

Request for Findings of Facts

The applicant requests that the Wareham Zoning Board of Appeals (the "Board") make the following findings of fact in connection with the action of the Board on this application:

1. TGCI EMNACA, LLC (the "Applicant") is a limited dividend organization within the meaning of Massachusetts General Laws, Chapter 40B and 760 CMR 56.02, and is eligible to receive a subsidy under a state or federal affordable housing program after a Comprehensive Permit has been granted.
2. The Applicant has shown evidence of its site control 3128B Cranberry Highway, Wareham, MA (the "Site") in order to qualify it as a recipient of a Comprehensive Permit for this Site.
3. MassHousing, as the Program Administrator of the New England Fund Program, will be the subsidizing agency within the meaning of the regulations of M.G.L. Chapter 40B (760 CMR 56.00) and within the meaning of the procedural regulations of the Housing Appeals Committee (7640 CMR: 30.01(C)).
4. The number of low- or moderate-income housing units in the Town of Wareham constitutes less than ten percent (10%) of all housing units as reported in the latest decennial census of the Town of Wareham and reported by the Massachusetts Department of Housing & Community Development as of the date of this application.
5. The development, as proposed in this application, is consistent with local needs within the meaning of M.G.L., Chapter 40B, Section 20.

As of the ___ day of January 2021, the Applicant respectfully requests the Wareham Zoning Board of Appeals, after complying with the procedural requirements as provided by law, issue the application a Comprehensive Permit for the development.

TGCI EMNACA, LLC

By: _____

David Grossman, Manager