

February 26, 2024

Maureen McKeon, Manager
Procurement and Grants
Hopkinton Town Hall
18 Main Street
Hopkinton, MA 01748

Dear Mrs. McKeon:

The development team of Lobisser Companies and Chuck Joseph are happy to submit the following response to the Town of Hopkinton's RFP for the Center School Property. Conceptually, we are proposing to redevelop the existing 1928 portion of the Center School with the first floor being commercially zoned overlooking the town common. It is our vision that this commercial space will be a gathering spot for the town in the spirit of a restaurant and coffee shop. The second floor will be redeveloped as amenity space for our new residents. The rear portions of the school will be razed and replaced with a garden style condominium structure of approximately 15 units per floor for a total of 45 units with a lower level garage under the three stories of condos. These units will be age restricted to 55+. The structure will not exceed the height of the existing 1928 original school.

We believe that the downtown village center has in place all the necessary social and physical components, to insure a successful project for the Town of Hopkinton and the future owners of the 45 units and the operators of the commercial ventures contained in the original school building. The town has accomplished the following over the last 25 years:

1. Construction of a fully accessible sidewalk network throughout the downtown village.
2. Renovation and expansion of the Hopkinton Public Library into a viable community center of activity for the citizens of the town.
3. A creative Private/Public co-venture to fund, plan and execute the Hopkinton Center for the Arts that has become a vibrant center of activity and entertainment for the entire community.

4. The soon-to-be completed Downtown Corridor Project further enables a pedestrian friendly village center connecting the above amenities as well as an ever expanding trail system throughout the town which has a vital node at the rear of the Center School property, while simultaneously beautifying the Main St corridor.

These physical components complement and enable the type of social connections that will form in our proposed over 55 residences and commercial gathering spots. This not only benefits our residents but help contribute to the ongoing development of downtown. We are excited to be considered as a developer for such a significant project.

Chuck Joseph
22 South St, Hopkinton, MA, 01748
508-509-6169
chuck@remaxexec.com

Kevin Lobisser
1 Charlesview Rd, Hopedale, MA, 01747
508-478-6235
David@lobissercompanies.com

Section B: Statement of Qualifications

DEVELOPMENT TEAM

APPLICANT/DEVELOPER

Lobisser Companies.
Owner: Kevin W. Lobisser,

APPLICANT/DEVELOPER

Chuck Joseph
Developer and Hopkinton Resident
(See additional information below)

PROJECT ATTORNEY

Steven Greenwald
<http://www.gglaw409.com/attorneys.html>

CIVIL ENGINEER

D&L Design Group
Michael Dean, P.E.
(See additional information below)

ARCHITECT

HPA Design Architects
Henry P. Arnaudo, AIA
(See additional information in section C)

TRAFFIC ENGINEER

Vanasse & Associates
Jeffrey Dirk, P.E., PTOE, FITE
<https://rdva.com/>
<https://rdva.com/meet-the-team/jeffrey-s-dirk/>

GENERAL CONTRACTOR

Lobisser & Ferreria Construction Corp.
Co-Owner: Kevin W. Lobisser,
<https://lobisserferreira.com/>

Kevin Lobisser Bio

Kevin began his career in 1983 at the early age of 13 years old when he went to work for his cousin's large excavation company. He worked there for 12 years gaining construction knowledge while earning money to put himself through college. Along the way he would be responsible for a 6 person team installing new roadways, utilities and drainage systems for residential subdivisions, industrial parks and municipalities. Kevin combined his construction experience with his business management and finance degree to start his own company Lobisser Building Corp in 1996. His initial focus was residential projects planning, designing, permitting and developing over 1,000 residential single- family homes, condos and rental units. He expanded into developing and owning 3 solar farms consisting of approximately 4 megawatts of production. In addition, he worked on developing an 8 year-long project which encompasses a 13 mile linear industrial park along the Grafton Upton rail line. Over the past 10 years his focus has been on industrial, medical and laboratory ground up construction.

Currently Kevin Lobisser owns over 182 rental apartment units and approximately 200,000 sq. ft. of medical office space, flex buildings and retail space.

