

**258 & 274 Walnut St, Shrewsbury**

**Mixed Use Development**

*Developed by Capital Group Properties, LLC*

**September 30, 2014**



# CAPITAL GROUP

PROPERTIES

September 29, 2014

Mr. Daniel J. Morgado  
Town Manager  
Town of Shrewsbury  
100 Maple Avenue  
Shrewsbury, MA 01545

**RE: 258 & 274 Walnut Street, Shrewsbury, MA**

Dear Mr. Morgado:

On behalf of Capital Group Properties, LLC, please find our Expression of Interest in regards to the Request for Proposal, Residential or Mixed Use Project issued by the Town of Shrewsbury Board of Selectmen for response by September 30, 2014 at 1:00 PM.

The proposed site we are offering the Expression of Interest for is located on the northwestern side of the Walnut Street and Route 9 intersection and include properties located at 258 & 274 Walnut Street, just south of the Tennis Drive & Walnut Street intersection.

The site is currently zoned Commercial Business and Residence "A". There is a significant grade change running from east to west across the site (approximately 70 feet grade difference) making it very difficult to have an all commercial-business development on the site.

Therefore we are proposing a mixed use development on the site consisting of a commercial/retail building on the front portion of land abutting Walnut Street & Route 9. Depending on the specific use of the building, the commercial aspect of the project could include up to a 20,000 square foot commercial/retail building. This portion of the site is fairly level and conducive to the development of this type of building on the site. The building could be from one to three stories in height depending on the user's requirements.

The remaining part of the site running from behind the commercial/retail building to Tennis Drive on the north and Lebeaux Street Condominiums on the west is being proposed for the development of 150 units, 38 of which will be affordable, consistent with MCL Ch. 40B, of 45+ Senior Rental Housing Units to be built in three multi story buildings to be located through the center of the site to allow for proper grading of the site. The inclusion of the 38 affordable units in the proposed project will allow for all the units (150 units) constructed in the project to qualify for certification under the Shrewsbury Housing Production Plan.

The site is strategically located close to the Shrewsbury/Northborough & Westborough town lines as well as 4.38 miles from the MBTA train station located on Smith Parkway in Westborough. The close proximity of the Northborough Crossings mixed use development and numerous other retail venues east and west of the proposed site make this location very attractive for the development of the proposed mixed use development consisting of commercial/retail space and senior rental housing.

This Expression of Interest submission will outline the context of our proposal as outlined in Section 5 of the Request for Proposals.

Very truly yours,

**CAPITAL GROUP PROPERTIES, LLC**

*William A. Depietri*

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William A. Depietri



**CAPITAL GROUP**  
PROPERTIES

## **Section 5.2 – DEVELOPER INFORMATION**

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**TOWN OF SHREWSBURY**  
100 MAPLE AVENUE  
SHREWSBURY, MASSACHUSETTS 01545-5398

**Expression of Interest Cover Sheet  
Form 1**

**Applicant:** Capital Group Properties, LLC

**Team:** Please list and provide information about all members of the proposed development team.

**Lead Party/Developer/Organization**

Legal Name: Capital Group Properties, LLC

Form of Legal Entity: Limited Liability Company

Address: 259 Turnpike Road, Suite 100

Southborough, MA 01772

Contact Person: William A. Depietri

Telephone: 508-326-1810

Email: wdepietri@me.com

Interested Party, if a corporation was organized on 05/03/2000 (date) under the laws of the Commonwealth of Massachusetts.

**Owner/Mortgagor** Burton Berg, Robert Borgatti, William George, Tivnan Living Trust, George Family Trust

Legal Name: \_\_\_\_\_

Address: 3 Job Cushing Road

Shrewsbury, MA 01545

Principals: Burton Berg, Robert Borgatti, William George, James & Elsa Tivna

Contact Person: Burton Berg

Telephone: 508-754-6888

Email: joanne@bergandlaipson.com

Has this entity been formed? (X) Yes ( ) No



# CAPITAL GROUP

PROPERTIES

259 TURNPIKE ROAD SOUTHBOROUGH, MASSACHUSETTS 01772 [www.capitalgroupproperties.com](http://www.capitalgroupproperties.com)

## DEVELOPMENT PROFILE

Since 1982, **Capital Group Properties, LLC** and its principal **William Depietri** has been involved in the acquisition, development, management and construction of commercial, retail and residential properties totaling over 4 million square feet of commercial space and over 1,200 single family homes, condominiums and multi-family rental units have a value of over \$500,000,000.00. **Capital Group** and/or **Depietri** acted as the development, management or construction management partner for each of the following properties.

### *THE COMMERCIAL AND RETAIL PROPERTIES INCLUDE:*

**1. 495 Old Connecticut Path, Framingham, MA**

A 13,000 SF first class office building completed in 1982 and sold in 1989.

**2. One Hollis Street, Wellesley, MA**

A 40,000 SF first class office building located in downtown Wellesley, completed in 1983.

**3. Boston Post Road, Sudbury, MA**

A 22,000 SF retail/office complex located in the heart of one of the busiest retail areas in Metro West. The complex was completely renovated along with an 8,000 SF addition in 1983 and sold in 1984.

**4. 33 Boston Post Road West, Marlborough, MA**

A 110,000 SF six story first class office building located at the intersection of Route 495 and Route 20 in Marlborough, MA. Building was completed in 1985.

**5. 221 Boston Post Road East, Marlborough, MA**

A 40,000 SF four story office building located on Route 20 in East Marlborough. The building was completed in 1985.

**6. Bronx Park, Boston Post Road West, Marlborough, MA**

A planned 317,000 SF office/R & D park consisting of three buildings, located ½ mile west of the Route 495/Route 20 Interchange. Phase I was a 111,000 SF two story office/R & D building was completed in 1986 and sold in 1989. Phase II was a 200,000 SF five story first class office building and a 6,000 SF day care facility which were completed in 1989 and sold in 1998.

**7. 44 Front Street, Worcester, MA**

A renovation of a 100 year old seven story building in the heart of downtown Worcester into a 73,000 SF first class commercial and office building. The building was completed in 1985.

**8. Northwoods Business Park, Danvers, MA**

A planned 500,000 SF office/R & D park located on a 70 acre parcel of land at the intersection of Routes 1 & 114 in Danvers, MA. Building 1, a 65,000 SF two story office/R & D building was completed in 1986. Building 2, a 105,000 SF three story office building was completed in 1988. Building 3, a two story 80,000 SF office/R & D building was completed in 1988. Building 4, a twelve story 186,000 SF office building was completed in 1990.

**9. 182 Turnpike Road, Westborough, MA**

A 24,000 SF two story first class office building located on Route 9 in Westborough, MA. The building was acquired in 1984 and sold in 1986.

**10. 63-65 South Street, Hopkinton, MA**

A 64,000 SF renovation and addition to an existing office and warehouse facility located on South Street in Hopkinton, MA. The renovation/addition was completed in 1986.

**11. 360 Church Street, Northborough, MA**

A 12,000 SF first class office building located at the intersection of I-290 and Church Street in Northborough, MA. Building was acquired in 1985 and sold in 1987.

**12. Fox Plaza, Weymouth, MA**

A 27,000 SF retail strip center, located on Route 52 in Weymouth, MA. The completion of construction and management services for a financial client was completed in 1989 and the property was sold in 1993.

**13. 860 Granite Street, Framingham, MA**

An 8,000 SF first class office building located at the intersection of Route 9 and Edgell Road in Framingham, MA. The building was completed and sold in 1985.

**14. Town Center, Cordaville Road, Southborough, MA**

A 32,000 SF retail center, including a US Post Office building was completed in 1998 and sold in 1999. The center is still managed by Capital Group Properties.

**15. Deerfoot Office Park, Turnpike Road, Southborough, MA**

A 50,000 SF first class office park located on Route 9 in Southborough, MA. The project was completed in 1999.

**16. Clock Tower Place, Main Street, Maynard, MA**

A 1,200,000 SF multi building mill renovation into office/R & D/manufacturing facility. The former headquarters facility for Digital Equipment Corporation was renovated and leased from 1999 to 2003 when it reached 95% occupancy. Capital Group sold its interest in the property in 2005.

**17. Park Central, Turnpike Road, Southborough, MA**

A 50,000 SF three story office building located at the intersection of Route 9 and Route 495 in Southborough, MA. The building was completed in 2001 and is currently owned and managed by Capital Group.

**18. Cordaville Office Center, Cordaville Road, Southborough, MA**

A 40,000 SF three story office building located at the intersection of Route 9 and Route 85 in Southborough, MA. The building was completed in 2002 and is currently owned and managed by Capital Group.

**19. Southborough, Place, Turnpike Road, Southborough, MA**

A three building 205,000 SF first class office park located on Route 9 in Southborough, MA. The project was completed in 2009 and is owned and managed by Capital Group.

**20. White's Crossing, Turnpike Road, Southborough, MA**

A 20,000 SF retail center located on Route 9 in Southborough, MA. The building was completed in 2004 and is currently owned and managed by Capital Group.

**21. Post Road Marketplace, Main Street, Northborough, MA**

A 34,000 SF retail center located on Route 20 in Northborough, MA. The building was constructed in 2006 and is owned and managed by Capital Group.

**22. Acton Woods, Acton, MA**

An 80,000 SF office/manufacturing facility located on Route 2 in Acton, MA. The building was acquired in 2006, renovated in 2013 and is owned and managed by Capital Group.

**23. Village Square, Pond Street, Ashland, MA**

A planned 80,000 SF multi building retail center to be located on Route 126 in Ashland, MA. The project is currently in the planning stages.

**24. Southville Business Center, Southville Road, Southborough, MA**

An 8,000 SF single story flex building which was completed in 2011 and is currently owned and managed by Capital Group.

**25. The Shoppes at Maynard Crossing, Parker Street, Maynard, MA**

The Shoppes at Maynard Crossing is a planned 730,000 SF mixed use retail and multi-family residential project currently going through the approval process. The project was a former Digital Equipment Corporation manufacturing and R & D facility. 500,000 SF of existing buildings were demolished in 2012 and 2013. The project is located at the intersection of Routes 27 & 117 in Maynard, MA. Capital Group is developing the project in a joint venture with a financial partner. Construction is scheduled to commence in early 2015..

**26. Oxford Crossing, Sutton Avenue, Oxford, MA**

Oxford Crossing is a planned 47,000 SF multi building retail project located in the current Oxford Crossing Shopping Center anchored by Market Basket and Home Depot at the intersection of Route 395 & Sutton Avenue in Oxford, MA. Construction has commenced and initial occupancy is scheduled for mid 2015.

*THE RESIDENTIAL PROPERTIES INCLUDE:*

**1. River Watch, Danvers, MA**

A 168 unit mid range town house condominium project on a twenty acre site at the intersection of Routes 128 and 35 on the Crane River in Danvers, MA. The project was approved in 1986 and sold in 1987.

**2. Bartlett's Reach, Amesbury, MA**

A 65 unit luxury condominium project on a 100 acre site in Amesbury, MA. The project was approved and sold in 1986.

**3. Vickery Hills, Southborough, MA**

A 40 unit senior housing project located in Southborough, MA. The project was started in 2003 and completed in 2006.

**4. Deerfield Estates, Lumber Street, Hopkinton, MA.**

A 47 unit senior housing project located on Lumber Street in Hopkinton, MA. Construction was started in 2005 and the final phase is scheduled for completion in 2014.

**5. Riverbend Crossing, North Andover, MA**

A 43 unit mid rise condominium project built on the Shawsheen River in North Andover, MA. Construction started in 2004 and sell out was achieved in 2006.

**6. Mahoney Farms, Sudbury, MA**

A 33 unit senior housing project located in Sudbury, MA. Construction started in 2006 and the final phase is scheduled to be completed in 2014.

**7. Grouse Hill, Sudbury, MA**

A 53 unit senior housing project located in Sudbury, MA. Construction started in 2007 and the final phase was completed in 2012.

**8. Salisbury Hill, 727 Salisbury Street, Worcester, MA**

A 280 unit senior housing project in Worcester, MA. Capital Group acquired the project in late 2011. Currently 80 units have been built and sold at the project.

**9. Mauro Farms, Cook Lane, Marlborough, MA**

A 27 lot single family residential development located in Marlborough, MA. Construction on the project commenced in 2011 and completion is scheduled for 2014.

**10. The Residences at West Union, West Union Street, Ashland, MA**

A planned 140 unit multi-family rental project. The property was acquired in 2013 and is currently in the 40B approval process. Construction is planned to commence in 2015.

