards of the Program; and

- (vii) The Applicant controls the site through an Assignment and Assumption Agreement.

This letter is intended to be a written preliminary determination of Project Eligibility under the Comprehensive Permit Rules, establishing fundability by a subsidizing agency under a low and moderate income housing subsidy program, which qualifies the Project for consideration for a Comprehensive Permit under M.G.L. Chapter 40B.

This preliminary determination of eligibility is subject to final review of eligibility and final approval by MHP, and is expressly limited to the specific Project proposed in the request for determination of Project Eligibility submitted to MHP and subject to the minimum affordability and additional requirements set forth in Exhibit A hereto. The requirements of the Comprehensive Permit must not result in a loan to value ratio exceeding MHP requirements. Changes to the proposed Project, including without limitation, alterations in unit mix, proposed rents, development team, unit design, development costs and/or income restrictions may affect eligibility and final approval. Accordingly, you are encouraged to keep MHP informed of the status and progress of your application for a Comprehensive Permit and any changes to the Project that may affect program eligibility and/or financial projections. In addition, MHP requires that it be notified (1) when the applicant applies to the local ZBA for a comprehensive permit; (2) when the ZBA issues a decision; and (3) when any appeals are filed.

Please note that this preliminary determination of Project Eligibility is not a commitment or guarantee of or by MHP for financing, either expressed or implied, and, in the event that you determine not to apply to MHP for permanent financing and/or in the event that your application for permanent financing with MHP is denied, this letter shall be of no further force and effect. Also, please note that this letter shall be of no force or effect if the applicant has not filed for a Comprehensive Permit within two years of the date of this letter.

Final review and approval under the Comprehensive Permit Rules will be undertaken by MHP only in conjunction with an application to MHP for permanent mortgage financing for the Project. After the issuance of a Comprehensive Permit for the Project, MHP would be pleased to entertain a request for permanent mortgage financing pursuant to and in accordance with MHP's standard underwriting process. At that time, MHP shall require a complete loan application, a copy of the decision of the ZBA and any amendments thereto, a copy of the decision, if any, by the Housing Appeals Committee and revised preliminary plans and designs, if applicable, as well as such additional documents and information as is required as part of the loan underwriting process.

Should you have any comments or questions concerning this letter, please contact Amanda Roe, Senior Loan Officer, at 857-317-8559 or at aroe@mhp.net.

Sincerely,



Amanda Roe
Senior Loan Officer

cc: Roberta Rubin, Chief Counsel, Department of Housing and Community Development
Paul K. Healey, Chairman, Town of Hingham, Office of Selectmen
Ted C. Alexiades, Town Administrator
Joseph M. Fisher, Chairman, Hingham Zoning Board of Appeals

EXHIBIT A

Affordability Requirements:

At least sixty-three (63) of the units must be affordable to households earning up to eighty percent (80%) of the median area income. Such units shall include twenty (20) one-bedroom apartments, thirty-six (36) two-bedroom apartments and seven (7) three-bedroom apartments. The affordability requirements will be documented through an affordable housing agreement that will be recorded prior to the mortgage and shall create covenants running with the Property for a minimum period of thirty (30) years. Comprehensive permit requirements may extend the affordability requirements beyond the initial 30-year term.

Limited Dividend Policy:

The owner must comply with MHP's limited dividend policy.

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Listing of Requested Exceptions / Waivers

In accordance with Section 2.E.8 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, a list of requested exceptions to local requirements, codes, bylaws, and regulations is provided herein.

Zoning Requirements - Industrial District			
Criteria	Required	Proposed	Waiver Required
Use	Per Section III-A Schedule of Uses	Multi-Unit Development	X
Minimum Lot Area	80,000 s.f.	163,753 s.f.	
Minimum Lot Frontage	200 ft.	160.27 ft. and 103.56 ft. Lincoln St.; 361.35 ft. USS Amesbury Dr.	X
Maximum Building Height	-	69'-11"	
Maximum Stories	3	6	X
Maximum Building Coverage	40%	62.3%	X
Maximum Floor Area Ratio	0.35 ¹	1.94	X
Minimum Front Yard	40 ft.	84.5 ft. Lincoln St.; 1.9 ft. USS Amesbury Dr.	X
Minimum Side Yard	25 ft.	0 ft.	X
Minimum Rear Yard	25 ft.	-	
Section IV-B.1. Special Requirements to Schedule of Dimension Requirements	No building, structure, parking area, or septic system shall be constructed within 100 ft. of a residence district.	Building will be constructed within 100 ft. of a residence district.	X
Section IV-B.3. Special Requirements to Schedule of Dimension Requirements	Screening requirements for outdoor storage space. Green strip requirements for lots abutting land residentially zoned.	N/A	
Section IV-B.6. Special Requirements to Schedule of Dimension Requirements	Site Plan Review	Project will be submitted for Site Plan Review	

Note:

1. 0.50 Allowed by Special Permit A2.