Representative past and current residential projects are listed below:

- o Crystal Way, Bellingham MA
- o Woodland Hills, Bellingham, MA
- o Rockwood Meadows, Upton, MA
- o Village at Cooks Farm, Franklin, MA
- o Kenneth Village, Upton, MA
- o Hecla Canal, Uxbridge, MA
- o 169 Medway Rd. Milford, MA
- o 75 Water St. Milford, MA
- o Minuteman Estates, Oxford, MA
- o 149 Main, Upton, MA
- o Landmark Place Apartments, Milford, MA
- o Whitewood Preserve, Milford, MA

- o Lake Point Village, Lakeville, MA
- o Northwoods, Sudbury, MA
- o Sleepy Hollow, Douglas, MA
- o Preserve at Dean Pond, Upton, MA
- o Hopkinton Village, Hopkinton, MA

Chuck Joseph Bio

Kevin and Chuck are partners in the **Hopkinton Square** commercial plaza at South and West Main St in Hopkinton. This project was an amalgamation of 5 distinct parcels that were RB zoned at the time. The developers conceived of the current commercial plaza, worked closely with town officials, conducted several public meetings, successfully presented and petitioned town meeting for a rezoning of the parcel and constructed what is today a very successful and important resource for the Town of Hopkinton

Mr. Joseph was a key person in the development and financing of the Hopkinton Center for the Arts. He worked closely with the town to develop a public private partnership to construct the HCA with minimal public funding and helped negotiate a long-term lease. As the Chairman of the Hopkinton Community Endowment he was able to assist in acquiring the necessary private funding to insure that the project was built with mostly private donations. He was intimately involved in the design and construction and funding of the entire project. The HCA has proven to be a major benefit to the entire community.

Mr. Joseph was a leading advocate for the construction of the Hopkinton High School in 1998-2001 conducting many neighborhood informational meetings. He served on the building committee for the High School which came in on time and under budget.

Joseph and L&F worked closely with the town officials to develop the Hopkinton Village Center mixed use condominium development while assisting the town in the development of a downtown municipal parking lot to better serve the commercial needs of the town. This project was technically challenging, and they worked closely with all town departments, legal team and administration to see this project to fruition.

CIVIL ENGINEER

Michael Dean, P.E. is a Registered Professional Civil Engineer (Massachusetts Registration #46255) in the Commonwealth of Massachusetts. He is also a State Certified Soil Evaluator and State Licensed Title V Inspector in the Commonwealth of Massachusetts.

Currently the Owner and President of D&L Design Group, Inc., Mr. Dean has over thirty-five years of experience working in the field of Civil Engineering and Land Surveying, including twenty-eight years with Guerriere & Halnon, Inc (G&H), six years with the Town of Milford as the Town Engineer, and just over ten months as the owner of D&L Design Group, Inc.

While at G&H, Mr. Dean started working summers in the field surveying, progressed to Party Chief, then to Jr. Engineer, Project Engineer, Professional Engineer, and Engineering Manager. His final position at G&H was Office Manager. As the Office Manager, Mr. Dean was responsible for managing the daily operations of an office comprised of ten to fifteen civil engineers and land surveyors. Prior to becoming Office Manager at G&H, Mr. Dean held the position of Engineering Manager leading a team of civil engineers.

Through his many years of engineering experience, Mr. Dean has developed an extensive knowledge of municipal, commercial, residential, institutional, and industrial site plan design and construction, utility design, subdivision/roadway design, and septic system design. Mr. Dean has also developed a sound understanding of local zoning bylaws and regulations as they relate to the real estate permitting process.

Mr. Dean is a graduate of Wentworth Institute of Technology with a BSCE degree (Cum Laude).

Section C: Comparable Project And References

1 Past Project Example: Development Team

In 2019, Lobisser Companies responded to an RFP for the former middle school in downtown Milford, spearheading a comprehensive redevelopment effort for a pivotal downtown parcel. This endeavor involved the strategic demolition of a portion of the school to establish 38 new rental units tailored for over 55 empty nesters. Situated at 45 Main St, Milford, Massachusetts, Landmark Place comprises 38 units, 18 one-bedroom and 18 two-bedroom residences, with an average square footage of 867 sq ft.

Landmark Place offers thoughtfully designed community living to residents looking to downsize. Once known as Middle School East, the prominent local building has been transformed into a quaint community featuring sophisticated one- and two-bedroom options. The brand-new apartments feature designer lighting and plumbing finishes, efficient heating and air conditioning systems, and state-of-the-art appliances, including in-home washer and dryer. Residents of Landmark Place will also have access to desirable amenity spaces including a resident lounge and coffee bar, a modern fitness center, and a master grilling station. Landmark Place is where neighbors become friends. The professionally managed building allows you to indulge in that morning cup of tea, an afternoon workout, or an evening card game without having to worry about a thing! Housed in the historic building, our community aims to foster and cultivate an enjoyable communal living experience filled with fun, ease, and heart. Located within walking distance to the town center for shopping and restaurants as well as outdoor walking and bike trails, Landmark Place offers all the luxuries of independent living.