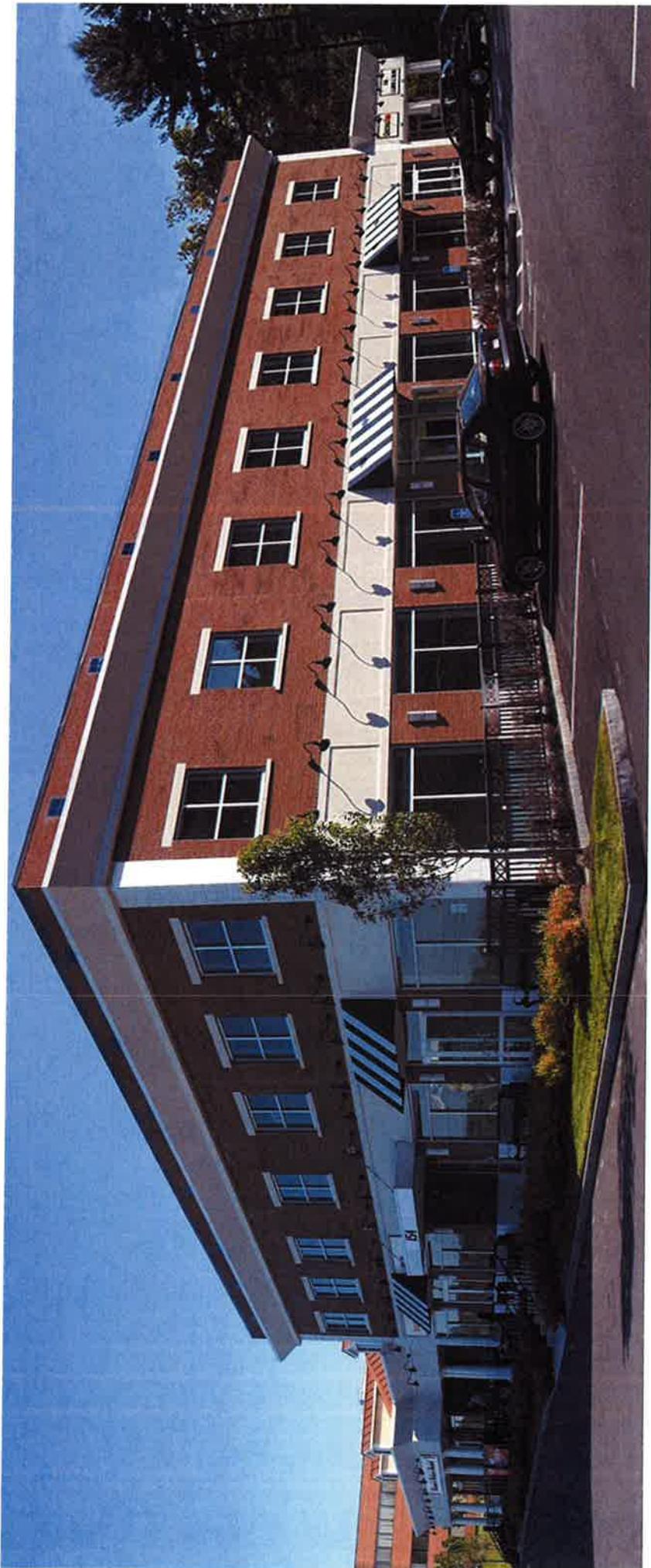
**11. The Residences at Maynard Crossing, Parker Street, Maynard, MA**

A planned 250 unit multi-family rental project. The property is currently in the approval process. Construction is scheduled to commence in early 2015.

**Capital Group Properties** and **William Depietri** also provide third party development, architectural, management, construction services and brokerage services to clients.









COLDWELL  
BANKER  
RESIDENTIAL REAL ESTATE

318

1970  
EST. 1970

PRELIMINARY





**CAPITAL GROUP**  
PROPERTIES

## **Section 5.3 – SITE INFORMATION**

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# CAPITAL GROUP

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PROPERTIES

As requested in Section 5.3 of the Request for Proposals, attached please find the completed RFI Form 2.

The proposed parcels are located at 258 & 274 Walnut Street (see attached locus map). The parcels contain approximately 8.49 acres of land (see attached ariel photo), and are currently owned by Burton Berg, Robert Borgatti, William George, Tivnan Living Trust and George Family Trust (see attached assessors property sheets).

Capital Group Properties, LLC (through a single asset entity formed to own the property) has a Purchase & Sales Agreement with the current owners to acquire the property.



**TOWN OF SHREWSBURY**  
100 MAPLE AVENUE  
SHREWSBURY, MASSACHUSETTS 01545-5398

**Expression of Interest Site Information  
Form 2**

**Applicant:** Capital Group Properties, LLC

**Site Location:** 258 & 274 Walnut Street

Assessor's Parcel ID: 36-015002 & 36-015000

Street Address: 258 & 274 Walnut Street

**Property Owner:** Burton Berg, Robert Borgatti, William George,  
Tivnan Living Trust, George Family Trust

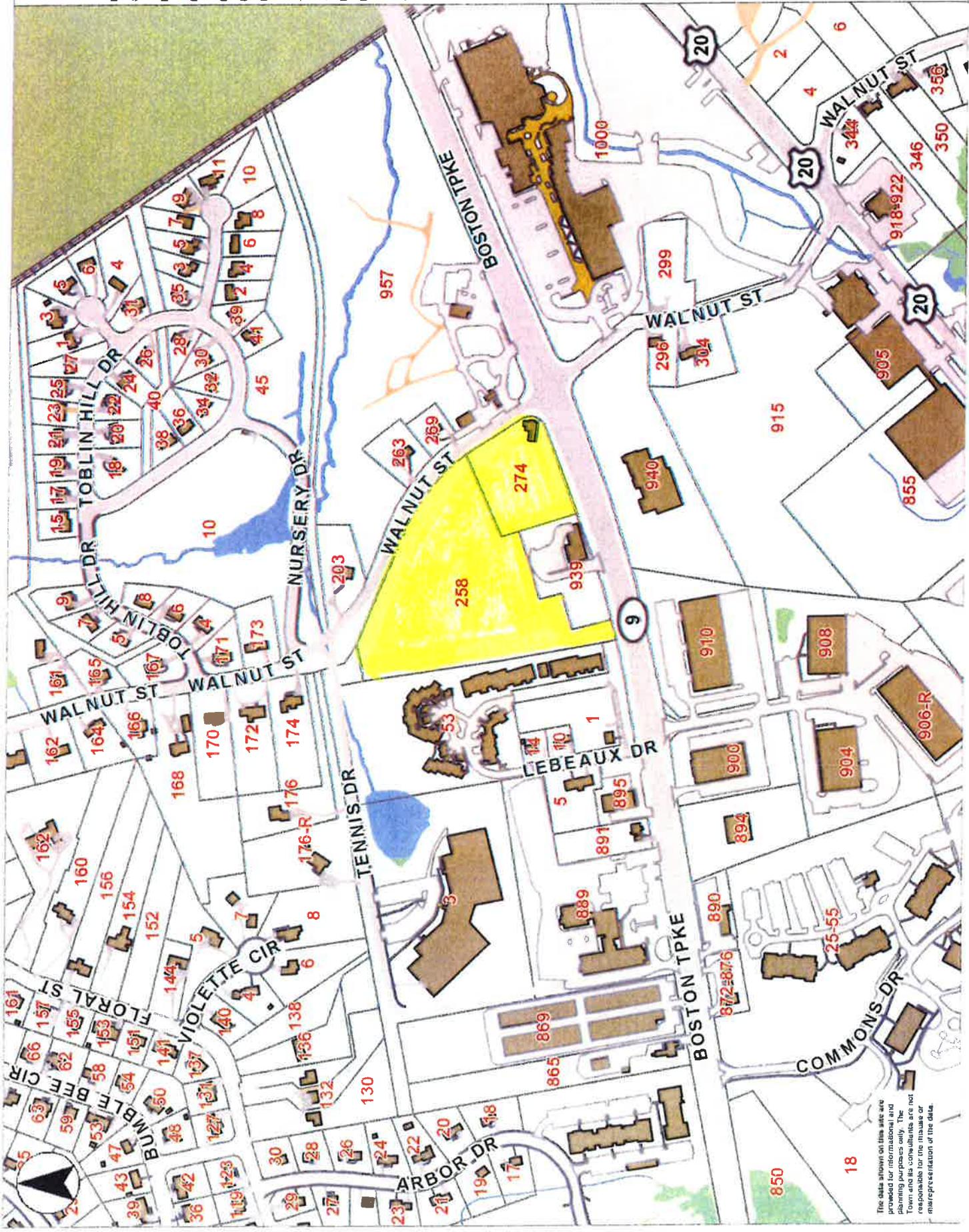
**Current Site Use(s):** Vacant Land & Vacant Single Family Home

Does the applicant currently have site control?  Yes ( ) No

Attach locus map to this form.



- Parking Areas
- Sidewalks and Walkways
  - Public Sidewalks
  - Private Sidewalks
- Driveways
- Paved Driveways
- Unpaved Driveways
- Roads
  - Paved Roads
  - Unpaved Roads
- Parcels
- Buildings 2013
- MA Highways
  - Interstate
  - US Highway
  - State Highway
- Town Boundary
- Abutting Towns
- Road Centerlines
- Lakes and Ponds
- Streams
- Wet Area
- Streams and Brooks



This data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.







Project Area: 8.49 Acres

Google earth

Imagery Date: 9/20/2010 42°16'51.79" N 71°40'46.43" W elev. 454 ft. eye alt. 1895 ft.

© 2011 Google Inc.

1895



**274 WALNUT ST**

**Location** 274 WALNUT ST **Assessment** \$338,800  
**Mblu** 36/ 015000/ / / **Appraisal** \$338,780  
**Acct#** 8180 **PID** 8180  
**Owner** BERG BURTON F BORGATTI **Building Count** 1  
 ROBERT A

**Current Value**

Appraisal						
Valuation Year	Building	Extra Features	Outbuildings	Improvements	Land	Total
2014	\$48,800	\$0	\$0	\$48,800	\$289,980	\$338,780

Assessment						
Valuation Year	Building	Extra Features	Outbuildings	Improvements	Land	Total
2014	\$48,800	\$0	\$0	\$48,800	\$290,000	\$338,800

**Owner of Record**

**Owner** BERG BURTON F BORGATTI ROBERT A **Sale Price** \$1  
**Co-Owner** GEORGE WILLIAM GEORGE VICTOR **Book & Page** 32414/ 230  
**Address** 3 JOB CUSHING RD **Sale Date** 12/09/2003  
 SHREWSBURY, MA 01545

**Ownership History**

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
BERG BURTON F BORGATTI ROBERT A	\$60,000	6047/ 150	10/01/1976

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1930  
**Living Area:** 1010  
**Replacement Cost:** \$93,918  
**Building Percent Good:** 52  
**Replacement Cost Less Depreciation:** \$48,800

**Building Photo**

Building Attributes	
Field	Description
Style	Cottage
Model	Residential
Grade	D +
Stories	1.00

**258 WALNUT ST**

**Location** 258 WALNUT ST **Assessment** \$370,900  
**Mblu** 36/ 015002/ / / **Appraisal** \$370,900  
**Acct#** 12943 **PID** 12943  
**Owner** BERG BURTON F BORGATTI **Building Count** 1  
 ROBERT A

**Current Value**

Appraisal						
Valuation Year	Building	Extra Features	Outbuildings	Improvements	Land	Total
2014	\$0	\$0	\$0	\$0	\$370,900	\$370,900

Assessment						
Valuation Year	Building	Extra Features	Outbuildings	Improvements	Land	Total
2014	\$0	\$0	\$0	\$0	\$370,900	\$370,900

**Owner of Record**

**Owner** BERG BURTON F BORGATTI ROBERT A **Sale Price** \$1  
**Co-Owner** GEORGE WILLIAM GEORGE VICTOR **Book & Page** 32414/ 230  
**Address** 3 JOB CUSHING RD **Sale Date** 12/09/2003  
 SHREWSBURY, MA 01545

**Ownership History**

Ownership History
No Data for Ownership History

**Building Information**

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent**  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$0

**Building Photo**

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade	
Stories	



**CAPITAL GROUP**  
PROPERTIES

## **Section 5.4 – QUALIFICATIONS AND COMPARABLE EXPERIENCE**

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# CAPITAL GROUP

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PROPERTIES

As requested in Section 5.4 of the Request for Proposals, attached please find the completed RFI Form 3.

Capital Group Properties (see attached CGP profile) and its proposed Development Team members have worked on numerous development projects throughout Eastern Massachusetts over the last several decades. These projects include commercial projects, retail projects, residential single family developments, residential multi-family developments, and mixed use developments.

Enclosed in this section is a “Statement of Developer Qualifications” included in a recent 40B. project application. This statement lists the four most recent residential projects completed along with the requested lender information.

Recent commercial projects that have been completed include; 1) Post Road Marketplace, a 34,000 SF retail & office project located on Route 20 in Northborough, MA; 2) Southborough Place, a three building 205,000 SF multi tenant office complex located on Route 9 in Southborough, MA; 3) White’s Crossing a 20,000 SF retail & office complex located on Route 9 in Southborough, MA and; 4) Oxford Crossing, a 48,000 SF two building retail project currently under construction and is located at the Route 395 & Sutton Ave. intersection in Oxford, MA.

For the last 2+ years Capital Group Properties has also been involved in the planning of the 58+ acre property located at 129 Parker Street, Maynard, MA. The former Digital Equipment Corporation 550,000 SF corporate facility is slated to be a 650,000 SF mixed use development (see attached master plan and rendering) consisting of 250,000 SF of retail space, 50,000 SF of commercial/medical office space and 300 residential units. Lease negotiations are ongoing with the major tenants and construction is slated to start in spring 2015.

