

**981, 989 & 1015 East Street**

**“The Sanctuary on East”**

Walpole, Massachusetts

Comprehensive Permit Application  
Under M.G.L. Chapter 40B, Sections 20-23

*Submitted by:*

KIG/Silverstrand Walpole, LLC

May, 2023

Town of Walpole Massachusetts  
**ZONING BOARD OF APPEALS**

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Premises affected: A 1.55+/- acre parcel of land, at 981, 989 & 1015 East Street

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**APPLICATION FOR A COMPREHENSIVE PERMIT  
UNDER GENERAL LAW CHAPTER 40B, SECTIONS 20-23**

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KIG/Silverstrand Walpole, LLC (hereinafter the "Applicant") hereby applies to the Board of Appeals of the Town of Walpole Massachusetts, pursuant to General Laws, Chapter 40B, Section 20 through 23, as amended, for the issuance of a Comprehensive Permit authorizing the applicant to construct 142 apartment units on land located at 981, 989 & 1015 East Street in Walpole, Massachusetts. The Applicant and the development are more particularly described in the exhibits here to annexed and submitted simultaneously here with, all of which are incorporated herein by reference and constitute the documents required to be submitted under the regulations for filing a 40B application by the Massachusetts Department of Housing and Community Development (760 CMR 56.00).



## REQUEST FOR FINDINGS OF FACT


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

1. KIG/Silverstrand Walpole, LLC a limited dividend organization within the meaning of 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 to qualify it as a recipient of a Comprehensive Permit for this site.
3. The Department of Housing and Community Development (“DHCD”), as the Program Administrator of the Local Initiative Program (“LIP”) Program, will be the subsidizing agency within the meaning of the regulations of 40B (760 CMR 56.00) and within the meaning of the procedural regulations of the Housing Appeals Committee (760 CMR:30.01(C)).
4. The number of low or moderate income housing units in the Town of Walpole constitutes less than ten percent (10%) as reported in the latest decennial census of the town and reported by the Department of Housing & Community Development as of April 26<sup>th</sup> 2023 (see Application Section #12)
5. The development as proposed in the application is consistent with local needs within the meaning of General Laws, Chapter 40B, Section 20.

The applicant respectfully requests the Board of Appeals after complying with the procedural requirements as provided by law, to issue to the applicant a Comprehensive Permit for the development.

KIG/Silverstrand Walpole, LLC

By:

  
Justin Krebs  
Manager