Our proposed project in Hopkinton will be very similar to Landmark Place. Since its initial lease-up phase, Landmark Place has consistently maintained a lease occupancy rate exceeding 95%, currently achieving full occupancy, standing at 100% as of January 2024. For visual insight and testimonials, please refer to the attached document showcasing photographs and customer reviews. The project was financed using the developers own equity along with a loan. The total development cost was twelve million.





Resident Lounge



Model Living



Bedroom



Spectacular One Bedroom Kitchen

Reviews from residents

“I moved in in November and absolutely Love it here. Monica is the best leasing agent I have ever dealt with. She is Super attentive and is always available to answer any questions you may have. The apartments are beautiful inside, love the floor plan, top of the line appliances with everything you would ever need. The 4th floor coffee bar/Lounge is absolutely gorgeous with a view. The building is Super quiet. I truly enjoy living here. I would Highly recommend Landmark Place.” - S. Houle, Happy Resident

“Is there a move in your future? Moving can be stressful and emotional. Finding the right home is key and I believe I have done that. I have lived in Milford, MA for 49 years and have seen many changes and growth in my town. Landmark Place is one of them. This historical building has been transformed into beautiful apartments and so tastefully done. Lobisser & Ferreira contractors have earned the reputation of being GREAT. Also, with that comes a GREAT management Co. Monica, you are awesome. You have been there from the start, answering all questions prior to my moving date. I love being here. Please check out Landmark Place, you will be glad you did.” - Carole S, Happy Resident

“I really like living here. I have a 1 bedroom 1 bathroom apartment but the square footage was so well thought out that it doesn't feel small to me. I saw many different layouts before I chose mine and each had a different layout. There is a Coffee Bar on my floor where I have met other tenants. I feel very secure here.” – Happy Resident

We worked closely with the select board of Milford to bring Landmark Place to life. Two references are two of the former selectmen.

Will Kingkade 508-328-0006

Bill Buckley 508-981-5720

While we feel that Landmark Place is the closest to the proposed project we wanted to highlight other projects completed by Lobisser Companies

- Hopkinton Village, Hopkinton, MA: A residential condominium unit subdivision project.
- Cooks Farm, Franklin, MA: An independent condominium unit community.
- Former Macy School, Bellingham: Redevelopment project involving the former school transformed into a single-family subdivision.
- 41 Cape Road, Milford, MA: Successful redevelopment of a former gas station lot into two professional office buildings, including the establishment of Milford Regional Urgent Care.
- 21 Main St, Milford, MA: A two-story commercial building strategically situated in downtown Milford.
- Notably, the Osterman Commerce Park at 100 Commerce St, Northbridge, stands as a project conceived and developed by Lobisser and Ferreira Construction for the Osterman family.

The following are other projects that Chuck Joseph has completed that we wish to highlight.

The developers are partners in the Hopkinton Square commercial plaza at the intersection of South and West Main Sts. In Hopkinton. This project was an amalgamation of 5 distinct parcels that were RB zoned at the time of acquisition. The development team conceived of the current commercial plaza, worked closely with town officials and neighborhood groups to successfully plan and execute the project. Additionally, they were able to achieve a zoning change at town meeting with an extensive presentation to enable the current development.

2. Mr. Joseph was a key person in the conception, development and financing of the Hopkinton Center for the Arts. He worked closely with town officials to develop a public/private partnership to construct the HCA with minimal public funding and helped negotiate a long term lease. As the Chairman of the Hopkinton Community Endowment, he was able to assist in acquiring the necessary private funding to insure that the project was primarily built with private funds. The HCA has become a cornerstone to the vibrancy of the downtown village area and the town as a whole.

3. Mr. Joseph was a leading advocate for the approval and construction of the Hopkinton High School from 1998 -2001. He led several community meetings providing valuable information to the community. Further, he subsequently served on the HS Building Committee assisting the efforts that resulted in the project coming in on time and under budget.