Proposed members of the Development Team for this proposal include:

DEVELOPER:

William A. Depietri  
Capital Group Properties, LLC  
259 Turnpike Road  
Southborough, MA 01772  
[www.capitalgroupproperties.com](http://www.capitalgroupproperties.com)

ARCHITECT:

Richard Rankin  
ci design, Inc.  
250 Summer Street  
Boston, MA 02110  
[www.ci-designinc.com](http://www.ci-designinc.com)

CIVIL ENGINEERS:

Steven Chouinard  
Allen & Major Associates, Inc.  
100 Commerce Way  
Woburn, MA 01888  
[www.allenmajor.com](http://www.allenmajor.com)

TRAFFIC ENGINEER:

Rebecca Brown  
TEC, Inc.  
65 Glenn Street  
Lawrence, MA 01843  
[www.theengineeringcorp.com](http://www.theengineeringcorp.com)

WETLANDS CONSULTANT:

Scott Goddard  
Goddard Consulting, LLC  
291 Main Street  
Northborough, MA 01532  
[www.goddardconsultingllc.com](http://www.goddardconsultingllc.com)

LANDSCAPE ARCHITECT:

William Fleming  
William Fleming Associates, Inc.  
375 Main Street  
Stoneham, MA 02180  
[www.williamfleming.com](http://www.williamfleming.com)

ATTORNEY:

Mark Donahue  
Fletcher Tilton, PC  
370 Main Street  
Worcester, MA 01608  
[www.fletchertilton.com](http://www.fletchertilton.com)

The proposed development team members have a vast level of experience both working with Capital Group Properties as well as on other mixed use development projects throughout Massachusetts and other states.

Capital Group Properties over the last decade has been one of the most active senior housing developers in Massachusetts, having completed projects or currently developing projects in Andover, Sudbury (two projects), Hopkinton, Southborough & Worcester.



**TOWN OF SHREWSBURY**  
 100 MAPLE AVENUE  
 SHREWSBURY, MASSACHUSETTS 01545-5398

**Expression of Interest  
 Comparable Project Experience and References  
 Form 3**

**Applicant:** Capital Group Properties, LLC

**Experience & References:** Developers must list and provide information about current and/or recent projects of comparable type and scale, preferably in the Commonwealth of Massachusetts, from 2005 to present. Attach additional sheets as necessary.

**Project Name:** Oxford Crossing

**Start/Completion Date:** 1 2012 1 2015

**Type:**  Commercial ( ) Other  
 Mixed Use ( ) Residential

**Total Development Costs:** \$ 7,000,000

**Address:** 101-123 Sutter Ave  
Oxford, MA

**Contact Person (Name):** William A. Depietri

**Telephone:** 508-326-1810

**Email:** wdepietri@me.com

Identify members of the proposed development team who participated in the project, by name and role/responsibility.

<u>Team Member</u>	<u>Role/Responsibility</u>
<u>ci design, Inc</u>	<u>Architect</u>
<u>Allen + Major</u>	<u>Civil Engineer</u>
<u>T&amp;C, Inc</u>	<u>Traffic Engineer</u>



**TOWN OF SHREWSBURY**  
 100 MAPLE AVENUE  
 SHREWSBURY, MASSACHUSETTS 01545-5398

**Expression of Interest  
 Comparable Project Experience and References  
 Form 3**

**Applicant:** Capital Group Properties, LLC

**Experience & References:** Developers must list and provide information about current and/or recent projects of comparable type and scale, preferably in the Commonwealth of Massachusetts, from 2005 to present. Attach additional sheets as necessary.

**Project Name:** The Shoppes at Maynard Crossing

**Start/Completion Date:** 1 2012 1 2017

**Type:**  Commercial  Other  
 Mixed Use  Residential

**Total Development Costs:** \$ 70,000,000.00 +

**Address:** 129 Parker St  
Maynard, MA

**Contact Person (Name):** William A. Depietri

**Telephone:** 508-326-1810

**Email:** wdepietri@me.com

Identify members of the proposed development team who participated in the project, by name and role/responsibility.

Team Member	Role/Responsibility
<u>Goddard Consulting</u>	<u>Wetlands Engineer</u>
<u>ci design, Inc</u>	<u>Architect</u>
<u>William Fleming Assoc</u>	<u>landscape Architect</u>



**TOWN OF SHREWSBURY**  
 100 MAPLE AVENUE  
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**Expression of Interest  
 Comparable Project Experience and References  
 Form 3**

**Applicant:** Capital Group Properties, LLC

**Experience & References:** Developers must list and provide information about current and/or recent projects of comparable type and scale, preferably in the Commonwealth of Massachusetts, from 2005 to present. Attach additional sheets as necessary.

**Project Name:** Park Central

**Start/Completion Date:** 2007 / 2018

**Type:**  Commercial  Other  
 Mixed Use  Residential

**Total Development Costs:** \$ 50,000,000 +

**Address:** Turnpike Rd  
 Shrewsbury, MA

**Contact Person (Name):** William A. Depietri

**Telephone:** 508-326-1810

**Email:** wdepietri@me.com

Identify members of the proposed development team who participated in the project, by name and role/responsibility.

<u>Team Member</u>	<u>Role/Responsibility</u>
<u>ci design inc</u>	<u>Architect</u>
<u>T&amp;C, Inc</u>	<u>Traffic Surgeon</u>
<u>Graddard Consulting</u>	<u>Wetlands Surveying</u>
<u>William Fleming Assoc.</u>	<u>land scape Architect</u>



**TOWN OF SHREWSBURY**  
 100 MAPLE AVENUE  
 SHREWSBURY, MASSACHUSETTS 01545-5398

**Expression of Interest  
 Comparable Project Experience and References  
 Form 3**

**Applicant:** Capital Group Properties, LLC

**Experience & References:** Developers must list and provide information about current and/or recent projects of comparable type and scale, preferably in the Commonwealth of Massachusetts, from 2005 to present. Attach additional sheets as necessary.

**Project Name:** Vickery Mills

**Start/Completion Date:** 2002 / 2005

**Type:** ( ) Commercial ( ) Other  
 ( ) Mixed Use (X) Residential

**Total Development Costs:** \$ 16,359,000 sellout

**Address:** Admirals Lane  
Southborough, MA

**Contact Person (Name):** William A. Depietri

**Telephone:** 508-326-1810

**Email:** wdepietri@me.com

Identify members of the proposed development team who participated in the project, by name and role/responsibility.

<u>Team Member</u>	<u>Role/Responsibility</u>
<u>Capital Group Properties</u>	<u>Developer</u>
<u>William Fleming Assoc</u>	<u>Landscape Architect</u>
_____	_____
_____	_____



**TOWN OF SHREWSBURY**  
 100 MAPLE AVENUE  
 SHREWSBURY, MASSACHUSETTS 01545-5398

**Expression of Interest  
 Comparable Project Experience and References  
 Form 3**

**Applicant:** Capital Group Properties, LLC

**Experience & References:** Developers must list and provide information about current and/or recent projects of comparable type and scale, preferably in the Commonwealth of Massachusetts, from 2005 to present. Attach additional sheets as necessary.

**Project Name:** Deerfield Estate Phases I, II, III

**Start/Completion Date:**           / 2007          / 2014

**Type:**            ( ) Commercial                   ( ) Other  
                       ( ) Mixed Use                    ( X ) Residential

**Total Development Costs:** \$ 17,000,000.00 sellout

**Address:** Lumber St  
Hopkinton, MA

**Contact Person (Name):** William A. Depietri

**Telephone:** 508-326-1810

**Email:** wdepietri@me.com

Identify members of the proposed development team who participated in the project, by name and role/responsibility.

<u>Team Member</u>	<u>Role/Responsibility</u>
<u>Capital Group</u>	<u>Developer</u>
<u>Goodland Consulting</u>	<u>landscaping Engineer</u>
<u>William Fleming</u>	<u>landscaping Architect</u>



**TOWN OF SHREWSBURY**  
 100 MAPLE AVENUE  
 SHREWSBURY, MASSACHUSETTS 01545-5398

**Expression of Interest  
 Comparable Project Experience and References  
 Form 3**

**Applicant:** Capital Group Properties, LLC

**Experience & References:** Developers must list and provide information about current and/or recent projects of comparable type and scale, preferably in the Commonwealth of Massachusetts, from 2005 to present. Attach additional sheets as necessary.

**Project Name:** Grouse Hill

**Start/Completion Date:** 1 2008 1 2012

**Type:** ( ) Commercial ( ) Other  
 ( ) Mixed Use  Residential

**Total Development Costs:** \$ 21,000,000 self pay

**Address:** Old Framingham Rd  
Shrewsbury MA

**Contact Person (Name):** William A. Depietri

**Telephone:** 508-326-1810

**Email:** wdepietri@me.com

Identify members of the proposed development team who participated in the project, by name and role/responsibility.

<u>Team Member</u>	<u>Role/Responsibility</u>
<u>Capital Group Properties</u>	<u>Developer</u>
<u>William Fleming Assoc</u>	<u>Landscaping/Architect</u>
<u>Goodland Consulting</u>	<u>Wetlands Specialist</u>



**TOWN OF SHREWSBURY**  
 100 MAPLE AVENUE  
 SHREWSBURY, MASSACHUSETTS 01545-5398

**Expression of Interest  
 Comparable Project Experience and References  
 Form 3**

**Applicant:** Capital Group Properties, LLC

**Experience & References:** Developers must list and provide information about current and/or recent projects of comparable type and scale, preferably in the Commonwealth of Massachusetts, from 2005 to present. Attach additional sheets as necessary.

**Project Name:** Riverbend

**Start/Completion Date:** 1 2004 1 2006

**Type:**             Commercial                             Other  
                           Mixed Use                                     Residential

**Total Development Costs:** \$ 11,000,000.00 self cost

**Address:** North Andover, MA

**Contact Person (Name):** William A. Depietri

**Telephone:** 508-326-1810

**Email:** wdepietri@me.com

Identify members of the proposed development team who participated in the project, by name and role/responsibility.

<u>Team Member</u>	<u>Role/Responsibility</u>
<u>Capital Group Properties</u>	<u>Developer</u>
<u>Colvard Consulting</u>	<u>Neighborhood Support</u>
<u>William Flannery Assoc</u>	<u>Landscape Architect</u>

## DEVELOPER/APPLICANT QUALIFICATIONS

1. **Prior Development Experience** – Please list the past development experience for each of the development team members on chart below. In addition, please identify any other 40B projects (whether with MassHousing or any other subsidizing agency) in which the applicant or a related party has or had an interest and, for each such project, state whether the construction has been completed and whether cost certification has been submitted (use additional sheets as necessary).

**Development Team Members:** William Depietri, President – Capital Group Properties

Project Summary	Project #1	Project #2	Project #3	Project #4
Project Name:	Vickery Hills	Deerfield Estates Phases I, II, III	Grouse Hill	Riverbend
Community/Address:	Southborough, MA	Hopkinton, MA	Sudbury, MA	North Andover, MA
Housing Type:	Condominium	Condominium	Condominium	Mid-rise Condominium
Number of Units:	40	39	52	43
Total Dev. Costs:	\$16,359,000	\$17,000,000	\$21,000,000	\$11,000,000
Year Completed:	2005	2007	2012	2006
Specific Role:	Developer/Owner	Developer/Owner	Developer/Owner	Developer/Owner
Construction Lender:	Norwood Coop.	Norwood Coop.	Norwood Coop.	Boston Private Bank
Contact Name: Phone Number:	Robert Belanger (781)440-4221	Robert Belanger (781)440-4221	Robert Belanger (781)440-4221	Rachid Benagor (617)912-1972

2. **Applicant's Ownership Entity Information and Certification** -- Please identify the applicant's proposed ownership entity, as well as the Managing Entities, Principals and Controlling Entities of each and certify the compliance and good standing of each with state law and affordable housing programs. Note: For the purposes hereof, "Managing Entities" include general partners of limited partnerships, managing general partners of limited liability partnerships, managers of limited liability companies, directors and officers of corporations, trustees of trusts, and other similar entities, which have the power to manage and control the activities of the applicant and/or proposed ownership entity. "Principal or Controlling Entities" shall include all persons and entities (e.g. natural persons, corporations, partnerships, limited liability companies ect.) who shall have the right to:

- (i) approve the terms and conditions of any proposed purchase, sale or mortgage;
- (ii) approve the appointment of a property manager; and/or
- (iii) approve managerial decisions other than a decision to liquidate, file for bankruptcy, or incur additional indebtedness.



# CAPITAL GROUP

PROPERTIES

259 TURNPIKE ROAD SOUTHBOROUGH, MASSACHUSETTS 01772 [www.capitalgroupproperties.com](http://www.capitalgroupproperties.com)

## DEVELOPMENT PROFILE

Since 1982, **Capital Group Properties, LLC** and its principal **William Depietri** has been involved in the acquisition, development, management and construction of commercial, retail and residential properties totaling over 4 million square feet of commercial space and over 1,200 single family homes, condominiums and multi-family rental units have a value of over \$500,000,000.00. **Capital Group** and/or **Depietri** acted as the development, management or construction management partner for each of the following properties.

### *THE COMMERCIAL AND RETAIL PROPERTIES INCLUDE:*

**1. 495 Old Connecticut Path, Framingham, MA**

A 13,000 SF first class office building completed in 1982 and sold in 1989.

**2. One Hollis Street, Wellesley, MA**

A 40,000 SF first class office building located in downtown Wellesley, completed in 1983.

**3. Boston Post Road, Sudbury, MA**

A 22,000 SF retail/office complex located in the heart of one of the busiest retail areas in Metro West. The complex was completely renovated along with an 8,000 SF addition in 1983 and sold in 1984.

**4. 33 Boston Post Road West, Marlborough, MA**

A 110,000 SF six story first class office building located at the intersection of Route 495 and Route 20 in Marlborough, MA. Building was completed in 1985.