Zoning Requirements - Section IV-E Multi-Unit Development¹			
Criteria	Required	Proposed	Waiver Required
Section IV-E.1.a. Minimum land within any parcel	5 acres	3.759 acres	X
Section IV-E.1.b. Average number of units per acre	8 units/acre	66 units/acre	X
Section IV-E.1.c. The shortest distance between any two structures	35 ft.	35 ft.	
Section IV-E.1.d. Unpaved, landscaped and/or left natural living space	2,000 s.f./unit	40 s.f./unit	X
Section IV-E.1.e. In addition to Section IV-E.1.d., open space/unit	1,000 s.f. /unit	189 s.f./unit	X
Section IV-E.1.f. Landscaped side or rear yard buffer area adjacent to each property line with a natural barrier	50 ft. with a natural barrier height of 10 ft.	0	X
Section IV-E.1.g. Site areas equipped for organized recreational activities not to be included in the buffer area.	300 s.f./unit	141 s.f./unit	X
Section IV-E.1.h. Each unit shall consist of at least one room, exclusive of hall, kitchen and bathroom, and there shall be at least 525 square feet of enclosed floor space for a one-room unit. For each additional room an additional 125 square feet shall be required.	525 s.f. of enclosed floor space for a one-room unit. For each additional room an additional 125 s.f.	1 bed/1 bath = 800 s.f. 2 bed/2 bath = 1,100 s.f. 3 bed/2 bath = 1,300 s.f.	
Section IV-E.1.i. Parking spaces/unit. Spaces shall be within 200 ft. of the intended users. No parking shall be permitted within the buffer area. In addition to the required parking spaces, dedicated guest spaces shall be required.	2 parking spaces/unit Guest spaces not to exceed 10% of the total number of space required	1.66/unit 0 additional guest spaces	X
Section IV-E.5. a. For projects with more than 6 units/acre, at least fifteen (15%) of such units shall be Low or Moderate Income Housing.	15%	25%	

Section IV-E.5.b. Any unit in a Garden Apartment or Apartment House development intended as Low or Moderate Income	525 s.f. of enclosed floor space for a one-room unit.	1 bed/1 bath = 800 s.f. 2 bed/2 bath =	
Housing shall have the minimum square footage set forth in subsection 1.h hereof.	For each additional room an additional 125 s.f.	1,100 s.f. 3 bed/2 bath = 1,300 s.f.	
Section IV-E.5.c. The number of studio, one, two, or three bedroom Low and Moderate Income units shall be in direct proportion to the such dwelling rate market units within the development		Will Comply.	

Note:

1. Select criteria are listed in the table from Section IV-E of the Hingham Massachusetts Zoning By-Law. The project will comply with the criteria not listed.

Zoning Requirements - Section V-A Off-Street Parking Requirements			
Criteria	Required	Proposed	Waiver Required
Residential Use	2 spaces/unit	1.66 spaces/unit	X
Standard Parking Spaces	Width 9 ft. Length 18 ft. with overhang 20 ft. without overhang	Width 9 ft. Length 18 ft. without overhang	X
Loading Spaces	Width 12 ft. Height Clearance 14 ft.	Service Aisle Width 22 ft. minimum Height clearance N/A	
Aisle Width	90 degree 24 ft.	Garage: 90 degree 22 ft. Visitor Parking Lot: 90 degree 24 ft.	X
Minimum Driveway Widths	One way 12 ft. Two way 20 ft.	24 ft. minimum	
Trees	1 live tree per 10 spaces	TBD	X

In addition to the foregoing exceptions, the Applicant hereby requests that all exceptions from, and permits under, the Hingham Zoning Bylaw and all other applicable bylaws, regulations, and local requirements of the Town of Hingham be granted pursuant to its application, as may be necessary so that the Project can be built in accordance with the submitted plans.