4. Mr. Joseph and Mr. Lobisser worked closely with the town officials to develop the Hopkinon Village Center mixed use condominium development on Main St while assisting the town in the development of a much needed municipal parking lot to better serve the commercial needs of the downtown village center. This project was technically challenging and required a great deal of collaboration from both town and the developers. It was successfully completed last year.

2 Developer Design Team Profile

HPA Design, a mid-sized architecture firm in Milford, MA, offers a complete range of residential and commercial architectural design services. These include custom designs for new homes, home renovations and additions, as well as multi-family homes and pre-designed home plans. Our Commercial Division provides plans for new commercial projects, and commercial renovations, for properties of all sizes.

What sets HPA Design apart is our approach to architectural design. Whether it's the design of a one-of-a-kind home in New England, a large-scale commercial project, or a residential community, our plans are respectful of both the region's vernacular and the practical aspects of construction. Because of our unparalleled understanding of the building industry, our designs evolve seamlessly from artful conception to incomparable completion.

Our strategy for the site is based off how we approached Landmark Place. *Speaking from an architectural standpoint, reuse projects such as Center School on Ash Street in Hopkinton, pose a myriad of challenges throughout ALL phases of development. Like one of our most recent projects, (Landmark Place-the old ST Mary's and Middle School East in downtown Milford) it is critical through the entire process, to continuously evaluate and balance between what was, what is and what will be.*

The process starts by reviewing the history of the building! What era it was built. By whom and for whom. For what use. It's location. The style of architectural and extent of significant detailing. The methods and quality of construction. Modifications, additions, subtractions.....over time. Overall, its' past, current and future historic significance within the community. This phase is critical and is a springboard for the success of the future development.

As often is the case, the original school building, which has great historical and architectural character and importance, was added to over time, to accommodate the growing population. These additions were typically constructed in a much more utilitarian manner. To be functional and very cost effective to build. If you

ever want to fully understand the phrase “they don’t make them like they used to”, walk through a turn of the century school building and it’s 1950’s thru 1980’s addition!

Although we have been involved in numerous historic school conversions and for varying end users (medical office, business condominiums, municipal offices, overflow storage facilities, temporary lease spaces, etc.) We firmly believe that no other use is more fitting than multifamily residential with its associated amenities. The residential can be for sale or lease (depending on the local needs and desires) and the amenities may be solely for the use of the residents or the residents and the local public.

Typically, these older schools are centrally located within residential neighborhoods OR in the heart of the downtown area. They were sited to be accessible to the masses and within walking distance. As you can imagine they were a huge part of family life and growth of the local community. Their reuse as residential facilities, especially downtown, gives them a second life as an integral part of downtown fabric. Now instead of walking from their homes to their downtown school, their home is this downtown school! This generates more pedestrian foot traffic in the area and contributes greatly to the downtown revitalization efforts.

Another noteworthy fact is that the historic significance and relationship to the community is much more recognized, appreciated and respected in a residential reuse. It’s not simply a location for the transient/passerby to visit from 9 to 5 or on occasion. Instead, it becomes a place that is an integral part of the local community and much more emotionally connected.

In summary, reuse projects like Landmark Place and the Center School can be a huge undertaking. They present many unique challenges, but the successful execution is among the most satisfying and rewarding for all involved. A collaborative effort between the design and development team, the local authorities, the neighbors, and support from the local community, is paramount.

Other Examples of community engagement, permitting and design outcomes.....

United States Post Office, Hopkinton, MA

Design, approvals, CD's and CA for a new 15,000-sf Post office.

Because the USPS is an independent agency of the executive branch of the US federal government, there are many local rules and regulations that they do NOT have to comply with when building a new structure. (building and zoning codes etc). This was the case when we were involved in the design and development of the Hopkinton Post Office. From the project inception, the USPS had every intention of building their prototype building, "by right". We worked with the developer and Hopkinton town officials/boards, to develop a building that was much more "fitting" and conducive from a design style. Although the USPS was reluctant at first and were determined to build their prototype, we were able to sway them and build what is the current design, much to the benefit of all involved.

Milford Regional Medical, Medway, MA

Design, approvals, CD's and CA for a new 22,000-sf medical office building.

Based on the Town of Medway Design Review Guidelines, the building massing was required to have a sense of a New England village. To be "broken down through variations in roof lines, bays, setbacks, upper-level stepbacks, horizontal or vertical articulation...."Essentially multiple gables, etc. and façade applied decoration to appear like a village that had evolved over time. Although we understand the design intent and how it applies to long flat buildings or retail strip centers, we feltwe could do better! Hence, we designed and presented a building that did not blindly follow their guidelines but was more contextual. Being built in a portion the existing cow pasture (where the cows are still our neighbors), the building evolved into more of a cow and/or horse barn.

