Dear 98 Pine Street Neighbors:

You are invited to an Information Session at 6PM on January 9, 2025 on the first floor of the Medfield Public Safety Building at 112 North Street, Medfield MA 02052

Medfield Holdings LLC has conceptualized constructing a 12 unit age-restricted (over 62) project on the 4.49 acre 98 Pine Street property. The design of the units are contemplated to be the same as the designs used at the 24 unit age restricted Enclave Medfield (f/k/a Hinkley South) property. As at Enclave, there would be a mix of ranch and cape style duplexes, three of the 98 Pine units which would be affordable at 80% of AMI. As at Enclave, the outward appearance of the units of both market and affordable units would be the same. As at Enclave, a condominium would be formed, and the units would be sold, allowable preferences for Medfield residents would be proposed, the restrictions on the affordable units would be perpetual. The 98 Pine Street site has public water and sewer.

Medfield Holdings would, as at Enclave, seek to have the project submitted to the Executive Office of Housing and Livable Communities as a Local Initiative Program (LIP). This would require that Medfield Holdings obtain the support of the Medfield Select Board at some future date, which will require an additional meeting or meetings, open to the public. If supported, this would then be the fourth LIP that Medfield Holdings would have partnered with the Town so as to help meet both community needs and the Town's 40B goals.

Accompanying this letter is a Conceptual Plan showing a proposed drive, circle and three duplexes on each side of the property. As indicated above, driving by the Enclave Medfield development may assist you in visualizing the intended design.

An information session will be held to make a short presentation of the plan, and to answer questions.

If you are unable to attend but wish to submit questions, please send them to Medfield Holdings' attorney - james.murphy.esquire@gmail.com.

Thank you.

MEDFIELD HOLDINGS LLC