**5. 221 Boston Post Road East, Marlborough, MA**

A 40,000 SF four story office building located on Route 20 in East Marlborough. The building was completed in 1985.

**6. Bronx Park, Boston Post Road West, Marlborough, MA**

A planned 317,000 SF office/R & D park consisting of three buildings, located ½ mile west of the Route 495/Route 20 Interchange. Phase I was a 111,000 SF two story office/R & D building was completed in 1986 and sold in 1989. Phase II was a 200,000 SF five story first class office building and a 6,000 SF day care facility which were completed in 1989 and sold in 1998.

**7. 44 Front Street, Worcester, MA**

A renovation of a 100 year old seven story building in the heart of downtown Worcester into a 73,000 SF first class commercial and office building. The building was completed in 1985.

**8. Northwoods Business Park, Danvers, MA**

A planned 500,000 SF office/R & D park located on a 70 acre parcel of land at the intersection of Routes 1 & 114 in Danvers, MA. Building 1, a 65,000 SF two story office/R & D building was completed in 1986. Building 2, a 105,000 SF three story office building was completed in 1988. Building 3, a two story 80,000 SF office/R & D building was completed in 1988. Building 4, a twelve story 186,000 SF office building was completed in 1990.

**9. 182 Turnpike Road, Westborough, MA**

A 24,000 SF two story first class office building located on Route 9 in Westborough, MA. The building was acquired in 1984 and sold in 1986.

**10. 63-65 South Street, Hopkinton, MA**

A 64,000 SF renovation and addition to an existing office and warehouse facility located on South Street in Hopkinton, MA. The renovation/addition was completed in 1986.

**11. 360 Church Street, Northborough, MA**

A 12,000 SF first class office building located at the intersection of I-290 and Church Street in Northborough, MA. Building was acquired in 1985 and sold in 1987.

**12. Fox Plaza, Weymouth, MA**

A 27,000 SF retail strip center, located on Route 52 in Weymouth, MA. The completion of construction and management services for a financial client was completed in 1989 and the property was sold in 1993.

**13. 860 Granite Street, Framingham, MA**

An 8,000 SF first class office building located at the intersection of Route 9 and Edgell Road in Framingham, MA. The building was completed and sold in 1985.

**14. Town Center, Cordaville Road, Southborough, MA**

A 32,000 SF retail center, including a US Post Office building was completed in 1998 and sold in 1999. The center is still managed by Capital Group Properties.

**15. Deerfoot Office Park, Turnpike Road, Southborough, MA**

A 50,000 SF first class office park located on Route 9 in Southborough, MA. The project was completed in 1999.

**16. Clock Tower Place, Main Street, Maynard, MA**

A 1,200,000 SF multi building mill renovation into office/R & D/manufacturing facility. The former headquarters facility for Digital Equipment Corporation was renovated and leased from 1999 to 2003 when it reached 95% occupancy. Capital Group sold its interest in the property in 2005.

**17. Park Central, Turnpike Road, Southborough, MA**

A 50,000 SF three story office building located at the intersection of Route 9 and Route 495 in Southborough, MA. The building was completed in 2001 and is currently owned and managed by Capital Group.

**18. Cordaville Office Center, Cordaville Road, Southborough, MA**

A 40,000 SF three story office building located at the intersection of Route 9 and Route 85 in Southborough, MA. The building was completed in 2002 and is currently owned and managed by Capital Group.

**19. Southborough, Place, Turnpike Road, Southborough, MA**

A three building 205,000 SF first class office park located on Route 9 in Southborough, MA. The project was completed in 2009 and is owned and managed by Capital Group.

**20. White's Crossing, Turnpike Road, Southborough, MA**

A 20,000 SF retail center located on Route 9 in Southborough, MA. The building was completed in 2004 and is currently owned and managed by Capital Group.

**21. Post Road Marketplace, Main Street, Northborough, MA**

A 34,000 SF retail center located on Route 20 in Northborough, MA. The building was constructed in 2006 and is owned and managed by Capital Group.

**22. Acton Woods, Acton, MA**

An 80,000 SF office/manufacturing facility located on Route 2 in Acton, MA. The building was acquired in 2006, renovated in 2013 and is owned and managed by Capital Group.

**23. Village Square, Pond Street, Ashland, MA**

A planned 80,000 SF multi building retail center to be located on Route 126 in Ashland, MA. The project is currently in the planning stages.

**24. Southville Business Center, Southville Road, Southborough, MA**

An 8,000 SF single story flex building which was completed in 2011 and is currently owned and managed by Capital Group.

**25. The Shoppes at Maynard Crossing, Parker Street, Maynard, MA**

The Shoppes at Maynard Crossing is a planned 730,000 SF mixed use retail and multi-family residential project currently going through the approval process. The project was a former Digital Equipment Corporation manufacturing and R & D facility. 500,000 SF of existing buildings were demolished in 2012 and 2013. The project is located at the intersection of Routes 27 & 117 in Maynard, MA. Capital Group is developing the project in a joint venture with a financial partner. Construction is scheduled to commence in early 2015..

**26. Oxford Crossing, Sutton Avenue, Oxford, MA**

Oxford Crossing is a planned 47,000 SF multi building retail project located in the current Oxford Crossing Shopping Center anchored by Market Basket and Home Depot at the intersection of Route 395 & Sutton Avenue in Oxford, MA. Construction has commenced and initial occupancy is scheduled for mid 2015.

*THE RESIDENTIAL PROPERTIES INCLUDE:*

**1. River Watch, Danvers, MA**

A 168 unit mid range town house condominium project on a twenty acre site at the intersection of Routes 128 and 35 on the Crane River in Danvers, MA. The project was approved in 1986 and sold in 1987.

**2. Bartlett's Reach, Amesbury, MA**

A 65 unit luxury condominium project on a 100 acre site in Amesbury, MA. The project was approved and sold in 1986.

**3. Vickery Hills, Southborough, MA**

A 40 unit senior housing project located in Southborough, MA. The project was started in 2003 and completed in 2006.

**4. Deerfield Estates, Lumber Street, Hopkinton, MA.**

A 47 unit senior housing project located on Lumber Street in Hopkinton, MA. Construction was started in 2005 and the final phase is scheduled for completion in 2014.

**5. Riverbend Crossing, North Andover, MA**

A 43 unit mid rise condominium project built on the Shawsheen River in North Andover, MA. Construction started in 2004 and sell out was achieved in 2006.

**6. Mahoney Farms, Sudbury, MA**

A 33 unit senior housing project located in Sudbury, MA. Construction started in 2006 and the final phase is scheduled to be completed in 2014.

**7. Grouse Hill, Sudbury, MA**

A 53 unit senior housing project located in Sudbury, MA. Construction started in 2007 and the final phase was completed in 2012.

**8. Salisbury Hill, 727 Salisbury Street, Worcester, MA**

A 280 unit senior housing project in Worcester, MA. Capital Group acquired the project in late 2011. Currently 80 units have been built and sold at the project.

**9. Mauro Farms, Cook Lane, Marlborough, MA**

A 27 lot single family residential development located in Marlborough, MA. Construction on the project commenced in 2011 and completion is scheduled for 2014.

**10. The Residences at West Union, West Union Street, Ashland, MA**

A planned 140 unit multi-family rental project. The property was acquired in 2013 and is currently in the 40B approval process. Construction is planned to commence in 2015.

**11. The Residences at Maynard Crossing, Parker Street, Maynard, MA**

A planned 250 unit multi-family rental project. The property is currently in the approval process. Construction is scheduled to commence in early 2015.

**Capital Group Properties** and **William Depietri** also provide third party development, architectural, management, construction services and brokerage services to clients.





SITE PLAN  
OPTION 4

# The Shoppes at Maynard Crossing

MAYNARD, MASSACHUSETTS

MAY 15, 2014

Planning/Design/Architect



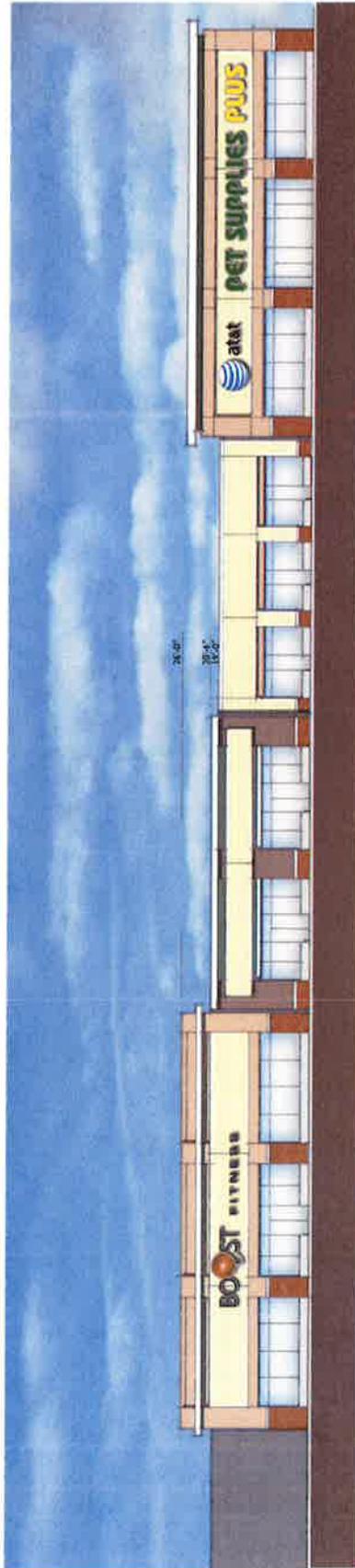
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CARROLL GROUP









**CAPITAL GROUP**  
PROPERTIES

## **Section 5.5 – PROPOSED APPROACH**

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# CAPITAL GROUP

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PROPERTIES

Capital Group Properties, LLC began meeting with Town officials in early 2014, in regards to a proposed 40b. 160-unit residential rental complex it was seeking to propose for the project. CGP also met with the Board of Selectmen in mid 2014 in regards to the same submission.

The major concern expressed throughout the process was; 1) the impact the proposed project would have on the schools located in this section of Town ,which were already dealing with capacity issues. They felt that construction of these non age restricted units would have a negative impact on the schools located in this area of town, in regards of adding to many new students to schools that were nearing capacity. There was also a desire for commercial space to be built on these parcels of land, due to the close proximity to Route 9 and the fact that the majority of the land was zoned commercial-business. There is also some question as to the availability of municipal sewer availability to these properties as well.

Capital Group Properties having heard these concerns over and over again decided to explore other development options for these parcels, options which would lessen the project impact to the schools, as well as adding a commercial/retail component to the project resulting is a mixed use project that would meet the demands of the marketplace as well as meeting the Town's objective of providing a recurring net fiscal benefit to the Town as opposed to a project which could add 50-60 new students to the school system, resulting in a revenue neutral or worse economic benefit to the Town.

## **Project Overview**

The proposed mixed use development will total 150 senior 45+ residential rental units to be contained in three 4-story buildings, plus up to a 20,000 SF one to two story commercial/retail building. The improvements will be situated on an 8.49 acres site on Walnut Street, which lies mainly in the Commercial-Business Zone, with a portion in the Residence A Zone.

Major components of the senior residential buildings (sample elevation included in this section) construction are planned to include:

- The residential structures will be wood framed with engineered open web floor trusses and roof trusses. Engineered wood floor decking, side and roof sheathing to be used. Double stud, sound insulated, tenant separation walls are provided for fire rating and sound abatement between the units. Floor decking includes "gypcrete" toppings as well as sound abatement between the units.
- Windows are double hung, cottage style, Low E vinyl, with appropriate Azek trim.
- Exterior doors and frames to be hollow metal. Main entrance doors are designer type with glass panels. Garage doors with viewing panels are colored to accent.
- Roof pitched with gables and 30 year architectural fiberglass shingles. Gutters, downspouts, fascia and soffit will be colored to match metal.

- Siding will be .044" premium vinyl plank. Trim bands and shutters will be included. Masonry accent panels occur at the first floor level. Vinyl shake accent siding will be used in selected gable ends. Balconies to have powder coated aluminum railings.
- The building are fully fire protected with 13R suppression systems

Major components of the Clubhouse/Activity Center include:

- 3,000 SF of indoor space.
- To include property leasing & management offices.
- Fitness center, Wi-Fi café and clubroom with media center.
- Exterior features at the clubhouse to include a swimming pool with sundeck and summer kitchen for residential use.
- Similar to the residential buildings the clubhouse/activity center will be accessed via electronic control cards.

Major components of the Commercial/Retail building include:

- High quality architecture similar to similar building Capital Group has built in Northborough, Southborough and other eastern Massachusetts towns.
- Building exterior to include brick, CMU and stucco exterior
- Building frame to be structural steel, and concrete floors

The site while well located at the Route 9 & Walnut Street north side intersection and bordering Westborough and Northborough to the east, is a very challenging site for an all commercial development. Existing grades on the property running from east to west from Walnut Street to Lebeaux Drive, increase by over 70 feet, making this site extremely difficult for an all commercial development, which typically require large single story footprints and surface parking that is fairly level.

In order to minimize earthwork on the parcel and minimizing disruption to the residents on the western side of the site CGP is not proposing any work to the steepest grades on the western property line. Most of the proposed work will result from the construction of an access drive and egress drive off of Walnut Street. There will be no proposed curb cuts on Route 9.

