

February 18, 2020

Town of Halifax   
499 Plymouth St.  
Halifax, MA 02338

ATTN: Robert Gaynor, Chairman  
 Zoning Board of Appeals

RE: Comprehensive Permit Application

Dear Chairman Gaynor,

Delphic Associates is submitting an application for Comprehensive Permit, pursuant to MGL 40B on behalf of our client, R & J, LLC, (the “applicant”).

Delphic Associates is a Permitting & Consulting firm, a Pioneer in the Affordable Housing Market. Delphic has over 40 years of experience in permitting and consulting. Delphic has successfully received approval for many permit applications, from various towns in the south coast of Massachusetts.

This application conforms with the comprehensive permit regulations 760 CMR 56.04(2) “Elements of Application” in addition to the extent of the Halifax 40B regulations. The application is being submitted in accordance with MGL 40B § 20-23, otherwise the town regulations would not allow this type of development.

R & J, LLC is proposing a 40B development to be known as ‘Country Club Estates’ to be located on Plymouth St. The property is in close proximity to the Halifax Country Club. The development will have 5 duplex and 5 quadplex buildings, for a total of 30 condominium units, in which 8 units will be designated as affordable.

We have included in the application, the requirements set forth by the Rules & Regulations of the Comprehensive Permit guidelines for the Town of Halifax. Please find the completed application as submitted to the Zoning Board of Appeals for approval.

Sincerely,

Paul E Cusson  
Delphic Associates  
Managing Member