

THE RESIDENCES AT DARWIN COMMONS
DARWIN LANE – WALPOLE, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF WALPOLE
COMPREHENSIVE PERMIT REGULATIONS
APRIL 28, 2022

SECTION 3.2.3 – EVIDENCE OF SUBSIDIZED FUNDING



April 6, 2022

Louis Petrozzi, President
Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

RE: Proposed Residences at Darwin Common - Walpole, MA a 40B Project
Darwin Lane, Walpole, Massachusetts

Dear Mr. Petrozzi:

As a follow-up to our discussion and meeting, the purpose of this letter is to confirm Needham Bank's interest and willingness to entertain a financing request from Wall Street Development Corp. in connection with the construction of a proposed 28 townhouse condominium home project to be known as The Residences at Darwin Common. We thank you to coming to Needham Bank with this proposed project.

As discussed, we understand that Wall Street Development Corp. would be the prospective borrower in connection with the project that is proposed under the State's comprehensive permit law, Chapter 40B. We have reviewed the conceptual plans and other materials for the proposed development, and believe that the site is an ideal area for a townhouse-style residential community on the proposed parcel of land on Darwin Common in Walpole, Massachusetts.

As a member bank of the Federal Home Loan Bank of Boston, we are experienced with the requirements of the New England Fund Program and related funding requirements, and with working with MassHousing as the Project Administrator. We have been and continue to be interested in financing good projects like yours, and we remain active and interested in entertaining financing requests for this proposed project, subject to our customary underwriting guidelines and other lending parameters.

I look forward to learning more about your project as it progresses, and other projects for which you may need financing.

Should you need any additional information, do not hesitate to contact me directly at 781-474-5478.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andrew Rafter', written over a light blue horizontal line.

Andrew Rafter
Vice President/Commercial Loan Officer