The proposed private drive would run south to north at the approximate midpoint grade through the property (see proposed site plan included in this section) allowing for a fairly balanced site in regards to proposed cuts and fills necessary to achieve the desired grading of the site.

On the section of the site fronting directly on Route 9, east of the motorcycle shop, Capital Group is proposing to construct up to a 20,000 SF commercial/retail building which could be 1-2 stories high, with access from Walnut Street. The proposed building (see possible commercial/retail building elevations in this section) could be used for retail use, commercial office use or medical office use. Capital Group has had some preliminary discussions with potential users in regards to this site and believes that there would be a demand for this type of space in this location.

On the balance of the site, Capital Group Properties is proposing to build a three building 150 unit senior 45+ rental community. Each of the three buildings would be four stories in height, contain approximately 50 units each and be designed similar to the elevations and floor plans contained in this section. There would also be a clubhouse and pool for the use of the residents which would be constructed as part of the project.

While senior rental housing communities are more common in the western and southern parts of the country, recent studies show that there is an increasing demand for this product type in the northeastern part of the country as well.

The 150 units would include 38 (25%) affordable units, which would allow 100% (150 units) of the units to be eligible for inclusion on the subsidized housing inventory in perpetuity for the Town of Shrewsbury.

Because the project will be restricted as a senior rental community the composition of the units will be one bedroom, one bedroom plus den, two bedroom and two bedroom plus den. There will be no three bedroom units constructed as part of the project.

The senior rental project designation will also substantially reduce the potential impact the project will have on the Shrewsbury schools. It is anticipated that due to the age restriction placed on the occupants of the rental units, the total school age children anticipated to occupy the units would be less than 5 school aged children.

The availability of affordable senior rental housing is becoming increasingly scarce as America's senior population continues to increase. A recent report (included in this section) done by Harvard University's Joint Center for Housing Studies and the AARP Foundation talks about the increasing need for senior rental housing projects.

The bulk of the senior housing projects proposed and built in recent years focus on Assisted Living, Independent Living and Acute Care Facilities. There have been very few limited service rental communities geared towards this segment of the senior population despite the ever increasing demand for this product. This has forced the senior rental population to rent in non age restricted communities, generally with a younger population, many of whom have young children.

The proposed commercial/retail building to be located on the Route 9 end of the property will have a maximum building footprint of 10,000 SF. Parking will be provided at the rate of 4 to 5 spaces per 1,000 SF of building area depending on the use of the building. The three senior residential buildings will each have building footprints of approximately 16,000 to 17,000 SF. Parking will be a combination of surface parking along with garage spaces for some of the residents. The community/clubhouse building will have a footprint of approximately 4,000 SF.

The proposed height of the three residential buildings will be four stories each, in order to minimize the amount of site work for the project. By going with lower three story buildings and expanding the building footprints, more evasive site work cutting into the steep slopes on the

western side of the property would be required, making the project less desirable to the abutters and the community.

As part of the development process Capital Group Properties engaged TEC, Inc. Traffic Engineers, to assess the impact of the proposed development on the area roadways. TEC concluded in its report that, "the traffic generated by the proposed Residences at Walnut Street mixed use development can be reasonably accommodated along the existing street system with implementation of the recommended improvements along Walnut Street to improve sight lines."

To further the economic benefit of the project to the Town, Capital Group Properties, LLC is proposing to make a financial gift to the Town of Shrewsbury in the amount of Three Thousand (\$3,000.00) Dollars per residential unit constructed at the project. For example if 150 units are eventually constructed, the Town would receive a gift in the amount of Four Hundred Fifty Thousand (\$450,000.00) Dollars. The timing of said payments to be mutually agreed upon between the Town and Capital Group Properties.

Capital Group Properties will maintain the same high architectural and engineering standards it has used on all its developments. The latest and up to date stormwater management techniques will be used in the design of the site by the project engineers.

It is anticipate that the residential portion of the project would all be built at the same time upon receipt of project permits. The commercial/retail portion of the mixed use project would be constructed as soon as some tenants are found to rent out a portion of the building.

General Notes

# Capital Group Properties Mixed Use Development 258 & 274 Walnut Street, Shrewsbury, MA

No.	Revision/Name	Date

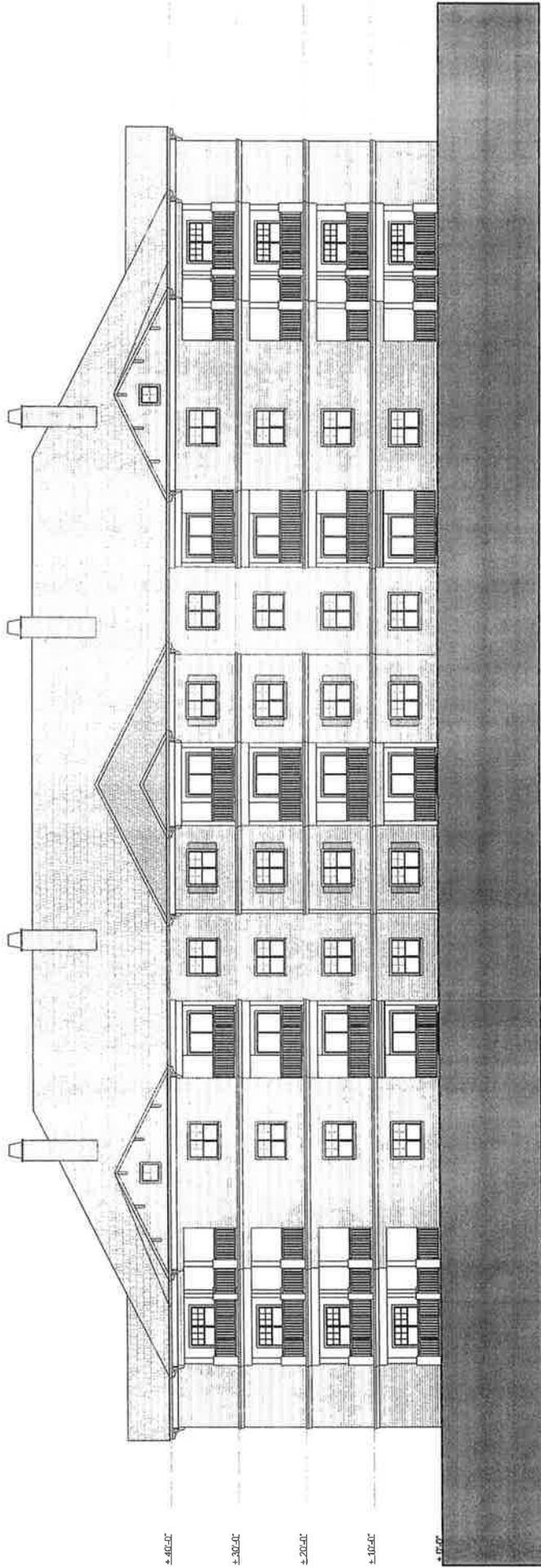
Site Name and Address

Project Name and Address

Prepared	Sept. 29, 2014
Scale	1"=40'



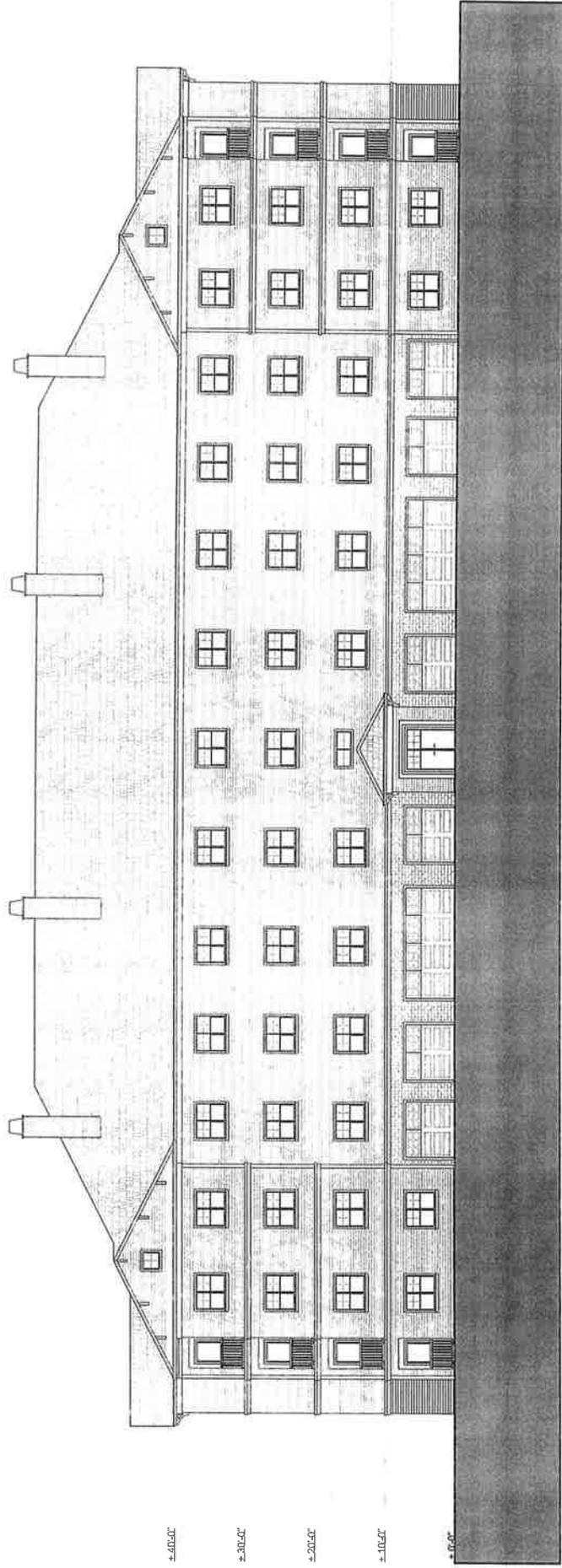
150 Unit 45+ Senior Rental Community  
 20,000 s.f. Commercial/Retail Building  
 Lot Area: 8.49 Acres



04.17.2014

0 1 1 1 1 15ft

5Gstudio\_collaborative, llc. 800 Jackson St. #500. Dallas, Tx 75202



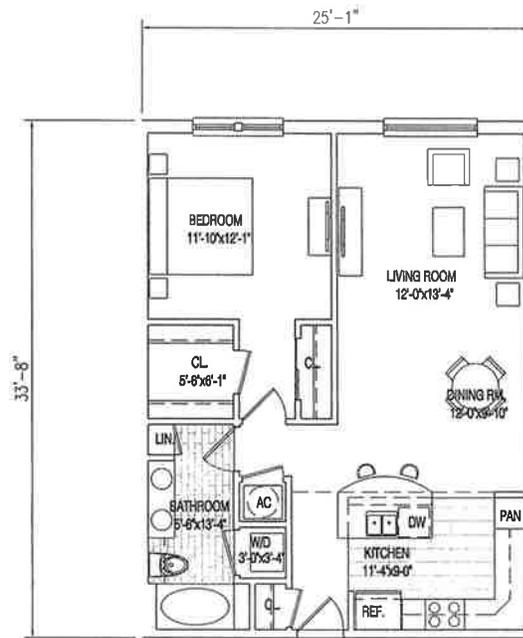
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± 30'0"

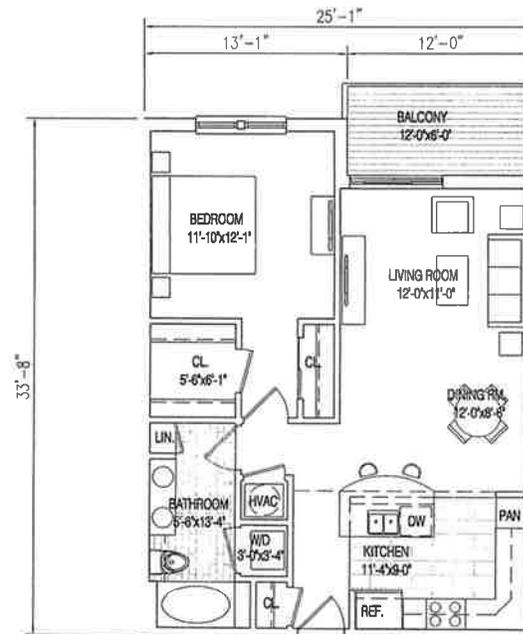
± 20'0"

± 10'0"

± 0'0"



Unit : A2  
NRSF : 844 sf

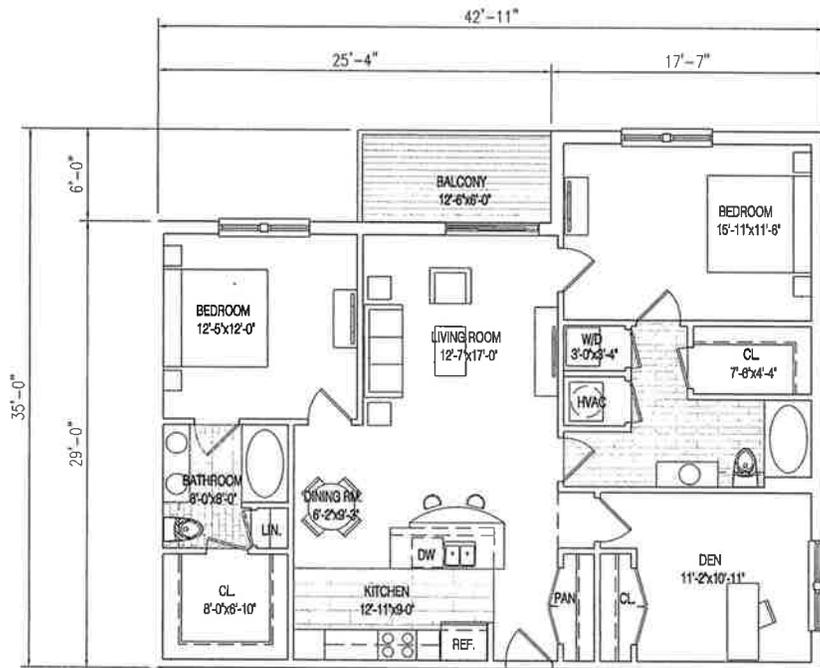


Unit : A1  
NRSF : 800 sf  
Balcony : 72 sf

## TYPICAL UNIT PLAN

SCALE 1" : 8'