Other HPA projects completed In Hopkinton

18 Union, Norfolk, MA

Design, Approvals, CD's and CA for a new 3 story, 15,000-sf, mixed use retail/residential building and subsequent tenant fit ups, on high visibility site in Norfolk's historic Town Hill District.

Hopkinton Pediatrics Medical Office, Hopkinton, MA

Site layout, design, approvals, CD's and CA for a new 2 story, 10,000-sf, \$2,100,000 medical office building for Hopkinton Pediatrics.

Section D: Project Narrative

1.

Qualitative Description

Our team is proud to present our vision for 11 Ash Street. We would like to work with the historic commission to revive the old historic schoolhouse. We believe we can return this school building to its former glory and be an attraction for the town common. We have concluded that the additions to the school building are not conducive to development and plan on demolishing them. Where these additions once stood, we plan to construct approximately 45 condominium units that would be age-restricted at 55+. These units will have top-of-the-line finishes and be approximately 1,300 +/- sq ft on average. This new singular building will be attached to the old school building. We will have garage parking on the bottom floor of this new building and then units above it, all with elevator access allowing easy accessibility for the residents. The bedroom mix of these units would be strictly two beds. Furthermore, we would be committed to exploring an affordability level that is satisfactory to the town. The new building footprint will be roughly 28,300 sq ft leaving approximately 74% open space for the project. This open space will not just be an amenity for the residents but for the citizens of Hopkinton too.

The old school building will be the centerpiece of this project. On the first floor of the building, we will develop a vibrant retail space measuring approximately 5,000 sq ft, that all residents of Hopkinton will use. We would love to see some type of restaurant or retail use here but will keep an open mind to all retail options. The second floor will be where the residents of the new building will have their amenities. We will put a gym and a community room on this floor that will only be accessible to the owners of the condo units. These amenities will overlook the town common and continue to breathe life into the historic building. With extensive experience in community engagement, the development team is prepared to work with town officials on the design and development of a project plan that fulfills the following stated primary goals of the Town's Master Plan:

- Encourage new growth and redevelopment consistent with our values and desires to protect the unique features of the town while allowing expanded employment, housing, and revenue opportunities.
- Ensure future growth that provides an appropriate balance of distinct residential, commercial, institutional, and government buildings and public spaces reflecting the attractive and historic town character of Hopkinton.
- Encourage public/private partnerships that revitalize and invigorate the downtown, creating a more vibrant and walkable center with an exciting mix of stores, offices, services, and restaurants.
- Protect open spaces and natural resources, build upon the town's history and cultural heritage, and treasure our beautiful and special places as they define our community identity and character. We believe that the project we are proposing is in perfect alignment with these Master Plan goals of the Town of Hopkinton. The Center School Project, as we conceive of it, will provide significantly needed tax revenue for the town as it strives to meet its financial obligations. Further, it enhances the attainable housing options for adults seeking suitable housing with a walkable lifestyle that many suburban communities struggle to attain. It will also provide lifestyle enrichment opportunities and locations within walking distance of their homes. These community members will enhance the vibrancy and resilience of businesses that choose to locate along the newly renovated Main St area.

2. Site Plan

See site plan and circulation plan attached later under tab 4.

Number of residential units: 45

Commercial square footage: 5,000 sq ft

Living square footage: 58,500 sq ft

3. Infill Development Approach

The town of Hopkinton has steadily put into place the necessary community infrastructure pieces that allow for the Center School Project to be very successful. As community planners have continually noted, the availability of “third places” or gathering spots beyond the home and workplaces is critical for a successful project. The emergence of the Hopkinton Center for the Arts as a model for community engagement in the arts, both as a performance venue and an arts educational center, is a perfect example of a “third place”. Additionally, the town of Hopkinton invested substantial money in the complete renovation of the Hopkinton Public Library into a true community center that is within sight of the proposed project. The soon-to-be-completed Downtown Corridor Project aims to continue the development of the village center as a pedestrian-friendly area that ties into the Center Trail system on the west side of the village and will, under our proposed project, tie into the Center School Trail system on the east side of the village center. Additionally, and not to be overlooked, the town has consistently invested in a coherent sidewalk development program that allows pedestrians to walk from the proposed project for any length of walk they wish to take throughout the center of the town and connects to all kinds of trail systems that are also actively being upgraded and expanded.

