



Harborlight Community Partners, Inc.
PO Box 507
Beverly, MA 01915

October 24, 2018

City of Beverly
Planning Board
191 Cabot Street
Beverly, MA 01915

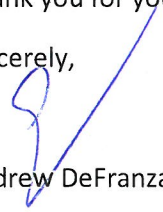
Re: 2 Hardy Street Minor Modifications

To the Planning Board:

Hardy Street LLC, an affiliate of Harborlight Community Partners (HCP), has site control and will acquire the above referenced property with the intention of constructing the six unit residential rental housing project that was approved on May 17, 2016. Unlike the approved project, which was to be market rate housing, HCP intends to provide six affordable housing units. Additionally, HCP has elected to include accessible units to meet the needs of the needs of the community even though no accessible units are required. Keeping operational costs for our tenants as low as possible is an important consideration (as is the environment), so we intend to add a PV solar array to the roof of the building. To best facilitate the panels and maximize their size, we are seeking to change the mansard style roof originally approved to a traditional three story (triple decker) design. Added bay windows and architectural details maintain the residential, house-like feel of the building. The roof change has the added benefit of reducing construction costs which will help fund the accessibility improvements. The landscape plan is thorough and has not been changed in any substantial way. We feel the design changes have little if any impact on the neighborhood and revised project scales nicely as a bridge between the recently completed 131 Rantoul Street apartment building and the adjoining residential neighborhood to the east. We would like to request a modification to the special permit to allow for this revised design.

Thank you for your consideration.

Sincerely,


Andrew DeFranza, Executive Director