

7.1 NARRATIVE OF PRIOR CONTACT WITH MUNICIPAL OFFICIALS

The development team began their outreach in September of 2016 with the Chairperson from the Weston Housing Trust and Partnership which provided direction and meetings as follows:

September 2016	Selectman Harity and Town Planner
September 28	Meeting before Weston Affordable Housing Trust and Partnership
October 18	Historical Commission
October 26	Weston Selectmen Public Meeting
November 1	Cambridge Water Department -abutter
November 3	Weston Superintendent of Schools and Select Committee members
November 16	Weston Affordable Housing Trust and Partnership Letter of Support Issued
November 16	Presentation of conceptual development to Weston Planning Board

Weston "Friendly" 40B Density Guidelines

Disagreements surrounding density issues tend to be a point of friction among developers, the Town, and other stakeholders and often determine whether a development receives Town support. In order to minimize, as much as possible, Town concerns relating to density, guidelines are presented below, to be used in the early planning phases of a potential 40B development. Numerical density guidelines for 40B developments are very difficult to provide, however, acceptable density is site- and context-specific.

For Weston, as a starting point guideline, the density should be no more than double that allowed in the Town Zoning By-laws*. Developments within double density should also adhere to these guidelines.

Given the nature of 40B developments, plans exceeding double density allowed by the Town may arise. In these instances, particular attention should be made using the following site- and context-specific guidelines** that would adjust acceptable density (up or down):

Overall: The development should not "break the pattern" of the neighborhood. The development, as received by abutters and the general public, primarily from publically accessible locations, should blend well into the surrounding neighborhoods, adding to and enhancing what already exists.

Perimeter: The development must comply with Town set-back requirements at the perimeter of the development. Ample landscaping must minimize the differences and buffer the transition between the new design and adjacent properties. The orientation in which the buildings face adjacent streets must remain consistent with adjoining building, generally requiring the front entrance to face the public street. The development must provide continuity of design with public streets, walkways, and lighting.

Buildings: It is important to mitigate the height and scale (massing) of the buildings to adjoining sites. Here, it is particularly important to consider the predominant building types, setbacks, and roof lines of the existing context. Therefore, the massing of the buildings must be compatible with the surrounding buildings and structures. Design must use architectural style, details, color, and materials taken from the existing context.

Lighting/Glare: The development must minimize shadowing and lighting glare on surrounding properties. All outside lighting should be dark sky compliant.

Topography: The site plan should take advantage of the natural topography and site features.

Septic/Groundwater: All Town septic and groundwater requirements must be met.

Open Space: The development should provide ample open space for residents, with special consideration for play areas (if no nearby parks) and snow storage.

Traffic/Parking: The development should not create a danger to pedestrians or existing traffic. Particular traffic mitigation efforts must be taken when developing on or near winding, single-lined, or hilly roads. Care must also be taken to include an appropriate safe waiting area for school bus access. Also, it must provide ample parking for its residents and their visitors.

* Density calculation excludes any new roads within the development. These guidelines do not apply to 40R districts, which would have guidelines specific to that district.

** Largely taken from "HANDBOOK: APPROACH TO CHAPTER 40B DESIGN REVIEWS" (provided by Mass Housing).

Joint Committee
Weston Housing Partnership
and
Weston Affordable Housing Trust

November 16, 2016

David D. Calhoun
Layline Ventures
Sent via email: DKBEACHISLAND@COMCAST.NET

Chris Berardi
Berardi Properties
Sent via email: Cberardi81@gmail.com

Re: Development Proposal for 104 Boston Post Road, Weston

On September 28, 2016 and November 16, 2016 Chris Berardi and David Calhoun (the "Developer") presented their proposal, for a 154 unit rental housing development for the property located at 104 Boston Post Road, to the joint committee meeting of the Weston Housing Partnership ("HP") and Weston Affordable Housing Trust ("HT").

Recognizing that the proposal is still in conceptual form, and desiring to be included in future review of the final proposal, and in particular the rental housing component of the development, we (the HP and HT) offer our conditional support for the development of rental housing at the proposed site.* The project as proposed includes 154 units of rental housing (including 2 units in historic house on site). Of these 154, 25%, or 39 units would be required to be affordable to households earning 80% or less than the area median income (AMI) in order for 100% of the rental units in this project to be eligible to be listed on the Subsidized Housing Inventory (SHI). We also strongly encourage the developer to consider providing more than the minimum 25% affordable units, if feasible.

The development fits the Town's need for more diversity in housing types and affordability as identified in the "Town of Weston Housing Production Plan" (HPP), dated November 2015. Weston has a need for both family-friendly rental housing (due to the current market "pricing-out" young families) as well as elder-friendly housing (where we have the greatest documented need among current residents for additional rental housing as well as projected increases in the elderly population). In response to the need of the elderly population, we encourage the developer to employ universal design and provide for all units to be adaptable to allow for accessible features, as may be needed by individual residents. In order to meet the needs of what we hope to be a diverse population, we urge

* Approved by a vote of the Weston Affordable Housing Trust and Weston Housing Partnership at a joint meeting held on November 16, 2016.

the developer to include park space/open space with seating and playground space, as well as common inside space for residents to gather.

The HP and HT encourage the developer to continue to work with all relevant Town departments, boards and commissions to ensure that all impacts are mitigated to the greatest extent possible. Of particular concern for this project is traffic, historic sensitivity and development aesthetics. We greatly appreciate your efforts in reaching out to us and others in Town during your preliminary planning phase, and encourage you to continue to do so throughout the process. We look forward to reviewing the project as it continues to develop and anticipate that the joint committee will be able to continue to support and advocate for the project. Thank you.

CC: Town of Weston, Board of Selectman (Selectman@westonmass.org)

* Approved by a vote of the Weston Affordable Housing Trust and Weston Housing Partnership at a joint meeting held on November 16, 2016.

**7.2 EVIDENCE OF COMPLETE APPLICATION PACKAGE SENT TO CHIEF
ELECTED OFFICIAL OF MUNICIPALITY**

To Be Furnished

7.3 COPY OF NOTICE OF APPLICATION SEND TO DHCD

To Be Furnished