4. Timeline for Project

Spring 2024

- Begin work with town officials and Historical Commission towards design parameters.
- Engage the community in discussions regarding use and design.

Fall 2024

- Special Fall Town Meeting to approve zoning for the project.

Winter/Spring 2025

- Planning board approval of project design.
- Developers close on 11 Ash St.

Summer/Fall 2025 – Winter/Spring 2026

- Construction. Summer/Fall 2026
- Sales of units (estimated 1 year – 18 months).

5. Public Amenities

One of the real attractive features of our current conceptual plan is that it allows for the pine grove on the dog leg portion of the property to be donated to the town as a public park. This will enrich the community in several ways:

1. It can serve as the gathering spot and dedicated parking area for the trailhead of the Center School Trail system further enhancing the town's walk/run motif with its extensive trail system.
2. A park in that location can supplement the town common as a gathering spot in nature for the central village area. It can supplement the programming that already occurs at the Town Common.
3. The creation of a restaurant and coffee shop will harken back to the days when the Valentine Tavern graced the town common to the north. From the early days of the town, this hilltop space has always been identified as the central gather spot with the Meeting House and the Central House hotel overlooking the Common. In many ways, this project will resurrect the public gathering spots that existed for the first 175 years of the town's history.

4. Adding a significant number of residences that will not tax the school system will provide some much needed revenue as the town continues to enlarge and enhance the number of schools in the community.

6. Green Building Elements

If selected, we will work with the town of Hopkinton to create the most energy-efficient building we can. The building will have all-electric heating and cooling and have continuous insulation. We also always have solar elements with our projects if engineering allows. We feel it would be hard to commit to being LEED certified this early in the design process.

7. Traffic Management Strategy

On our site plan, you can see the circulation plan on how we expect traffic to flow on the site. We have worked with and expect to use Vanesse and Associates if chosen as the developer. Vanesse is one of the most respected traffic consultants in the state and helps put the community's mind at ease when it comes to any increased traffic flow. We would engage Vanesse in a transportation impact assessment.

Section E : Municipal Benefits/Impacts/Costs

1 Tax Revenue

Based on the projected market value of the units, this project should garner between \$350,000 to \$400,000 annually in tax revenue for the town of Hopkinton at today's rates.. This revenue would come on line in a similar time frame to the town finishing construction on the new Elmwood School replacement helping to offset a portion of the cost to the taxpayers.

2 Municipal Services

We expect to use town water/ sewer for this project, other than that we will not be using municipal services

Estimate of water usage: Residential 6,750 gallons a day, Retail 750 gallons a day

Estimate of sewer schedule: Residential 6,750 gallons a day, Retail 750 gallons a day

3 Neighborhood Impact

As the developer we plan to work with the neighborhood to make sure this project is not just acceptable, but helps the neighborhood thrive. We plan on issuing a full traffic study and lighting pollution plan to make sure our abutters are not affected by the final product. We will also make sure a thorough drainage plan is produced that will secure the site. The developer will remain accessible during the construction process to make sure neighbors lives are not impacted during construction. We are open to any other suggestions the town may have to best ease the neighborhoods concerns about construction.

4 Any other impacts

As the downtown village continues to gain residences, it approaches the proverbial “tipping point” as described by Malcom Gladwell. These dynamic points contribute to a larger accumulation of activity that is necessary to create a dynamic village center. This is perfectly aligned with 3 major goals of the Hopkinton Master Plan:

- Encourage new growth and redevelopment consistent with our values and desires to protect the unique features of the town while allowing expanded employment, housing and revenue opportunities.
- Ensure future growth that provides an appropriate balance of distinct residential, commercial, institutional and government buildings and public spaces reflecting the attractive and historic town character of Hopkinton.
- Encourage public/private partnerships that revitalize and invigorate the downtown, creating a more vibrant and walkable center with an exciting mix of stores, offices, services, and restaurants.

February 23, 2024

Town of Hopkinton
Attn: Maureen McKeon
Procurement & Grant Manager
18 Main Street
Hopkinton, MA 01748

Re: Lobisser Companies

Project: Sale & Development of the former Center School
Project location: 11 Ash Street, Hopkinton, MA

In response to your inquiry, I am pleased to provide you with information regarding the banking relationship between Kevin Lobisser of Lobisser Companies and Fidelity Bank.

