

May 7, 2009

*Via Facsimile (781-232-9320)  
and Email*

Sherman Epro, Chairman  
THE ZONING BOARD OF APPEALS OF STOUGHTON  
Town of Stoughton  
10 Pearl Street  
Stoughton, MA 02072

**Re: Woodbridge Crossing – Pending Comprehensive Permit Application**

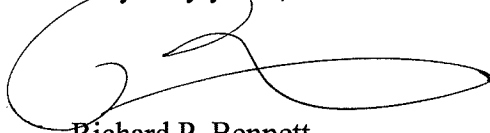
Dear Chairman Epro:

This letter is a request pursuant to Section 3 of the General Rules of the Zoning Board of Appeals for an amendment to the above-referenced pending application for a comprehensive permit.

Please see the attached letter from Kevin J. Maley of Fairfield Residential LLC regarding the upheaval in residential market as well as the unprecedented change in both the debt and equity financing markets. As a result of those changes, Fairfield has requested that we submit this request for a modification to the pending application to change the bedroom count to 156 2-bedroom units and 52 1-bedroom units. At this time, we are not requesting any modification to the lot lines, building footprint, site layout, design or engineering. We would be more than happy to discuss any such modifications that may be desirable as part of the requested amendment.

Please also take this letter as a request to extend the public session of the pending application before the Board for an additional ninety (90) days.

Very truly yours,



Richard P. Bennett

RPB:lcw

Enc.

cc: Kevin J. Maley (*via email*)  
Woodbridge Crossing, Inc. (*via email*)  
Ilana Quirk, Esq. (*via email*)

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FF Development L.P.

405 Cochituate Rd., Suite 302, Framingham, MA 01701

# FAX

Date: 5/7/09

Number of pages including cover sheet 2

To: Tom Kennedy  
Rick Bennett

Re:

Phone:

Fax:

From: Kevin Maley

Phone: 508-878-5424

Fax:

Remarks:  Urgent

For your review

Reply ASAP

Please Comment

**F A I R F I E L D**  
**R E S I D E N T I A L L L C**

May 5, 2009

Mr. Thomas Kennedy  
Kennedy Development Group  
500 Broadway  
Everett, MA 02149

Re: Woodbridge Crossing

Dear Tom:

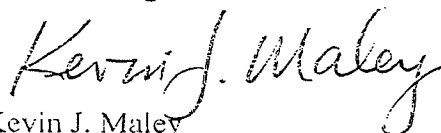
As a follow-up to our recent conversations with regard to the proposed unit mix for the Woodbridge Crossing project in Stoughton I would like to summarize Fairfield Residential's current position.

When Fairfield first got involved with this project last spring and began to formulate the underwriting for the proposed rental community development we were utilizing some very different financing terms and conditions than those that exist today. In addition, Fairfield has seen a marked increase in the demand for 2-bedroom units as residents seek more economical living arrangements by splitting housing costs.

As a result of these unprecedented financing challenges and market dynamics, we are requesting a modification to the unit mix to provide approximately 25% 1-bedroom units and 75% 2-bedroom units, which is consistent with recently approved and/or completed developments in the area. This modification is necessary to make the proposed development financially feasible and allow Fairfield to secure the appropriate construction and project financing.

I will be available to discuss this with the Stoughton ZBA, however due to a prior commitment, I am unable to attend the hearing on May 7. Please let me know when the next hearing will be and if you would like me to attend.

With best regards,



Kevin J. Maley  
As Agent for Fairfield Residential

Cc: Richard Bennett, Esq.