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March 7, 2023

**By HAND**

Mr. David Feigenbaum, Chair  
Winchester Zoning Board of Appeals  
71 Mt. Vernon Street  
Winchester, MA 01890

Re: **ZBA Application: 87-89 Cross Street, Winchester, MA**

Dear Mr. Feigenbaum:

LDS is the development consultant to 87-89 Cross Street, LLC (the "Applicant"). **The Applicant hereby applies to the Zoning Board of Appeals of the Town of Winchester, pursuant to M.G.L. Chapter 40B, Sections 20-23, as amended, for the issuance of a Comprehensive Permit authorizing the Applicant to develop 9 units of rental on land located at 87-89 Cross Street, Winchester MA.**

The Applicant and the development are more particularly described in the attached six notebooks, submitted simultaneously herewith, all of which are incorporated herein by reference and constitute the documents required to be submitted under the regulations for filing a M.G.L. Chapter 40B application by the Commonwealth of Massachusetts Department of Housing and Community Development under 760 CMR 56. We have also provided two full size copies of the site plans and architectural plans, and one full copies of the stormwater management plan. In addition, we have simultaneously provided electronic copies of each document to Beth Rudolph, Interim Town Manager for distribution.

We understand that the town will obtain a certified abutters list, and that the applicant will be billed directly for any advertising costs. As noted on the waiver list, the Applicant is requesting a wavier of the application and other fees.

As noted in the PEL application, the applicant is applying for 9 rental townhouse units, including 7 unrestricted market rate units, and 2 units of income restricted to households earning at or below 50% of AMI.

We look forward to answering any questions you may have. As required by the statute, please inform us as soon as possible of the first available public hearing date. Thank you for your time and attention.

Sincerely,  
LDS Consulting Group, LLC

By: \_\_\_\_\_  
Lynne D. Sweet, Managing Member

## **Table of Contents**

1. Town of Winchester– Zoning Board of Appeals Application For a Public Hearing For a Variance/Special Permit
2. Request for Finding of Facts
3. MassHousing Project Eligibility Letter
4. Proof of Status of Petition
  - a. Certificate of Legal Existence and Organization of the Applicant
  - b. NEF Bank Letter of Interest
  - c. Deed demonstrating site control.
5. Site Plans
6. Stormwater management plan (Executive Summary)
7. Preliminary Architectural Plans
8. Preliminary Request of Exceptions/Waivers
9. Team Qualifications