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OCT 4 '23 PM 4:50

2:41 pm
LFA



EXHIBIT "D"

TOWN OF BROOKLINE BOARD OF APPEALS

APPLICATION FOR COMPREHENSIVE PERMIT

Under MGL c. 40B s. 21 and BOA Rules and Regulations s. H

Date: 10 / 4 / 23

Applicant(s): CH Realty Ventures Address: 700 Providence Highway, Norwood, MA 02062

Owner(s) of Record: CH Realty Ventures LLC Address: Same as above
621 & 615 Hammond Street

Address of Premises: 8, 14, 18 Sheafe Street 545 Heath Street Brookline, MA

Deed recorded at Registry of Deeds, Book _____ Page See attached addendum.

or registered in the Land Registration Office under Certificate No. _____
See attached addendum.

Tax Assessor's Property ID No: Atlas: _____ Map: _____ Page: _____

*This application shall be submitted in accordance with Section H (Rules and Regulations for G.L.c. 40B § 21) of the Brookline Board of Appeals Rules and Regulations. **All applications must include all material required in items (i) through (xii) of Section 3 (Filing, Time Limits and Notice).***

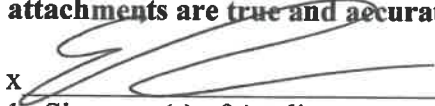
1. Filing fee and peer review deposit included? Yes No
Filing fee provided, see attached e-mail granting modification

2. Fee for retention of financial expert and/or engineers or consultants included?
See attached e-mail granting modification Yes No


3. Twenty five complete copies of application including 11" x 17" or smaller sized copies of all plans (with matchlines). Yes No
See attached e-mail granting modification

Certification and Required Signatures

I (We) hereby certify that I (we) have read the Board of Appeals Regulations and that the statements within my (our) Comprehensive Permit Application and attachments are true and accurate to the best of my (our) knowledge and belief.

x 
1. Signature(s) of Applicant _____ Date _____ Telephone Number 508 243 1997

Fax Number _____ e-mail Address Elias Charles River Realty.com

x 
2. Signature(s) of Owner of Record Date _____ Telephone Number 617 974 1070

Fax Number _____ e-mail Address Michael@CharlesRiverRealty.com

Note: Signatures of Appellant(s) and Owner(s) of Record are required.

RLAW P.C.
Name of Attorney for Applicant

617-383-6000
Phone Number of Attorney

300 Washington Street, Brookline, MA
Address of Attorney

Ballen@boballenlaw.com
e-mail and fax # of Attorney

Exhibit "D" Application Addendum

Deed recorded at Registry of deeds:

545 Heath Street Bk 40650 Pg 425

14 Sheafe Street Bk 40494 Pg 520

615 Hammond Street Bk 40650 Pg 418

8 Sheafe Street Bk 406 Pg 421

621 Hammond Street Bk 39166 Pg 186

Tax Assessor's Property ID No:

545 Heath Street 428-10-00

14 Sheafe Street 428-05-00

615 Hammond Street 428-07-00

8 Sheafe Street 428-06-00

621 Hammond Street 428-08-09

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Ashley Duval

From: Polly Selkoe <pselkoe@brooklinema.gov>
Sent: Thursday, September 21, 2023 1:38 PM
To: Ashley Duval; Jennifer Dopazo Gilbert
Subject: RE: Heath/Sheafe 40B Application Modification Request

This email is to confirm that the below submitted waiver list for the 40 B project at Heath-Shaefe- Hammond Street in Brookline is acceptable for the application not to be found incomplete. This waiver list is distinct from the zoning waiver list that will be submitted and reviewed by the ZBA at a later date. Polly

Polly Selkoe
Regulatory Planning Director
Brookline Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445
617 730-2126
In office on Tuesdays and Fridays, working remotely other days
Email me at pselkoe@brooklinema.gov

From: Ashley Duval <aduval@boballenlaw.com>
Sent: Thursday, September 21, 2023 11:36 AM
To: Polly Selkoe <pselkoe@brooklinema.gov>
Cc: Kara Brewton <kbrewton@brooklinema.gov>; Jennifer Dopazo Gilbert <JDopazoGilbert@boballenlaw.com>
Subject: Heath/Sheafe 40B Application Modification Request

Hi Polly,

As has been customary on prior 40B applications, please see below a list of items required in the Comp Permit application "Exhibit D" and the Board of Appeals Rules and Regulations application that the Applicant requests to defer at the time of Application submittal. If you could please review and confirm that the list is acceptable and that the 40B application submitted as modified below would not be found to be incomplete. Please note, a separate waivers list will be provided with the application for the review of the Board of Appeals. This application modification request is distinct from that review.

	<u>Requirement</u>	<u>Requested Application Requirement Modification</u>
1	Exhibit D Comp Permit Application Requirement 2: Fee for retention of financial expert and/or engineers or consultants.	Subject to scope of work and discussion with ZBA
2	Exhibit D Comp Permit Application Requirement 3: 25 hard copies of all application materials	(5) 11"x17" hard copies of plans, (5) 8.5"x11" copies of the application; Applicant agrees to provide additional hard copies and full size upon request; the Applicant will provide 1 Pdf of the full application and 1 Pdf of just the architectural drawings, as requested.

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3	Board of Appeals Rules and Regulations Section 3 (ii) a report on traffic patterns.	Modification requested from Section 3 (ii); a traffic study will be provided at a future date and in consultation with the Town of Brookline Engineering & Transportation Division.
4	Board of Appeals Rules and Regulations Section 3 (v) a preliminary utilities plan showing the proposed location and types of sewage, drainage, and water facilities, including hydrants. Adequate supporting information shall be provided to demonstrate compliance by the Town's Stormwater Management By-Laws. If a waiver from full compliance is requested, the nature and reasons for the waiver shall be specified in detail;	Modification requested from Section 3 (v); a stormwater plan will be submitted in the future in consultation with the Department of Public Works.

Ashley Duval, AICP
Senior Planner
RLAW, P.C.
300 Washington Street, First Floor
Brookline, MA 02445
Ph: 617.383.6000 | Fax: 617.383.6001
Email: adual@boballenlaw.com



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