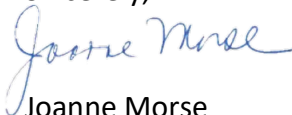
Mr. Lobisser has been clients of Fidelity Bank since 2014, maintaining a commercial lending relationship as well as deposit accounts in a highly satisfactory manner. Since 2014, Fidelity Bank has partnered with Mr. Lobisser on multiple land, infrastructure, and construction projects - all completed successfully.

Because of our extensive history, Fidelity Bank would be very interested in considering supporting the above-mentioned project.

In the ten years I have worked with Mr. Lobisser as his Commercial Relationship Manager, he has shown himself to be of high business integrity and solid financial standing.

Please feel free to contact me directly if you have any questions or comments. I can be reached at 978-833-4469 or by email at jmorse@fidelitybankonline.com

Sincerely,



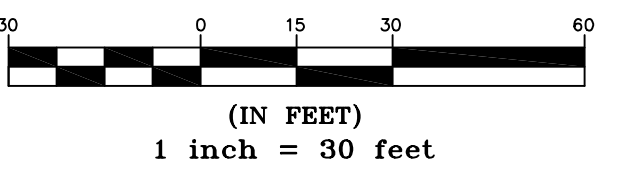
Joanne Morse
Senior Vice President

Cc: Lobisser Companies.

P.E.

P.L.S.

GRAPHIC SCALE



REVISIONS

REV.	DATE	DESCRIPTION
1	2/25/24	UPDATED BUILDING FOOT PRINT.

PROJECT NO.	J-169
DESIGNED BY	PML
CHECKED BY	MD
DATE	2/6/24
CAD FILE	J-169 Sketch 1
PLAN NO.	

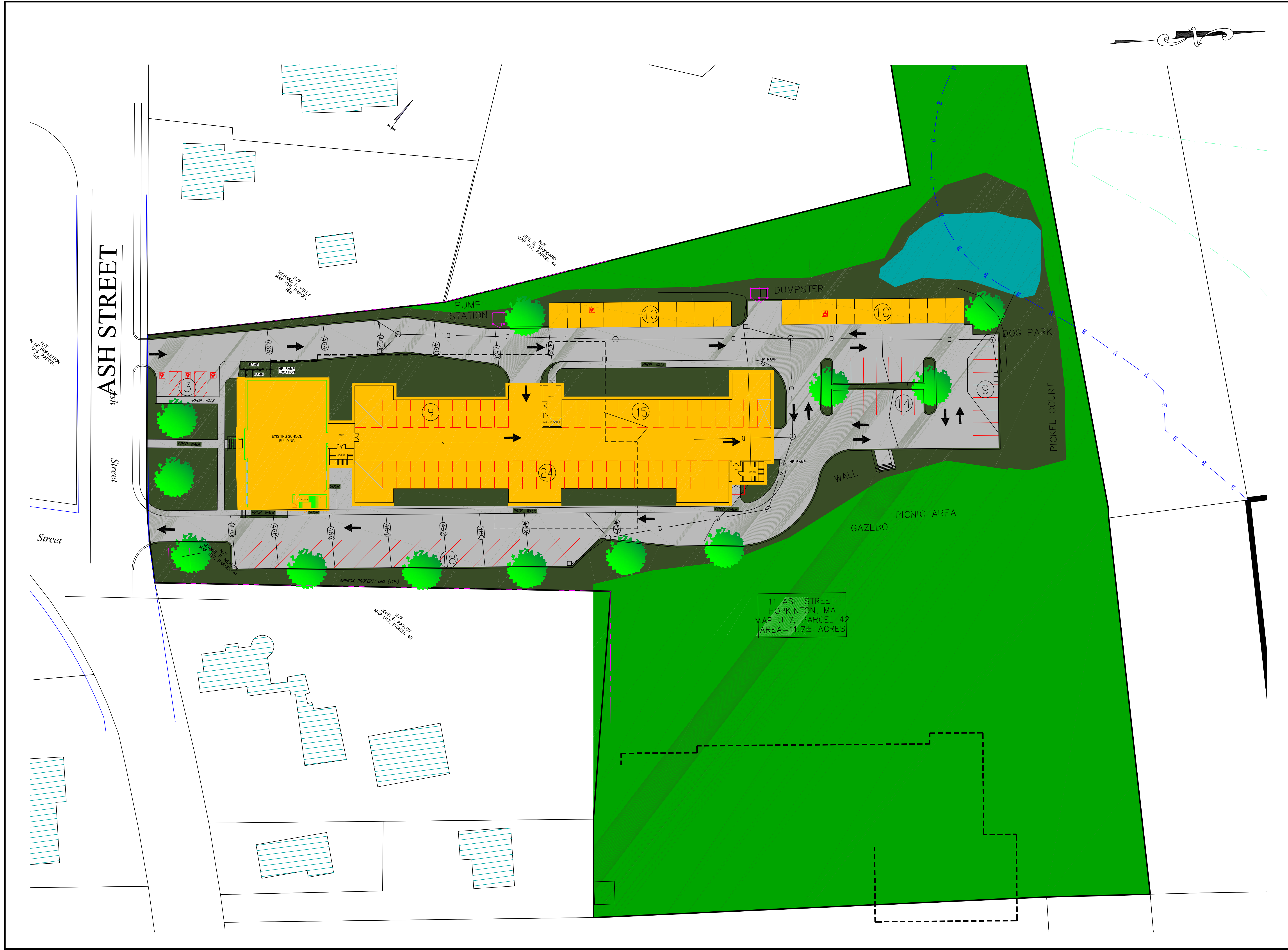
TITLE:
SKETCH 1 PLAN
11 Ash Street
 in
 Hopkinton, Massachusetts

