



# STRATEGIC LAND VENTURES

February 10, 2022

Sarah Mellish  
Chair, Manchester By-The-Sea Zoning Board of Appeals  
10 Central Street,  
Manchester By-The-Sea, MA 01944

*Re: Question on SLV School Street Existing Conditions Survey*

Dear Madam Chairman:

At the February 9<sup>th</sup> Public hearing, the ZBA reiterated a request for clarification on the site survey, more specifically, whether the project boundaries have changed.

In summary, the survey boundary did change prior to any formal filings. After the Purchase and Sale was executed with the Seller, it was discovered by we and our legal counsel that the largest parcel that was needed for the development was actually excluded from the description contained in the PSA. Upon recognizing this omission, the First Amendment to the PSA agreement corrected that issue. The current version of the PSA contains the proper description. Because of this parcel omission, there had been updates to survey plan to reflect all of the pertinent property.

Since our submission to Masshousing, the Conservation Commission and the Manchester Zoning Board of Appeals, there have been no changes to the property boundaries. Some additional revisions which have been noted on the survey plan relate to revisions associated to the wetland resource areas; revisions which were based upon feedback and requests received during the ANRAD process before the Conservation Commission.

We are hopeful the Board finds this explanation responsive to the questions raised during the public hearing process

Sincerely,

Geoffrey Engler  
Principal of SLV School Street, LLC