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Plot Plan

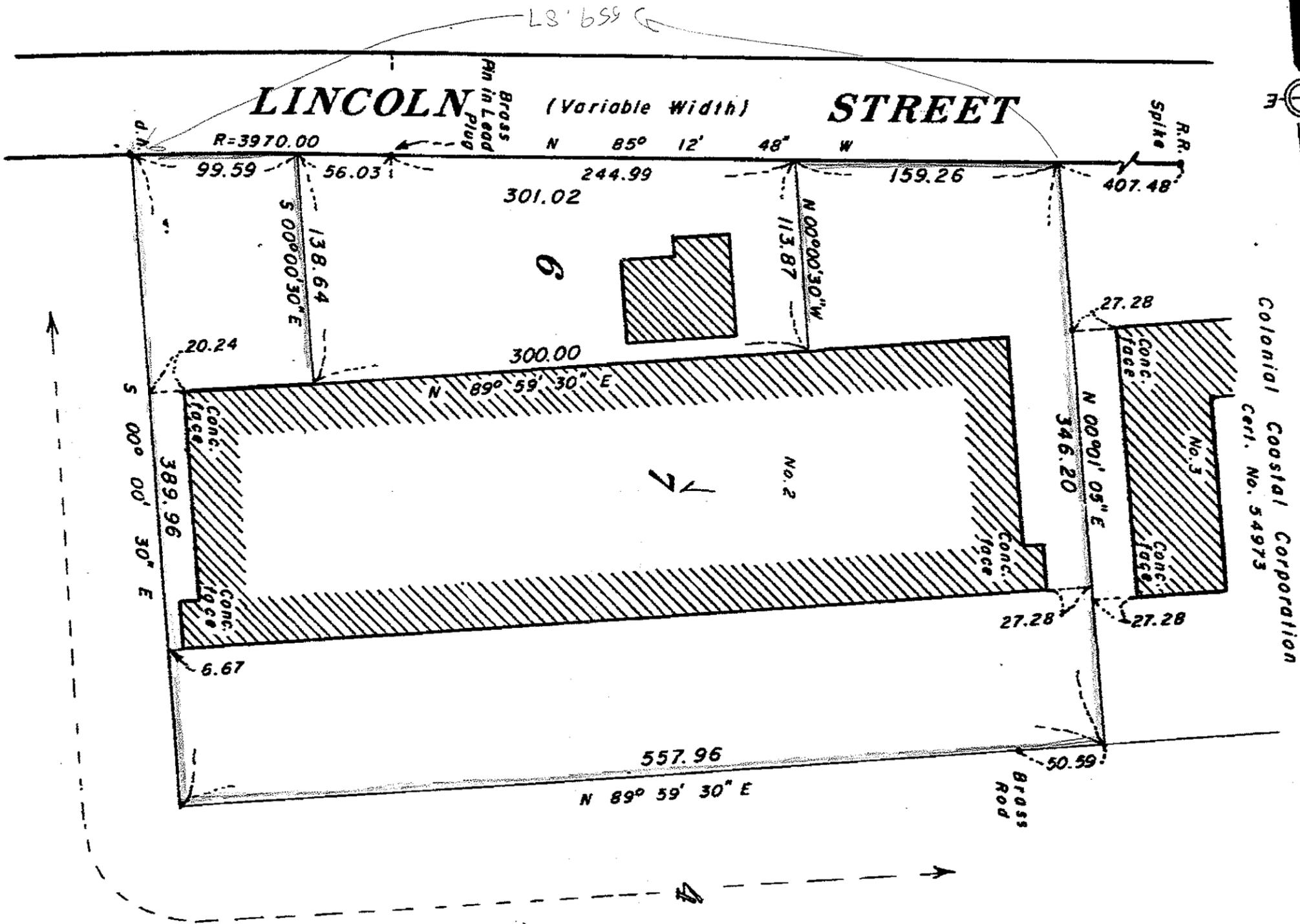
In accordance with Section 2.E.9 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, the recorded plan of the property is provided herein.

MAR 28 1979

SUBDIVISION PLAN OF LAND IN HINGHAM
Perkins Engineering, Inc., Surveyors

June 28, 1978

14401H



Subdivision of Part of Lot 3
 Shown on Plan 14401G Sheet 1
 Filed with Cert. of Title No. 54973
 Registry District of Plymouth County

Separate certificates of title may be issued for land
 shown hereon as Lots 6 and 7
 By the Court.

THIS PLAN FILED WITH
 CERTIFICATE NO. 61140

Copy of part of plan
 filed in
LAND REGISTRATION OFFICE
 NOV. 16, 1978
 Scale of this plan 80 feet to an inch
 R.L. Woodbury, Engineer for Court