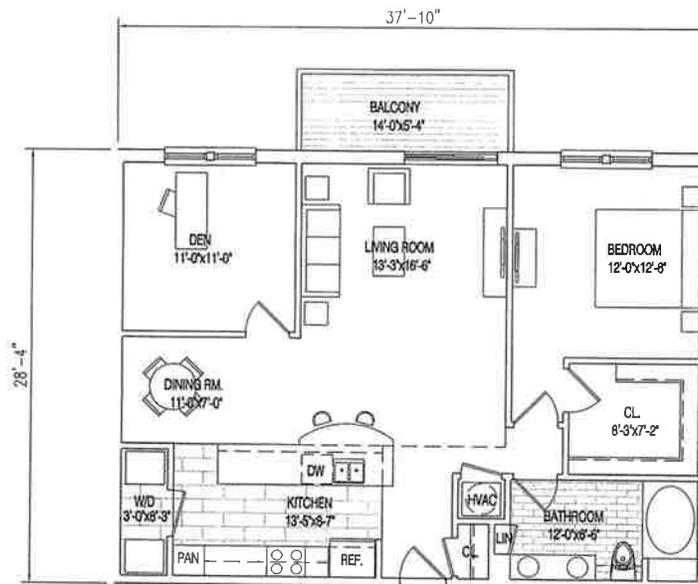




Unit : B2

NRSF : 1,350 sf

Balcony : 75 sf



Unit : B1B

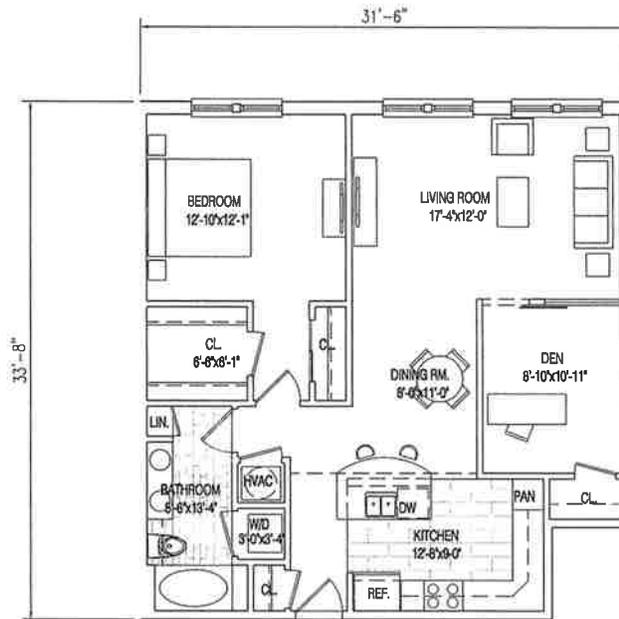
NRSF : 1,072 sf

Balcony : 75 sf

## TYPICAL UNIT PLAN

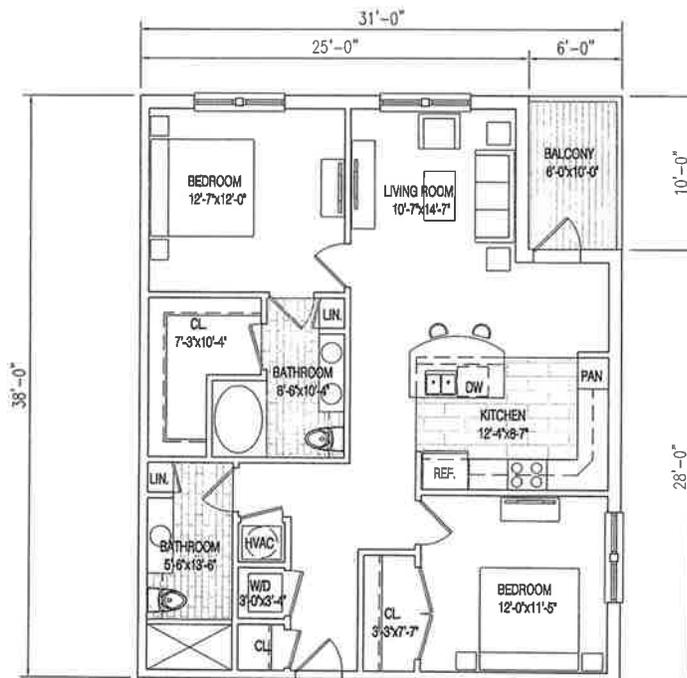
SCALE 1" : 8'





Unit : B1A

NRSF : 1,030 sf



Unit : B1

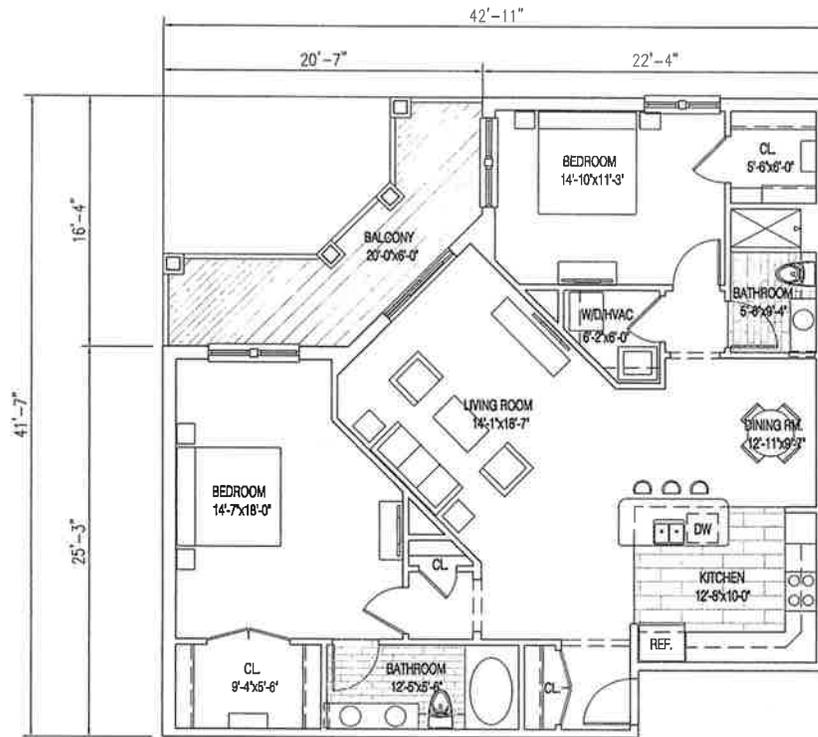
NRSF : 1,118 sf

Balcony : 60 sf

## TYPICAL UNIT PLAN

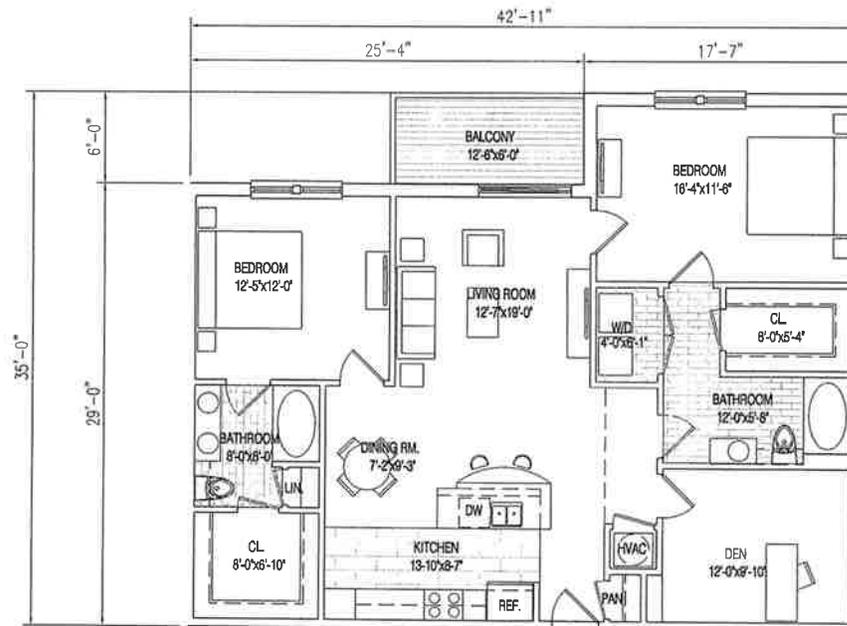
SCALE 1" : 8'





Unit : B3  
 NRSF : 1,416 sf

Balcony : 150 sf



Unit : B2A  
 NRSF : 1,350 sf  
 Balcony : 75 sf

## TYPICAL UNIT PLAN

SCALE 1" : 8'







**Coldwell  
Banker**  
RESIDENTIAL BROKERAGE

318

1010  
S. W. 1010

FREE WIRE

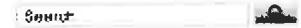




# APARTMENT FINANCETODAY

# AFFORDABLE HOUSING FINANCE

News Management & Operations Finance Policy & Legislation Developments



## SENIOR HOUSING

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Services: AHF 50 | AHF Survey | Events

From: Affordable Housing Finance 2014 | Posted on: September 2, 2014

0 Like 29 14 42 85

# Report: Nation Not Prepared to Meet Housing Needs of Seniors

By Christine Serlin

The nation is not prepared to meet the housing needs of aging Americans, according to a new report by Harvard University's Joint Center for Housing Studies (JCHS) and the AARP Foundation.

As Americans continue to live longer, the number of adults aged 50 and older is expected to grow to 132 million by 2030. One in five Americans will be 65 and older in 2030, and one in eight people will be 75 and older in 2040.

**Housing America's Older Adults: Meeting the Needs of An Aging Population** underscores the fact that there's a shortage of accessible housing units and high housing cost burdens for seniors today, and the dramatic demographic changes coming down the road can only exacerbate the problems.

# Housing America's OLDER ADULTS

Data from a new report released by the Harvard Joint Center for Housing Studies with support from the AARP Foundation

## AMERICA IS AGING



By 2030, the U.S. population aged 50 or over will increase to 132 million. In this time, the number of adults aged 65-74 will nearly double from 21.7 million in 2010 to 38.6 million in 2030.



## THE HIGH COST OF HOUSING

In 2012, one third of adults aged 50 and over (nearly 20 million households) paid more than 30% of their income for housing, including nearly 9.6 million who paid more than 50% of their income for housing.



**Owner:**  
6-9 Years

The typical homeowner over 65 can afford in-home assistance for nearly 9 years or 6.5 years of assisted living.



**Renter:**  
2 Months

The typical renter over 65, however, can only afford 2 months of these supports.

## THE HOUSING ASSISTANCE GAP



**3.9 million**

The number of low-income older renters eligible for housing assistance in 2011.

VS.

**1.4 million**

Due to a supply gap, the number of low-income older renters who actually received housing assistance in 2011.

## HIGH HOUSING COSTS FORCE LOW-INCOME OLDER ADULTS TO CUT BACK ON OTHER THINGS



### FOOD

Households spending more than half their income on housing spend over 40% less on food than those living in housing they can afford.



### HEALTH CARE

Severely cost-burdened households aged 50-64 spend 70% less on health care than those living in housing they can afford.



### SAVINGS

Those aged 50-64 who spend more than half their income on housing spend over 70% less on retirement savings.

61% of older adults limit their driving to certain

Seniors are at increased risks of financial stress, with typical household incomes dropping later in life. One-third of adults 50 and older paid more than 30 percent of their income for housing in 2012, with nearly 9.6 million severely cost-burdened seniors paying more than 50 percent of their income for housing.

Housing assistance also is limited for very low-income households 62 and older. In 2011, 3.9 million very low-income renter households were eligible for rental assistance, but only 1.4 million received the aid.

Current projections show that this gap will only continue to grow. Senior households eligible for rental assistance is expected to increase by 1.3 million between 2011 and 2020 and another 1.3 million between 2020 and 2030. If there aren't any boosts in housing aid, there will be 4 million very low-income senior households by 2030 who will be left to find affordable and safe housing in the private market.

The report also shows that those with severe housing cost burdens spend much less on food and health care than those who can afford their housing.

Another staggering statistic is that a typical 65-year-old homeowner has enough wealth to afford in-home assistance for nearly nine years or assisted living for six and a half years, while typical renters of that age can only afford these services for two months.

"We're going to face more challenges in the future. It's a problem already, and it's going to be a bigger problem," says Chris Herbert, JCHS acting managing director. "But there's still time to prepare."

Herbert says there are a number of promising models today for housing and serving seniors, but more needs to be done to raise awareness and to understand the issues.

