


RE: Fifteen Great Road II, LLC, 15 Great Road

Littleton, Massachusetts

PREPARING THE MUNICIPALITY'S COMMENTS

Chapter 40B

⦿ Determination of Eligibility

- Applicant files with Subsidizing Agency (MassDevelopment)
- Town notified on 4/12/11 of 30-day review
 - Site visit, comments by 5/12/11
- Extension granted to 5/25/11 for comments 
 - Site visit after receipt/review of comments
 - Determination by MassDevelopment after site visit

⦿ Comprehensive Permit Application

- Applicant files with Zoning Board of Appeals

760 CMR 56.04 (1)

⦿ Threshold Requirements

- (a) Nature of Developer
 - Limited Liability Company
 - Limited divided/equity policy compliance?
 - Registered with Secretary of State?
- (b) Fundable
 - MassDevelopment tax exempt bond program
- (c) Site Control
 - Purchase & Sale Agreement
 - Description of property needs clarification

760 CMR 56.04 (2)

● Project Application

- Applicant, site address, description, locus map
- Table of buildings, unit sizes and types
- Housing program
- Percentage of units for low, moderate income
- Site plan conceptual design drawings
- Narrative of building massing, relationships to adjacent properties, proposed exterior building materials;
- Tabular analysis comparing existing zoning requirements to requested waivers
- Evidence of control of the site.

760 CMR 56.04 (3)

⦿ Review and Comment Process

- Subsidizing agency notice to Municipal CEO
 - MassDevelopment's 4/12/11 letter to BOS
- 30-day review period – 5/12/11
 - Subsidizing agency's site visit
 - Written comments from Town
 - Extension granted through 5/25/11
 - Site visit to follow receipt of Town's comments
 - Site determination decision to be made by MassDevelopment after site visit and further review

760 CMR 56.04 (4) (b)

- ⦿ Required Findings in Determination
 - Generally eligible under housing subsidy program
 - Municipal action previously taken?
 - Multi-family zoning districts?
 - Smart growth overlay districts?
 - Inclusionary zoning?
 - . . . *No . . . No . . . and No*

760 CMR 56.04 (4) (b)

- Required Findings in Determination (cont'd)
 - Subsidized Housing Inventory (SHI)
 - State report says 8.1%
 - Town update would say 8.68%
 - Town still below required 10%

Subsidized Housing Inventory

ID#	Project	Address	Type	SHI	Expires
1619	Pine Tree Park	19 Shattuck St	Rental	48	perp
1620	Patriot Circle	19 Shattuck St	Rental	8	perp
1621	N/A	King Street	Rental	2	perp
1622	Patriot Circle	19 Shattuck St	Rental	10	perp
1623	Littleton Green	423 King St	Rental	0	2008
1624	Mill Pond Apartments	50 Mill Rd	Rental	50	2024
1625	Minuteman Housing	550 Newtown	Rental	8	2022
1626	Pond Side	147 King St	Rental	90	perp
4340	DMR Group Homes	Confidential	Rental	21	N/A
4573	DMR Group Homes	Confidential	Rental	8	N/A
6824	Charles Ridge	Off Beaver Brook	Owner	11	perp
	Mannion Place	Mannion Place	Owner	3	
8891	Village on the Common	Off Great Road	Owner	0	perp
	Shelburne Village	50 White	Owner	3	
	TOTAL			262	8.68%

760 CMR 56.04 (4) (c)

⦿ Required Findings in Determination (cont'd)

- Design

- Relationship to Adjacent Building Typology
- Requires mitigation of the height and scale of proposed buildings to adjoining single-family neighborhood
- Massing of the project should be modulated and/or stepped to create appropriate transition
 - *Planning Board*: structures not appropriate scale for the setting

760 CMR 56.04 (4) (c)

⦿ Required Findings in Determination (cont'd)

- Design

- Relationship to Adjacent Streets

- Access from Grist Mill? Second means of egress not required; a collector street
- Fire lane access needed for ladder truck
- Comprehensive traffic study needed for traffic/ intersection/ access from Rt. 119/ 2A

- Appropriate density of residential dwellings

- Density of units excessive

760 CMR 56.04 (4) (d)

⦿ Required Findings in Determination (cont'd)

- Financially feasible

- *Assessors:*

- applicant's conclusions are not supported by their data. Adjacent comparable in Acton not heavily weighted; Littleton Pondside Apartments, a reliable comp, not included
 - If estimate of unit rent were reduced to a more realistic value, would Project still be financially feasible?

Timetable

- May 9th BOS meeting: hear input, ask questions
- May 23rd BOS meeting: finalize municipality's comments for 5/25/11 submission
- MassDevelopment schedules site visit after receipt of Town's comments
- MassDevelopment makes determination on Project Eligibility