NOV. 16, 1978
 R. F. [Signature]
 Deputy Recorder

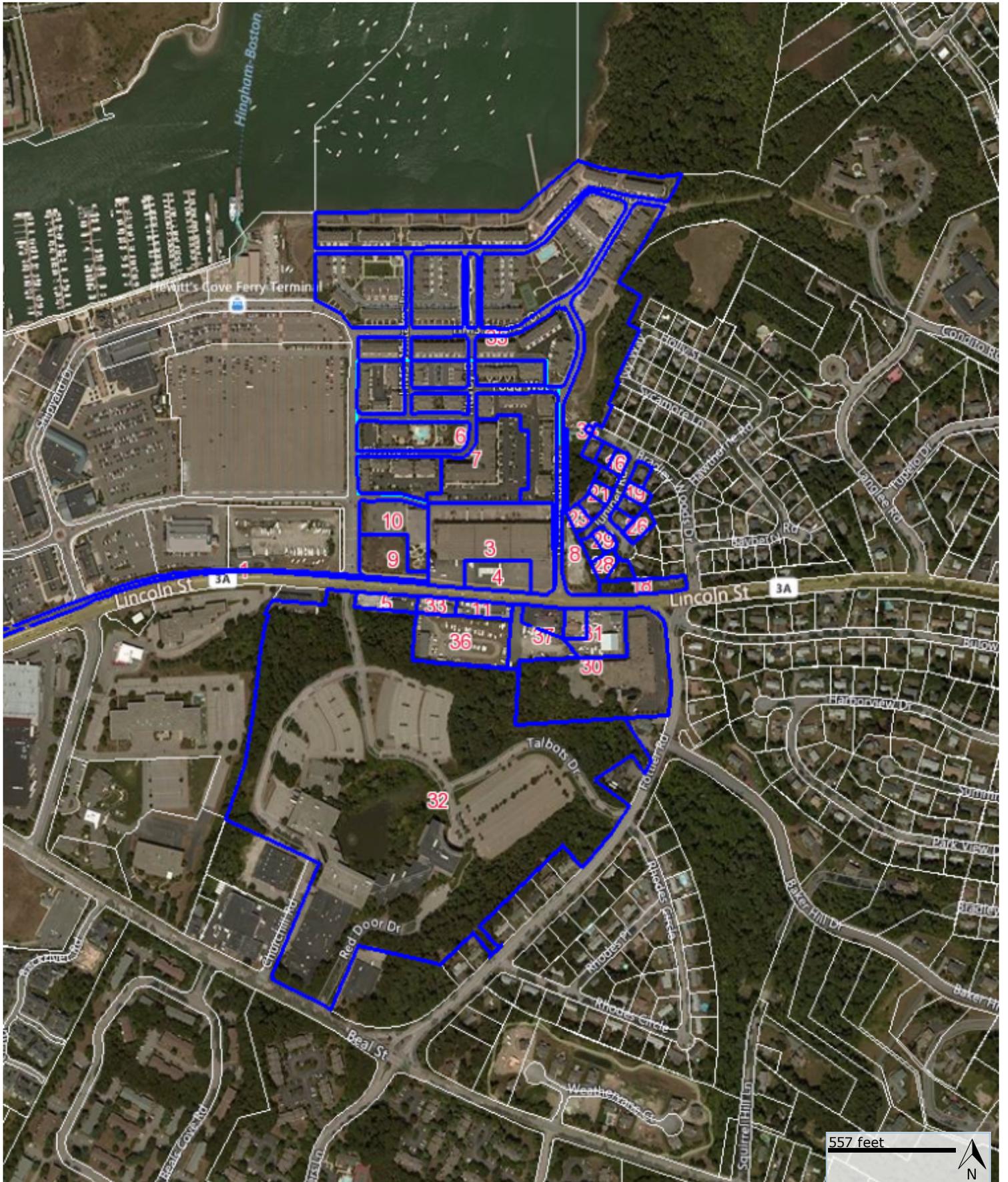
Form ICR-S-3, 2500-4-78

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Certified List of Abutters

In accordance with Section 2.E.10 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, a map of the area indicating abutters and a list of abutters to the Site is provided herein.

In accordance with Section 2.H of the Town of Hingham Rules and Regulations for Comprehensive Permits, the Applicant hereby requests in writing at the time of filing a waiver of the non-statutory requirement that the Abutters List be certified prior to submission of the Comprehensive Permit Application. Certification of the abutters list provided herein will be pursued immediately.



1

APN	HING M:36 B:0 L:87	SITE ADDR	4 JUNIPER RD	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	VALENTINE, CAROL	Owner Address	4 JUNIPER RD
DATE TRANSFER	2003/09/17 00:00:00	VALUE TRANSFER	425000	BUILDING SQUARE FEET	1616
LOT ACREAGE	0.17	Aggregated Acreage	0.17	Aggregated Group	100660192_199957933
Aggregated Lot Count	1	LOT SQUARE FEET	7254	NUMBER OF UNITS	1
YEAR BUILT	1945	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

2

APN		SITE ADDR		SITE CITY	
SITE ZIP		OWNER NAME 1		Owner Address	
DATE TRANSFER		VALUE TRANSFER		BUILDING SQUARE FEET	
LOT ACREAGE	0.8517	Aggregated Acreage	0.8517	Aggregated Group	509655512_187
Aggregated Lot Count	1	LOT SQUARE FEET	37100	NUMBER OF UNITS	
YEAR BUILT		Zoning		STANDARD USE CODE CATEGORY DESC	
STANDARD USE CODE DESC					

3

APN	HING M:36 B:0 L:104	SITE ADDR	319 LINCOLN ST	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	BUILDING 19 RT	Owner Address	319 LINCOLN ST
DATE TRANSFER	1986/01/27 00:00:00	VALUE TRANSFER	1405360	BUILDING SQUARE FEET	79230
LOT ACREAGE	3.79	Aggregated Acreage	3.79	Aggregated Group	100660192_199957916
Aggregated Lot Count	1	LOT SQUARE FEET	165092	NUMBER OF UNITS	
YEAR BUILT	1942	Zoning		STANDARD USE CODE CATEGORY DESC	INDUSTRIAL
STANDARD USE CODE DESC	WAREHOUSE, STORAGE				

4

APN	HING M:36 B:0 L:105	SITE ADDR	315 LINCOLN ST	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	HINGHAM SHIPYARD LLC	Owner Address	24 SHIPYARD DR
DATE TRANSFER	1996/06/28 00:00:00	VALUE TRANSFER	3000000	BUILDING SQUARE FEET	5320
LOT ACREAGE	0.74	Aggregated Acreage	1.765512	Aggregated Group	100660192_199957920
Aggregated Lot Count	2	LOT SQUARE FEET	32322	NUMBER OF UNITS	1
YEAR BUILT	1970	Zoning		STANDARD USE CODE CATEGORY DESC	COMMERCIAL
STANDARD USE CODE DESC	SERVICE STATION, GAS STATION				

5

APN	HING M:36 B:0 L:11	SITE ADDR	326 LINCOLN ST	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	326 LINCOLN LLC	Owner Address	118 BEACH ST
DATE TRANSFER	2010/03/26 00:00:00	VALUE TRANSFER	450000	BUILDING SQUARE FEET	3416
LOT ACREAGE	0.4	Aggregated Acreage	0.4	Aggregated Group	100660192_199957856
Aggregated Lot Count	1	LOT SQUARE FEET	17424	NUMBER OF UNITS	
YEAR BUILT	1968	Zoning		STANDARD USE CODE CATEGORY DESC	COMMERCIAL
STANDARD USE CODE DESC	DEPARTMENT STORE				

