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March 22, 2016

Chris DiSilva, Chairman
Board of Selectmen
Town of Maynard
195 Main Street
Maynard, MA 01754

**Re: 129 Parker Street; Application Town Meeting Approval
Of Concept Plan and Signage Concept Plan**

Dear Chairman DiSilva and Members of the Board:

Please accept this correspondence as part of my client's formal request for Town Meeting approval of its Concept Plan and Signage Concept Plan for the mixed use development located at 129 Parker Street known as "The Shoppes at Maynard Crossing". Pursuant to Section 9.3.3 of the Neighborhood Business Overlay District (NBOD) Zoning Bylaw, Capital Group Properties, LLC, as developer for property owner, Maynard Crossing JV, LLC (collectively the "Owner") has this date filed with the Town the a complete application for Concept Plan and Signage Concept Plan Approval for Special Town Meeting consideration this spring. An integral component of the application, and the overall project, is Owner's offer to make certain contributions to the Town to offset and mitigate the potential impact that the completed project may have on the community. To this end, and as will ultimately be incorporated into a comprehensive Development Agreement, the Owner submits the following:

1. The Owner proposes to pay the reasonable fees of review consultants (including Town Counsel and/or other attorneys) hired by the Town in connection with the Town's review and consideration of the NBOD, this Amended and Restated MOA, the Revised Concept Plan, the Signage Concept Plan and supporting materials and applications for site plan or special permit approvals provided the Town complies with the terms of M.G.L. c.44, s.53G, and, provided that there is no conflict with G.L. c.44, s.53G.
2. The Owner proposes to pay the Town of Maynard the sum of Nine Hundred Thousand Dollars (\$900,000.00) upon receiving all final permits necessary for construction, use and future occupancy for deposit in an appropriate fund established by the Town Treasurer to offset the anticipated direct and indirect impacts of the Project. This is in addition to a payment of \$100,000.00 made by the prior owner, 129 Parker Street, LLC.

Chris DiSilva, Chairman

March 22, 2016

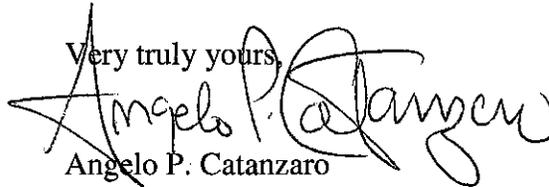
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3. The Owner proposes to undertake the planning, permitting, design and construction of traffic mitigation improvements associated with the Project. The Owner has provided an updated traffic assessment ("traffic assessment") compliant with the requirements of the NBOD Bylaw as amended, prepared by Green International Affiliates, Inc. 239 Littleton Road, Westford MA. The Owner has paid the reasonable costs of the updated traffic assessment and proposes to pay the reasonable costs of any peer review or further revision requested following peer review.
4. The Owner proposes to convey for no (zero) consideration in fee simple to the Town, following completion and occupancy, all land along the Property's frontage required for the improvements along Parker Street. The Owner also proposes to convey for no (zero) consideration, following the receipt of all final permits necessary for the use, construction and future occupancy of the Project, a small parcel of land needed by the Town for public water supply purposes.
5. The Owner proposes to retain an engineer(s) licensed in the Commonwealth to monitor main entrance intersection for a predetermined period of time.
6. The Owner proposes to construct, at no cost to the Town, additional traffic mitigation as reasonably requested by the Town (as well as contained in the Judith Nitsch Report dated December 8, 2006) between 129 Parker Street and the Route 117/Parker Street intersection and additional improvements recommended by Vanasse and Associates, provided all such improvements and mitigation measures are located within the existing right of way. The costs of the planning, permitting, design and construction of these improvements shall be paid for by the Owner.
7. The Owner proposes to plan, design and construct, at no cost to the Town, the following improvements:
 - a. Great Road/Main Street. Install the necessary signal equipment.
 - b. Parker Street/Old Marlboro Road. Remove the Stop sign on the south side of Old Marlboro Road at Parker Street. Install a 'Stop Ahead' sign facing southbound Old Marlboro Road traffic.
 - c. Great Road (Route 117)/Old Marlboro Road. Install signing, pavement markings and minor geometric modifications to clarify lane use and any restrictions on the approaches to the intersection.
 - d. Parker/Field Street Intersection. Install a "pedestrian warning beacon system".
8. The Owner proposes to make a \$260,000.00 contribution to the Town Traffic Improvement Fund, upon receiving all final permits necessary for construction, use and future occupancy of the project through a predetermined payment schedule.

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The foregoing proposals are tendered as an inducement to Town Meeting to act favorably on each of the Concept Plan articles which Owner requests are to be placed on the Special Town Meeting Warrant through the Board of Selectmen. Although Owner is committed to each proposal, some are necessarily subject to further review, revision and final agreement with, and approval by, the Board of Selectmen and incorporated into a final Development Agreement.

Very truly yours,

A handwritten signature in black ink, appearing to read "Angelo P. Catanzaro". The signature is written in a cursive style with a large, stylized initial "A".

Angelo P. Catanzaro

APC/kmm

cc: William Depietri