This will require efforts from all levels of the government as well as the nonprofit and private sectors, he says.

Former Department of Housing and Urban Development secretary and CityView chairman Henry Cisneros, who was the keynote speaker at the report release, agrees.

"Today's report should be heard as a wake-up call," he says. "We are aging. We are not ready. ... We have some time, but we must think anew and plan comprehensively."

Cisneros says it's clear the nation needs more housing that's appropriate for the various stages of aging. A vast majority of seniors want to stay in their homes, or age in place, and more tools are needed to make this housing more accessible. The nation also needs new approaches to independent living, new ways to pay for assisted living, more memory care units, and more skilled nursing facilities, he adds.

0 Like 29 14 42 85

ADVERTISEMENT

KEYWORDS

Subject

Senior Housing, Affordable Housing, Government Entities, Housing Data, Rent Trends, ...

Person

Chris Herbert, Henry Cisneros

Organization

AARP Foundation, Department of Housing and Urban Development, Harvard Joint Center for Housing Studies, ...

View more keywords



**CAPITAL GROUP**  
PROPERTIES

**Section 5.6 – FINANCIAL CAPACITY AND CREDIT WORTHINESS**

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# CAPITAL GROUP

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PROPERTIES

As requested in section 5.6 Financial Capacity and Credit Worthiness enclosed please find the Capital Group Profile along with a copy of the Developer Qualification Statement provided in a recent 40b. filing. In addition, two additional banking references are as follows:

1. David W. Bromberg  
Senior Commercial Loan Officer  
Digital Federal Credit Union  
853 Donald Lynch Blvd.  
Marlborough, MA 01752
2. Mark Haranas  
President  
Mutual One Bank  
160 Cochituate Rd.  
Framingham, MA 01701

Additional references will be proved upon request.

## DEVELOPER/APPLICANT QUALIFICATIONS

1. **Prior Development Experience** – Please list the past development experience for each of the development team members on chart below. In addition, please identify any other 40B projects (whether with MassHousing or any other subsidizing agency) in which the applicant or a related party has or had an interest and, for each such project, state whether the construction has been completed and whether cost certification has been submitted (use additional sheets as necessary).

**Development Team Members:** William Depietri, President – Capital Group Properties

Project Summary	Project #1	Project #2	Project #3	Project #4
Project Name:	Vickery Hills	Deerfield Estates Phases I, II, III	Grouse Hill	Riverbend
Community/Address:	Southborough, MA	Hopkinton, MA	Sudbury, MA	North Andover, MA
Housing Type:	Condominium	Condominium	Condominium	Mid-rise Condominium
Number of Units:	40	39	52	43
Total Dev. Costs:	\$16,359,000	\$17,000,000	\$21,000,000	\$11,000,000
Year Completed:	2005	2007	2012	2006
Specific Role:	Developer/Owner	Developer/Owner	Developer/Owner	Developer/Owner
Construction Lender:	Norwood Coop.	Norwood Coop.	Norwood Coop.	Boston Private Bank
Contact Name:	Robert Belanger	Robert Belanger	Robert Belanger	Rachid Benagor
Phone Number:	(781)440-4221	(781)440-4221	(781)440-4221	(617)912-1972

2. **Applicant's Ownership Entity Information and Certification** -- Please identify the applicant's proposed ownership entity, as well as the Managing Entities, Principals and Controlling Entities of each and certify the compliance and good standing of each with state law and affordable housing programs. Note: For the purposes hereof, "Managing Entities" include general partners of limited partnerships, managing general partners of limited liability partnerships, managers of limited liability companies, directors and officers of corporations, trustees of trusts, and other similar entities, which have the power to manage and control the activities of the applicant and/or proposed ownership entity. "Principal or Controlling Entities" shall include all persons and entities (e.g. natural persons, corporations, partnerships, limited liability companies ect.) who shall have the right to:

- (i) approve the terms and conditions of any proposed purchase, sale or mortgage;
- (ii) approve the appointment of a property manager; and/or
- (iii) approve managerial decisions other than a decision to liquidate, file for bankruptcy, or incur additional indebtedness.



# CAPITAL GROUP

PROPERTIES

259 TURNPIKE ROAD SOUTHBOROUGH, MASSACHUSETTS 01772 [www.capitalgroupproperties.com](http://www.capitalgroupproperties.com)

## DEVELOPMENT PROFILE

Since 1982, **Capital Group Properties, LLC** and its principal **William Depietri** has been involved in the acquisition, development, management and construction of commercial, retail and residential properties totaling over 4 million square feet of commercial space and over 1,200 single family homes, condominiums and multi-family rental units have a value of over \$500,000,000.00. **Capital Group** and/or **Depietri** acted as the development, management or construction management partner for each of the following properties.

### *THE COMMERCIAL AND RETAIL PROPERTIES INCLUDE:*

**1. 495 Old Connecticut Path, Framingham, MA**

A 13,000 SF first class office building completed in 1982 and sold in 1989.

**2. One Hollis Street, Wellesley, MA**

A 40,000 SF first class office building located in downtown Wellesley, completed in 1983.

**3. Boston Post Road, Sudbury, MA**

A 22,000 SF retail/office complex located in the heart of one of the busiest retail areas in Metro West. The complex was completely renovated along with an 8,000 SF addition in 1983 and sold in 1984.

**4. 33 Boston Post Road West, Marlborough, MA**

A 110,000 SF six story first class office building located at the intersection of Route 495 and Route 20 in Marlborough, MA. Building was completed in 1985.

**5. 221 Boston Post Road East, Marlborough, MA**

A 40,000 SF four story office building located on Route 20 in East Marlborough. The building was completed in 1985.

**6. Bronx Park, Boston Post Road West, Marlborough, MA**

A planned 317,000 SF office/R & D park consisting of three buildings, located ½ mile west of the Route 495/Route 20 Interchange. Phase I was a 111,000 SF two story office/R & D building was completed in 1986 and sold in 1989. Phase II was a 200,000 SF five story first class office building and a 6,000 SF day care facility which were completed in 1989 and sold in 1998.

**7. 44 Front Street, Worcester, MA**

A renovation of a 100 year old seven story building in the heart of downtown Worcester into a 73,000 SF first class commercial and office building. The building was completed in 1985.

**8. Northwoods Business Park, Danvers, MA**

A planned 500,000 SF office/R & D park located on a 70 acre parcel of land at the intersection of Routes 1 & 114 in Danvers, MA. Building 1, a 65,000 SF two story office/R & D building was completed in 1986. Building 2, a 105,000 SF three story office building was completed in 1988. Building 3, a two story 80,000 SF office/R & D building was completed in 1988. Building 4, a twelve story 186,000 SF office building was completed in 1990.

**9. 182 Turnpike Road, Westborough, MA**

A 24,000 SF two story first class office building located on Route 9 in Westborough, MA. The building was acquired in 1984 and sold in 1986.

**10. 63-65 South Street, Hopkinton, MA**

A 64,000 SF renovation and addition to an existing office and warehouse facility located on South Street in Hopkinton, MA. The renovation/addition was completed in 1986.

**11. 360 Church Street, Northborough, MA**

A 12,000 SF first class office building located at the intersection of I-290 and Church Street in Northborough, MA. Building was acquired in 1985 and sold in 1987.

**12. Fox Plaza, Weymouth, MA**

A 27,000 SF retail strip center, located on Route 52 in Weymouth, MA. The completion of construction and management services for a financial client was completed in 1989 and the property was sold in 1993.

**13. 860 Granite Street, Framingham, MA**

An 8,000 SF first class office building located at the intersection of Route 9 and Edgell Road in Framingham, MA. The building was completed and sold in 1985.

**14. Town Center, Cordaville Road, Southborough, MA**

A 32,000 SF retail center, including a US Post Office building was completed in 1998 and sold in 1999. The center is still managed by Capital Group Properties.

**15. Deerfoot Office Park, Turnpike Road, Southborough, MA**

A 50,000 SF first class office park located on Route 9 in Southborough, MA. The project was completed in 1999.

**16. Clock Tower Place, Main Street, Maynard, MA**

A 1,200,000 SF multi building mill renovation into office/R & D/manufacturing facility. The former headquarters facility for Digital Equipment Corporation was renovated and leased from 1999 to 2003 when it reached 95% occupancy. Capital Group sold its interest in the property in 2005.

**17. Park Central, Turnpike Road, Southborough, MA**

A 50,000 SF three story office building located at the intersection of Route 9 and Route 495 in Southborough, MA. The building was completed in 2001 and is currently owned and managed by Capital Group.

**18. Cordaville Office Center, Cordaville Road, Southborough, MA**

A 40,000 SF three story office building located at the intersection of Route 9 and Route 85 in Southborough, MA. The building was completed in 2002 and is currently owned and managed by Capital Group.

**19. Southborough, Place, Turnpike Road, Southborough, MA**

A three building 205,000 SF first class office park located on Route 9 in Southborough, MA. The project was completed in 2009 and is owned and managed by Capital Group.

**20. White's Crossing, Turnpike Road, Southborough, MA**

A 20,000 SF retail center located on Route 9 in Southborough, MA. The building was completed in 2004 and is currently owned and managed by Capital Group.

**21. Post Road Marketplace, Main Street, Northborough, MA**

A 34,000 SF retail center located on Route 20 in Northborough, MA. The building was constructed in 2006 and is owned and managed by Capital Group.

**22. Acton Woods, Acton, MA**

An 80,000 SF office/manufacturing facility located on Route 2 in Acton, MA. The building was acquired in 2006, renovated in 2013 and is owned and managed by Capital Group.

**23. Village Square, Pond Street, Ashland, MA**

A planned 80,000 SF multi building retail center to be located on Route 126 in Ashland, MA. The project is currently in the planning stages.

**24. Southville Business Center, Southville Road, Southborough, MA**

An 8,000 SF single story flex building which was completed in 2011 and is currently owned and managed by Capital Group.

**25. The Shoppes at Maynard Crossing, Parker Street, Maynard, MA**

The Shoppes at Maynard Crossing is a planned 730,000 SF mixed use retail and multi-family residential project currently going through the approval process. The project was a former Digital Equipment Corporation manufacturing and R & D facility. 500,000 SF of existing buildings were demolished in 2012 and 2013. The project is located at the intersection of Routes 27 & 117 in Maynard, MA. Capital Group is developing the project in a joint venture with a financial partner. Construction is scheduled to commence in early 2015..

**26. Oxford Crossing, Sutton Avenue, Oxford, MA**

Oxford Crossing is a planned 47,000 SF multi building retail project located in the current Oxford Crossing Shopping Center anchored by Market Basket and Home Depot at the intersection of Route 395 & Sutton Avenue in Oxford, MA. Construction has commenced and initial occupancy is scheduled for mid 2015.

*THE RESIDENTIAL PROPERTIES INCLUDE:*

**1. River Watch, Danvers, MA**

A 168 unit mid range town house condominium project on a twenty acre site at the intersection of Routes 128 and 35 on the Crane River in Danvers, MA. The project was approved in 1986 and sold in 1987.

**2. Bartlett's Reach, Amesbury, MA**

A 65 unit luxury condominium project on a 100 acre site in Amesbury, MA. The project was approved and sold in 1986.

**3. Vickery Hills, Southborough, MA**

A 40 unit senior housing project located in Southborough, MA. The project was started in 2003 and completed in 2006.

**4. Deerfield Estates, Lumber Street, Hopkinton, MA.**

A 47 unit senior housing project located on Lumber Street in Hopkinton, MA. Construction was started in 2005 and the final phase is scheduled for completion in 2014.

**5. Riverbend Crossing, North Andover, MA**

A 43 unit mid rise condominium project built on the Shawsheen River in North Andover, MA. Construction started in 2004 and sell out was achieved in 2006.

**6. Mahoney Farms, Sudbury, MA**

A 33 unit senior housing project located in Sudbury, MA. Construction started in 2006 and the final phase is scheduled to be completed in 2014.

**7. Grouse Hill, Sudbury, MA**

A 53 unit senior housing project located in Sudbury, MA. Construction started in 2007 and the final phase was completed in 2012.

**8. Salisbury Hill, 727 Salisbury Street, Worcester, MA**

A 280 unit senior housing project in Worcester, MA. Capital Group acquired the project in late 2011. Currently 80 units have been built and sold at the project.

**9. Mauro Farms, Cook Lane, Marlborough, MA**

A 27 lot single family residential development located in Marlborough, MA. Construction on the project commenced in 2011 and completion is scheduled for 2014.

**10. The Residences at West Union, West Union Street, Ashland, MA**

A planned 140 unit multi-family rental project. The property was acquired in 2013 and is currently in the 40B approval process. Construction is planned to commence in 2015.

**11. The Residences at Maynard Crossing, Parker Street, Maynard, MA**

A planned 250 unit multi-family rental project. The property is currently in the approval process. Construction is scheduled to commence in early 2015.

**Capital Group Properties** and **William Depietri** also provide third party development, architectural, management, construction services and brokerage services to clients.