6

APN	HING M:36 B:0 L:159	SITE ADDR	152 SHIPYARD DR	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	AVALON SHIPYARD LLC	Owner Address	671 GIEBE RD # 800
DATE TRANSFER	2006/06/12 00:00:00	VALUE TRANSFER	5110393	BUILDING SQUARE FEET	
LOT ACREAGE	9.94	Aggregated Acreage	9.94	Aggregated Group	509655512_190
Aggregated Lot Count	1	LOT SQUARE FEET	432986	NUMBER OF UNITS	
YEAR BUILT	2008	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	MULTI-FAMILY RES (5+ UNITS)				

7

APN	HING M:36 B:0 L:160	SITE ADDR	111 FITZROY DR	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	AVALON SHIPYARD LLC	Owner Address	671 N GIEBE RD # 800
DATE TRANSFER	2006/06/12 00:00:00	VALUE TRANSFER	5110393	BUILDING SQUARE FEET	108312
LOT ACREAGE	2.96	Aggregated Acreage	2.96	Aggregated Group	100660192_199957917
Aggregated Lot Count	1	LOT SQUARE FEET	128938	NUMBER OF UNITS	91
YEAR BUILT	2008	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	MULTI-FAMILY RES (5+ UNITS)				

8

APN	HING M:36 B:0 L:161	SITE ADDR	150 AMESBURY DR	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	HEWITTS COVE MARINA LLC	Owner Address	24 SHIPYARD DR
DATE TRANSFER	2005/01/20 00:00:00	VALUE TRANSFER		BUILDING SQUARE FEET	
LOT ACREAGE	1.2	Aggregated Acreage	1.765512	Aggregated Group	100660192_199957920
Aggregated Lot Count	2	LOT SQUARE FEET	52272	NUMBER OF UNITS	
YEAR BUILT		Zoning		STANDARD USE CODE CATEGORY DESC	VACANT LAND
STANDARD USE CODE DESC	COMMERCIAL				

9

APN	HING M:36 B:0 L:162	SITE ADDR	170 SHIPYARD DR	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	SAMUEL & ASSOC HINGHAM LLC	Owner Address	333 NEWBURY ST
DATE TRANSFER	2006/06/12 00:00:00	VALUE TRANSFER	12755000	BUILDING SQUARE FEET	
LOT ACREAGE	1.29	Aggregated Acreage	1.021941	Aggregated Group	100660192_199957857
Aggregated Lot Count	1	LOT SQUARE FEET	56192	NUMBER OF UNITS	
YEAR BUILT		Zoning		STANDARD USE CODE CATEGORY DESC	VACANT LAND
STANDARD USE CODE DESC	COMMERCIAL				

10

APN	HING M:36 B:0 L:163	SITE ADDR	168 SHIPYARD DR	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	BRIGHT HORIZONS CHILDR	Owner Address	200 TALCOTT AVE
DATE TRANSFER	2010/08/25 00:00:00	VALUE TRANSFER	1750000	BUILDING SQUARE FEET	10000
LOT ACREAGE	1.29	Aggregated Acreage	1.29	Aggregated Group	100660192_199957852
Aggregated Lot Count	1	LOT SQUARE FEET	56192	NUMBER OF UNITS	1
YEAR BUILT	2010	Zoning		STANDARD USE CODE CATEGORY DESC	MISCELLANEOUS
STANDARD USE CODE DESC	SCHOOL				

11

APN	HING M:36 B:0 L:18	SITE ADDR	310 LINCOLN ST	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	ANGED RT	Owner Address	24 CHURCH ST
DATE TRANSFER	2003/09/18 00:00:00	VALUE TRANSFER	100000	BUILDING SQUARE FEET	3912
LOT ACREAGE	0.39	Aggregated Acreage	1.316989	Aggregated Group	100660192_199957922
Aggregated Lot Count	2	LOT SQUARE FEET	16988	NUMBER OF UNITS	
YEAR BUILT	1967	Zoning		STANDARD USE CODE CATEGORY DESC	COMMERCIAL
STANDARD USE CODE DESC	DEPARTMENT STORE				

12

APN	HING M:36 B:0 L:20	SITE ADDR	300 LINCOLN ST	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	OCEAN KAI INC	Owner Address	300 LINCOLN ST
DATE TRANSFER	1973/09/11 00:00:00	VALUE TRANSFER		BUILDING SQUARE FEET	4671
LOT ACREAGE	0.39	Aggregated Acreage	0.39	Aggregated Group	100660192_199957924
Aggregated Lot Count	1	LOT SQUARE FEET	16988	NUMBER OF UNITS	1
YEAR BUILT	1967	Zoning		STANDARD USE CODE CATEGORY DESC	COMMERCIAL
STANDARD USE CODE DESC	RESTAURANT, BAR, FOOD SERVICES				

13

APN	HING M:36 B:0 L:21	SITE ADDR	296 LINCOLN ST	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	OCEAN KAI RT	Owner Address	19 BULOW RD
DATE TRANSFER	1985/09/23 00:00:00	VALUE TRANSFER	125000	BUILDING SQUARE FEET	1949
LOT ACREAGE	0.28	Aggregated Acreage	0.28	Aggregated Group	100660192_199957925
Aggregated Lot Count	1	LOT SQUARE FEET	12197	NUMBER OF UNITS	1
YEAR BUILT	1960	Zoning		STANDARD USE CODE CATEGORY DESC	COMMERCIAL
STANDARD USE CODE DESC	DEPARTMENT STORE				