SHEET TITLE

CONCEPTUAL SITE
 LAYOUT PLAN
 SHEET 1 OF 1

SHEET NO.

C-1.0



11 ASH STREET
 HOPKINTON, MA
 MAP U17, PARCEL 42
 AREA=11.7± ACRES

ASH STREET

Street

Street

N/F HOPKINTON
 MAP U16, PARCEL 169

ROSEMARY F. KELLY
 MAP U16, PARCEL 168

NEL G. STODARD
 MAP U17, PARCEL 44

JOHN N/F DANCOY
 MAP U17, PARCEL 40

APPROX. PROPERTY LINE (TYP.)

EXISTING SCHOOL BUILDING

PUMP STATION

DUMPSTER

DOG PARK

PICKEL COURT

PICNIC AREA

GAZEBO

WALL

PROP. WALK

PROP. WALK

PROP. WALK

PROP. WALK

PROP. WALK

PROP. WALK

PROP. WALK

PROP. WALK

PROP. WALK

PROP. WALK

PROP. WALK

PROP. WALK

PROP. WALK

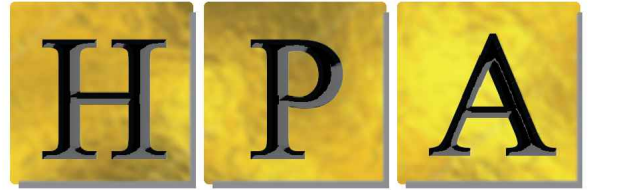
PROP. WALK

PROP. WALK

PROP. WALK

PROP. WALK

PROP. WALK



Design, Inc.

ARCHITECTS

35 Main Street
Milford, MA 01757
(P) 781.407.0000
(P) 508.384.8838
Contact@HPADesign.com

PROPOSED ADDITION,
& ALTERATIONS AT:
**11 ASH STREET
HOPKINTON, MA**

PREPARED FOR
LOBISSER COMPANIES
HOPEDALE, MA

REVISIONS:

PROJECT #: 20240020

FEBRUARY 27, 2004

DRAWN BY: JR/DY

CHECKED BY: HPA

SCALE: SEE DRAWING

SHEET TITLE:

CONCEPT IMAGES

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A1.1

Sheet 1 of 5



CONCEPTUAL VIEW: ASH STREET

A

N.T.S.

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PROPOSED ADDITION,
 & ALTERATIONS AT:
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 HOPKINTON, MA**
 PREPARED FOR
 LOBISSER COMPANIES
 HOPEDALE, MA

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A1.2



A CONCEPTUAL VIEW: SOUTH WEST CORNER
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A CONCEPTUAL VIEW: REAR PARKING
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A CONCEPTUAL VIEW: REAR ENTRY
N.T.S.



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REVISIONS:

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FEBRUARY 27, 2004

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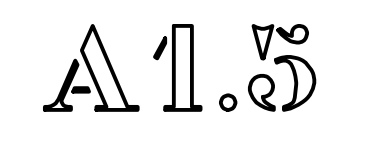
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CONCEPTUAL VIEW: WEST ELEVATION
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