**CAPITAL GROUP**  
P R O P E R T I E S

**Section 7.1 – EXHIBITS: Expression of Interest Forms 1-3**

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**TOWN OF SHREWSBURY**  
100 MAPLE AVENUE  
SHREWSBURY, MASSACHUSETTS 01545-5398

**Expression of Interest Cover Sheet  
Form 1**

**Applicant:** Capital Group Properties, LLC

**Team:** Please list and provide information about all members of the proposed development team.

**Lead Party/Developer/Organization**

Legal Name: Capital Group Properties, LLC

Form of Legal Entity: Limited Liability Company

Address: 259 Turnpike Road, Suite 100

Southborough, MA 01772

Contact Person: William A. Depietri

Telephone: 508-326-1810

Email: wdepietri@me.com

Interested Party, if a corporation was organized on 05/03/2000 (date) under the laws of the Commonwealth of Massachusetts.

**Owner/Mortgagor** Burton Berg, Robert Borgatti, William George, Tivnan Living Trust, George Family Trust

Legal Name: \_\_\_\_\_

Address: 3 Job Cushing Road

Shrewsbury, MA 01545

Principals: Burton Berg, Robert Borgatti, William George, James & Elsa Tivna

Contact Person: Burton Berg

Telephone: 508-754-6888

Email: joanne@bergandlaipson.com

Has this entity been formed? (X) Yes ( ) No



**TOWN OF SHREWSBURY**  
100 MAPLE AVENUE  
SHREWSBURY, MASSACHUSETTS 01545-5398

**Expression of Interest Site Information  
Form 2**

**Applicant:** Capital Group Properties, LLC

**Site Location:** 258 & 274 Walnut Street

Assessor's Parcel ID: 36-015002 & 36-015000

Street Address: 258 & 274 Walnut Street

**Property Owner:** Burton Berg, Robert Borgatti, William George,  
Tivnan Living Trust, George Family Trust

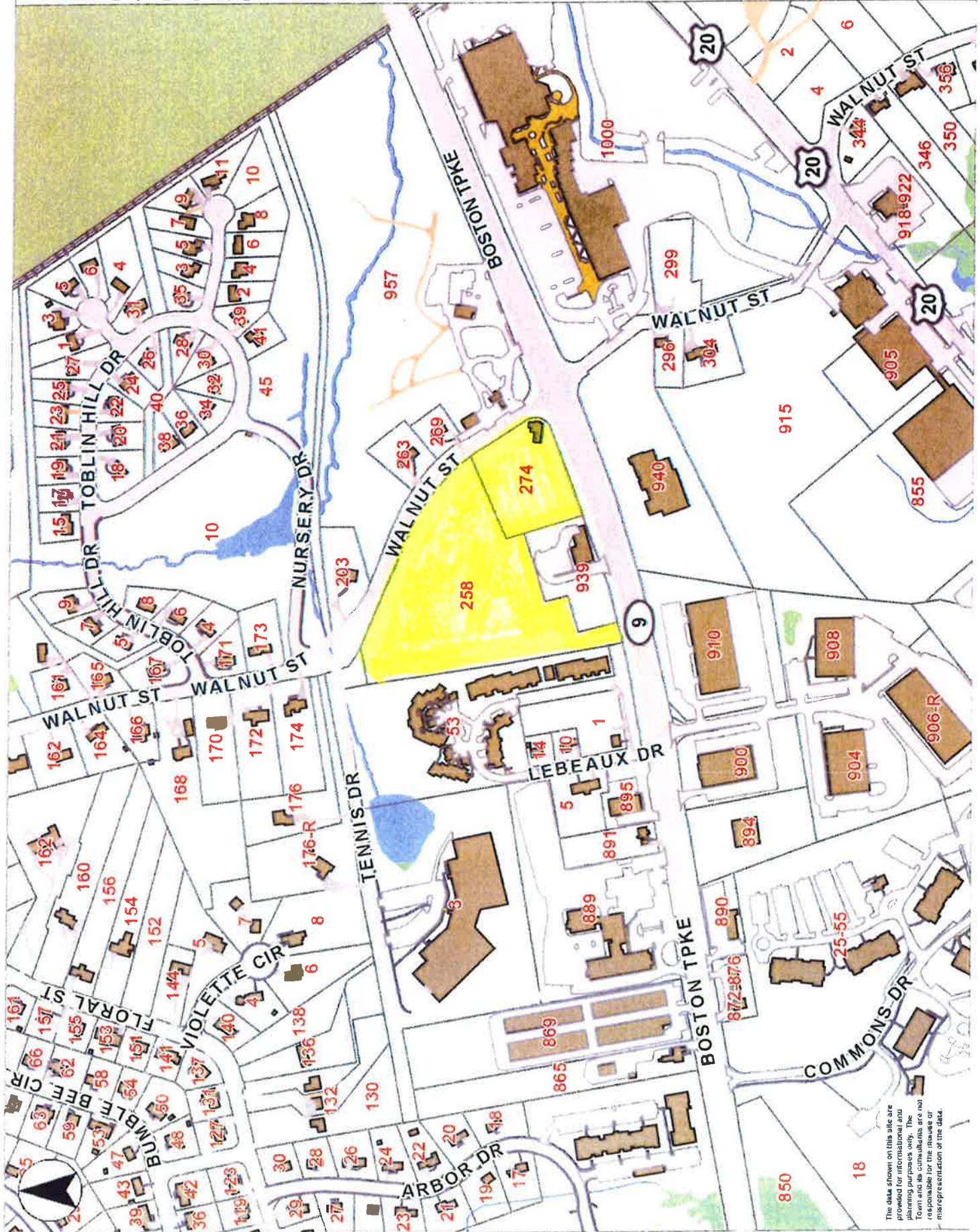
**Current Site Use(s):** Vacant Land & Vacant Single Family Home

Does the applicant currently have site control?  Yes ( ) No

Attach locus map to this form.



- Parking Areas
- Sidewalks and Walkways
  - Public Sidewalks
  - Private Sidewalks
- Driveways
  - Paved Driveways
  - Unpaved Driveways
- Roads
  - Paved Roads
  - Unpaved Roads
- Parcels
- Buildings 2013
- MA Highways
  - Interstate
  - US Highway
  - State Highway
- Town Boundary
- Abutting Towns
- Road Centerlines
- Leases and Ponds
- Wet Areas
- Streams and Brooks



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 580 1160 ft



Town of Shrewsbury



Project Area: 8.49 Acres

Google earth

Imagery Date: 9/20/2010 42°16'51.79" N 71°40'46.43" W elev 454 ft eye alt 1895 ft

© 2014 Google

1996





**TOWN OF SHREWSBURY**  
100 MAPLE AVENUE  
SHREWSBURY, MASSACHUSETTS 01545-5398

**Expression of Interest  
Comparable Project Experience and References  
Form 3**

**Applicant:** Capital Group Properties, LLC

**Experience & References:** Developers must list and provide information about current and/or recent projects of comparable type and scale, preferably in the Commonwealth of Massachusetts, from 2005 to present. Attach additional sheets as necessary.

**Project Name:** Oxford Crossing

**Start/Completion Date:** 2012 - 2015

**Type:**  Commercial  Other  
 Mixed Use  Residential

**Total Development Costs:** \$ 7,000,000

**Address:** 101-123 Sutter Ave  
Oxford, MA

**Contact Person (Name):** William A. Depietri

**Telephone:** 508-326-1810

**Email:** wdepietri@me.com

Identify members of the proposed development team who participated in the project, by name and role/responsibility.

<u>Team Member</u>	<u>Role/Responsibility</u>
<u>ci design, Inc</u>	<u>Architect</u>
<u>Allen + Major</u>	<u>Civil Engineer</u>
<u>T&amp;C, Inc</u>	<u>Traffic Engineer</u>



**TOWN OF SHREWSBURY**  
 100 MAPLE AVENUE  
 SHREWSBURY, MASSACHUSETTS 01545-5398

**Expression of Interest  
 Comparable Project Experience and References  
 Form 3**

**Applicant:** Capital Group Properties, LLC

**Experience & References:** Developers must list and provide information about current and/or recent projects of comparable type and scale, preferably in the Commonwealth of Massachusetts, from 2005 to present. Attach additional sheets as necessary.

**Project Name:** The Shoppes at Maynard Crossing

**Start/Completion Date:** 1/2012 1/2017

**Type:**  Commercial  Other  
 Mixed Use  Residential

**Total Development Costs:** \$ 70,000,000.00 +

**Address:** 129 Parker St  
Maynard, MA

**Contact Person (Name):** William A. Depietri

**Telephone:** 508-326-1810

**Email:** wdepietri@me.com

Identify members of the proposed development team who participated in the project, by name and role/responsibility.

<u>Team Member</u>	<u>Role/Responsibility</u>
<u>Goddard Consulting</u>	<u>Wetlands Engineer</u>
<u>CI design, Inc</u>	<u>Architect</u>
<u>William Fleming Assoc</u>	<u>Landscape Architect</u>



**TOWN OF SHREWSBURY**  
 100 MAPLE AVENUE  
 SHREWSBURY, MASSACHUSETTS 01545-5398

**Expression of Interest  
 Comparable Project Experience and References  
 Form 3**

**Applicant:** Capital Group Properties, LLC

**Experience & References:** Developers must list and provide information about current and/or recent projects of comparable type and scale, preferably in the Commonwealth of Massachusetts, from 2005 to present. Attach additional sheets as necessary.

**Project Name:** Park Central

**Start/Completion Date:** 2007 - 2018

**Type:**  Commercial  Other  
 Mixed Use  Residential

**Total Development Costs:** \$ 50,000,000 +

**Address:** Turnpike Rd  
Southborough, MA

**Contact Person (Name):** William A. Depietri

**Telephone:** 508-326-1810

**Email:** wdepietri@me.com

Identify members of the proposed development team who participated in the project, by name and role/responsibility.

<u>Team Member</u>	<u>Role/Responsibility</u>
<u>ci design inc</u>	<u>Architect</u>
<u>T&amp;C, Inc</u>	<u>Traffic Engineer</u>
<u>Woodward Consulting</u>	<u>Wetlands Engineer</u>
<u>William Fleming Assoc.</u>	<u>land scape Architect</u>





**TOWN OF SHREWSBURY**  
**100 MAPLE AVENUE**  
**SHREWSBURY, MASSACHUSETTS 01545-5398**

**Expression of Interest**  
**Comparable Project Experience and References**  
**Form 3**

**Applicant:** Capital Group Properties, LLC

**Experience & References:** Developers must list and provide information about current and/or recent projects of comparable type and scale, preferably in the Commonwealth of Massachusetts, from 2005 to present. Attach additional sheets as necessary.

**Project Name:** Deerfield Estate Phases I, II, III

**Start/Completion Date:** 2007 | 2014

**Type:**             Commercial                             Other  
                           Mixed Use                                     Residential

**Total Development Costs:** \$ 17,000,000.00 sellout

**Address:** Lumber St  
Hopkinton, MA

**Contact Person (Name):** William A. Depietri

**Telephone:** 508-326-1810

**Email:** wdepietri@me.com

Identify members of the proposed development team who participated in the project, by name and role/responsibility.

<u>Team Member</u>	<u>Role/Responsibility</u>
<u>Capital Group</u>	<u>Developer</u>
<u>Goddard Consulting</u>	<u>Wetlands Engineer</u>
<u>William Fleming</u>	<u>Landscape Architect</u>



**TOWN OF SHREWSBURY**  
**100 MAPLE AVENUE**  
**SHREWSBURY, MASSACHUSETTS 01545-5398**

**Expression of Interest**  
**Comparable Project Experience and References**  
**Form 3**

**Applicant:** Capital Group Properties, LLC

**Experience & References:** Developers must list and provide information about current and/or recent projects of comparable type and scale, preferably in the Commonwealth of Massachusetts, from 2005 to present. Attach additional sheets as necessary.

**Project Name:** Grouse Hill

**Start/Completion Date:** 1 2008 1 2012

**Type:**             Commercial                             Other  
                           Mixed Use                                     Residential

**Total Development Costs:** \$ 21,000,000 sell out

**Address:** Old Framingham Rd  
Shrewsbury MA

**Contact Person (Name):** William A. Depietri

**Telephone:** 508-326-1810

**Email:** wdepietri@me.com

Identify members of the proposed development team who participated in the project, by name and role/responsibility.

<u>Team Member</u>	<u>Role/Responsibility</u>
<u>Capital Group Properties</u>	<u>Developer</u>
<u>William Fleming Assoc</u>	<u>Land Survey Architect</u>
<u>Woodward Consulting</u>	<u>Wetlands Specialist</u>



**TOWN OF SHREWSBURY**  
 100 MAPLE AVENUE  
 SHREWSBURY, MASSACHUSETTS 01545-5398

**Expression of Interest  
 Comparable Project Experience and References  
 Form 3**

**Applicant:** Capital Group Properties, LLC

**Experience & References:** Developers must list and provide information about current and/or recent projects of comparable type and scale, preferably in the Commonwealth of Massachusetts, from 2005 to present. Attach additional sheets as necessary.

**Project Name:** Riverbend

**Start/Completion Date:** 2004 - 2006

**Type:**        () Commercial                    () Other  
                   () Mixed Use                                    () Residential

**Total Development Costs:** \$ 11,000,000.00 self pay

**Address:** North Andover, MA

**Contact Person (Name):** William A. Depietri

**Telephone:** 508-326-1810

**Email:** wdepietri@me.com

Identify members of the proposed development team who participated in the project, by name and role/responsibility.

<u>Team Member</u>	<u>Role/Responsibility</u>
<u>Capital Group Properties</u>	<u>Developer</u>
<u>Goldland Consulting</u>	<u>Neighborhoods expert</u>
<u>William Fleming ASLR</u>	<u>landscape architect</u>