14

APN	HING M:36 B:0 L:64	SITE ADDR	24 BRADLEY WOODS DR	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	WINSLOW, JOSIAH K	Owner Address	24 BRADLEY WOODS DR
DATE TRANSFER	2010/06/23 00:00:00	VALUE TRANSFER	315000	BUILDING SQUARE FEET	2020
LOT ACREAGE	0.15	Aggregated Acreage	0.15	Aggregated Group	100660192_199957894
Aggregated Lot Count	1	LOT SQUARE FEET	6500	NUMBER OF UNITS	1
YEAR BUILT	1935	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

15

APN	HING M:36 B:0 L:65	SITE ADDR	22 BRADLEY WOODS DR	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	MANNION, JOHN J	Owner Address	22 BRADLEY WOODS DR
DATE TRANSFER	1997/10/20 00:00:00	VALUE TRANSFER	202000	BUILDING SQUARE FEET	1612
LOT ACREAGE	0.15	Aggregated Acreage	0.15	Aggregated Group	100660192_199957926
Aggregated Lot Count	1	LOT SQUARE FEET	6500	NUMBER OF UNITS	1
YEAR BUILT	1945	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

16

APN	HING M:36 B:0 L:66	SITE ADDR	1 JUNIPER RD	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	STONEBURNER, SUSAN A	Owner Address	1 JUNIPER RD
DATE TRANSFER	1988/09/27 00:00:00	VALUE TRANSFER		BUILDING SQUARE FEET	1301
LOT ACREAGE	0.16	Aggregated Acreage	0.16	Aggregated Group	100660192_199957927
Aggregated Lot Count	1	LOT SQUARE FEET	6914	NUMBER OF UNITS	1
YEAR BUILT	1945	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

17

APN	HING M:36 B:0 L:67	SITE ADDR	2 JUNIPER RD	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	RUHLMANN, ALLISON	Owner Address	
DATE TRANSFER	2011/05/27 00:00:00	VALUE TRANSFER	437000	BUILDING SQUARE FEET	1224
LOT ACREAGE	0.15	Aggregated Acreage	0.15	Aggregated Group	100660192_199957931
Aggregated Lot Count	1	LOT SQUARE FEET	6664	NUMBER OF UNITS	1
YEAR BUILT	1940	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

18

APN	HING M:36 B:0 L:7	SITE ADDR	2 BRADLEY WOODS DR	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	NGUYEN, HANH M	Owner Address	2 BRADLEY WOODS DR
DATE TRANSFER	2009/11/23 00:00:00	VALUE TRANSFER	340000	BUILDING SQUARE FEET	720
LOT ACREAGE	0.48	Aggregated Acreage	0.48	Aggregated Group	100660192_199957953
Aggregated Lot Count	1	LOT SQUARE FEET	20788	NUMBER OF UNITS	1
YEAR BUILT	1978	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

19

APN	HING M:36 B:0 L:100	SITE ADDR	12 JUNIPER RD	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	LAMLEIN, F ERIC	Owner Address	36 OTIS HILL RD
DATE TRANSFER	1989/03/01 00:00:00	VALUE TRANSFER	160000	BUILDING SQUARE FEET	1631
LOT ACREAGE	0.16	Aggregated Acreage	0.159466	Aggregated Group	100660192_199957956
Aggregated Lot Count	1	LOT SQUARE FEET	6941	NUMBER OF UNITS	1
YEAR BUILT	1940	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

20

APN	HING M:36 B:0 L:88	SITE ADDR	3 JUNIPER RD	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	ODONNELL, JOHN P	Owner Address	3 JUNIPER RD
DATE TRANSFER	1994/05/05 00:00:00	VALUE TRANSFER	162000	BUILDING SQUARE FEET	2514
LOT ACREAGE	0.15	Aggregated Acreage	0.148957	Aggregated Group	100660192_199957928
Aggregated Lot Count	1	LOT SQUARE FEET	6500	NUMBER OF UNITS	1
YEAR BUILT	1940	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

21

APN	HING M:36 B:0 L:89	SITE ADDR	5 JUNIPER RD	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	BALLOU, DENNIS J	Owner Address	5 JUNIPER RD
DATE TRANSFER	1998/08/18 00:00:00	VALUE TRANSFER	8000	BUILDING SQUARE FEET	1224
LOT ACREAGE	0.16	Aggregated Acreage	0.16	Aggregated Group	100660192_199957929
Aggregated Lot Count	1	LOT SQUARE FEET	6892	NUMBER OF UNITS	1
YEAR BUILT	1943	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

22

APN	HING M:36 B:0 L:90	SITE ADDR	7 JUNIPER RD	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	HOLMQUEST, CHARLES KIRK	Owner Address	7 JUNIPER RD
DATE TRANSFER	2009/10/01 00:00:00	VALUE TRANSFER	450000	BUILDING SQUARE FEET	2332
LOT ACREAGE	0.17	Aggregated Acreage	0.17	Aggregated Group	100660192_199957918
Aggregated Lot Count	1	LOT SQUARE FEET	7341	NUMBER OF UNITS	1
YEAR BUILT	1940	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

23

APN	HING M:36 B:0 L:91	SITE ADDR	9 JUNIPER RD	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	REISMAN, DAVID J	Owner Address	9 JUNIPER RD
DATE TRANSFER	1988/04/05 00:00:00	VALUE TRANSFER	250000	BUILDING SQUARE FEET	1589
LOT ACREAGE	0.19	Aggregated Acreage	0.19	Aggregated Group	100660192_199957919
Aggregated Lot Count	1	LOT SQUARE FEET	8185	NUMBER OF UNITS	1
YEAR BUILT	1940	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

24

APN	HING M:36 B:0 L:92	SITE ADDR	2 BIRCH CIR	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	RYAN, JULIE	Owner Address	2 BIRCH CIR
DATE TRANSFER	1997/03/28 00:00:00	VALUE TRANSFER	192500	BUILDING SQUARE FEET	1676
LOT ACREAGE	0.15	Aggregated Acreage	0.15	Aggregated Group	100660192_199957935
Aggregated Lot Count	1	LOT SQUARE FEET	6521	NUMBER OF UNITS	1
YEAR BUILT	1940	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

25

APN	HING M:36 B:0 L:93	SITE ADDR	6 JUNIPER RD	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	MCCANN, WILLIAM T	Owner Address	6 JUNIPER RD
DATE TRANSFER	2000/09/22 00:00:00	VALUE TRANSFER		BUILDING SQUARE FEET	1480
LOT ACREAGE	0.17	Aggregated Acreage	0.17	Aggregated Group	100660192_199957934
Aggregated Lot Count	1	LOT SQUARE FEET	7522	NUMBER OF UNITS	1
YEAR BUILT	1941	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

26

APN	HING M:36 B:0 L:94	SITE ADDR	4 BIRCH CIR	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	GALVIN, BRIDGET	Owner Address	4 BIRCH CIR
DATE TRANSFER	1987/03/30 00:00:00	VALUE TRANSFER	163500	BUILDING SQUARE FEET	1380
LOT ACREAGE	0.23	Aggregated Acreage	0.23	Aggregated Group	100660192_199957937
Aggregated Lot Count	1	LOT SQUARE FEET	9865	NUMBER OF UNITS	1
YEAR BUILT	1938	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

27

APN	HING M:36 B:0 L:97	SITE ADDR	5 BIRCH CIR	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	LUCEY, JOHN J	Owner Address	5 BIRCH CIR
DATE TRANSFER	1996/04/17 00:00:00	VALUE TRANSFER	151000	BUILDING SQUARE FEET	1598
LOT ACREAGE	0.17	Aggregated Acreage	0.17	Aggregated Group	100660192_199957957
Aggregated Lot Count	1	LOT SQUARE FEET	7167	NUMBER OF UNITS	1
YEAR BUILT	1955	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

28

APN	HING M:36 B:0 L:98	SITE ADDR	3 BIRCH CIR	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	PALEK, COURTNEY	Owner Address	3 BIRCH CIR
DATE TRANSFER	1994/07/01 00:00:00	VALUE TRANSFER	132000	BUILDING SQUARE FEET	1446
LOT ACREAGE	0.19	Aggregated Acreage	0.19	Aggregated Group	100660192_199957954
Aggregated Lot Count	1	LOT SQUARE FEET	8470	NUMBER OF UNITS	1
YEAR BUILT	1940	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

29

APN	HING M:36 B:0 L:99	SITE ADDR	10 JUNIPER RD	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	LENNON, RICHARD W	Owner Address	10 JUNIPER RD
DATE TRANSFER	1974/05/15 00:00:00	VALUE TRANSFER	32500	BUILDING SQUARE FEET	1224
LOT ACREAGE	0.16	Aggregated Acreage	0.16	Aggregated Group	100660192_199957955
Aggregated Lot Count	1	LOT SQUARE FEET	6753	NUMBER OF UNITS	1
YEAR BUILT	1940	Zoning		STANDARD USE CODE CATEGORY DESC	RESIDENTIAL
STANDARD USE CODE DESC	SINGLE FAMILY RESIDENCE				

30

APN	HING M:47 B:0 L:13	SITE ADDR	280 LINCOLN ST	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	STONELEIGH T	Owner Address	280 LINCOLN ST
DATE TRANSFER	1973/12/15 00:00:00	VALUE TRANSFER		BUILDING SQUARE FEET	41750
LOT ACREAGE	4.58	Aggregated Acreage	4.954454	Aggregated Group	100660192_199958044
Aggregated Lot Count	1	LOT SQUARE FEET	199505	NUMBER OF UNITS	1
YEAR BUILT	1955	Zoning		STANDARD USE CODE CATEGORY DESC	INDUSTRIAL
STANDARD USE CODE DESC	LIGHT INDUSTRIAL				

31

APN	HING M:47 B:0 L:14	SITE ADDR	292 LINCOLN ST	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	LOFGREN RT	Owner Address	24 CHURCH ST
DATE TRANSFER	1998/09/04 00:00:00	VALUE TRANSFER	320000	BUILDING SQUARE FEET	
LOT ACREAGE	0.88	Aggregated Acreage	1.316989	Aggregated Group	100660192_199957922
Aggregated Lot Count	2	LOT SQUARE FEET	38333	NUMBER OF UNITS	
YEAR BUILT		Zoning		STANDARD USE CODE CATEGORY DESC	COMMERCIAL
STANDARD USE CODE DESC	DEPARTMENT STORE				

32

APN	HING M:47 B:0 L:3	SITE ADDR	175 BEAL ST	SITE CITY	HINGHAM
SITE ZIP	02043	OWNER NAME 1	ARC DBPCFBR1 LLC	Owner Address	1 TALBOTS DR
DATE TRANSFER	2007/03/28 00:00:00	VALUE TRANSFER	1	BUILDING SQUARE FEET	233758
LOT ACREAGE	40.22	Aggregated Acreage	44.560917	Aggregated Group	100660192_199957870
Aggregated Lot Count	2	LOT SQUARE FEET	1751983	NUMBER OF UNITS	1
YEAR BUILT	1980	Zoning		STANDARD USE CODE CATEGORY DESC	COMMERCIAL
STANDARD USE CODE DESC	OFFICE BUILDING				

33

APN	HING-1310360000000130	SITE ADDR		SITE CITY	
SITE ZIP		OWNER NAME 1		Owner Address	
DATE TRANSFER		VALUE TRANSFER		BUILDING SQUARE FEET	
LOT ACREAGE	0.2788	Aggregated Acreage	0.2788	Aggregated Group	100660192_199957921
Aggregated Lot Count	1	LOT SQUARE FEET	12145	NUMBER OF UNITS	
YEAR BUILT		Zoning		STANDARD USE CODE CATEGORY DESC	
STANDARD USE CODE DESC					

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APN	HING-13103600000001030	SITE ADDR		SITE CITY	
SITE ZIP		OWNER NAME 1		Owner Address	
DATE TRANSFER		VALUE TRANSFER		BUILDING SQUARE FEET	
LOT ACREAGE	0.0209	Aggregated Acreage	0.0209	Aggregated Group	100660192_199957875
Aggregated Lot Count	1	LOT SQUARE FEET	910	NUMBER OF UNITS	
YEAR BUILT		Zoning		STANDARD USE CODE CATEGORY DESC	
STANDARD USE CODE DESC					

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APN	HING-13103600000001080	SITE ADDR		SITE CITY	
SITE ZIP		OWNER NAME 1		Owner Address	
DATE TRANSFER		VALUE TRANSFER		BUILDING SQUARE FEET	
LOT ACREAGE	21.7666	Aggregated Acreage	21.7666	Aggregated Group	509655512_189
Aggregated Lot Count	1	LOT SQUARE FEET	948153	NUMBER OF UNITS	
YEAR BUILT		Zoning		STANDARD USE CODE CATEGORY DESC	
STANDARD USE CODE DESC					

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APN	HING-1310470000000760	SITE ADDR		SITE CITY	
SITE ZIP		OWNER NAME 1		Owner Address	
DATE TRANSFER		VALUE TRANSFER		BUILDING SQUARE FEET	
LOT ACREAGE	1.9943	Aggregated Acreage	1.9943	Aggregated Group	100660192_199958042
Aggregated Lot Count	1	LOT SQUARE FEET	86872	NUMBER OF UNITS	
YEAR BUILT		Zoning		STANDARD USE CODE CATEGORY DESC	
STANDARD USE CODE DESC					

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APN	HING-1310470000000800	SITE ADDR		SITE CITY	
SITE ZIP		OWNER NAME 1		Owner Address	
DATE TRANSFER		VALUE TRANSFER		BUILDING SQUARE FEET	
LOT ACREAGE	0.9383	Aggregated Acreage	0.9383	Aggregated Group	100660192_199958043
Aggregated Lot Count	1	LOT SQUARE FEET	40872	NUMBER OF UNITS	
YEAR BUILT		Zoning		STANDARD USE CODE CATEGORY DESC	
STANDARD USE CODE DESC					

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Filing Fee

In accordance with Section 2.E.11 and Exhibit 2 of the Town of Hingham Rules and Regulations for Comprehensive Permits, a filing fee in the amount of \$62,500.00 has been provided by separate attachment, and such filing fee is incorporated into and made a part of this application.

The filing fee is calculated as follows:

$$250 \text{ apartments} \times \$250.00/\text{apartment} = \$62,500.00$$

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Development Team

With a demonstrated history of administering affordable housing programs in Massachusetts, AvalonBay Communities, Inc. (AVB) has the experience and knowledge to entitle, design, construction, market and rent the market-rate and affordable apartments at Avalon Hingham Shipyard II.

Currently AVB has 32 communities with an affordable component in Massachusetts, 23 of which are 40B programs. AvalonBay is well versed on the requirements of the Massachusetts Department of Housing and Community Development Affirmative Fair Marketing and Resident Selection Plans and all national and local Fair Housing Regulations.

For more than two decades AvalonBay has been an active developer, owner, and manager of luxury rental apartment communities throughout the Greater Boston area, including Avalon at the Hingham Shipyard, immediately adjacent to the Site.

Development Team

Developer	Hingham Shipyard Avalon II, Inc. c/o AvalonBay Communities, Inc.
Attorney	Goulston & Storrs, P.C.
Civil Engineer	Howard Stein Hudson
Architect	Cube 3 Studio
Geotechnical Engineer	HML Associates
Environmental Engineer	VHB
Landscape Architect	Copley Wolff