

LOCAL INITIATIVE PROGRAM APPLICATION FOR LOCAL ACTION UNITS

Introduction

The Local Initiative Program (LIP) is a state housing initiative administered by the Department of Housing and Community Development (DHCD) to encourage communities to produce affordable housing for low- and moderate-income households.

The program provides technical and other non-financial assistance to cities or towns seeking to increase the supply of housing for households at or below 80% of the area median income. LIP-approved units are entered into the subsidized housing inventory (SHI) pursuant to Chapter 40B.

Local Action Units (LAUs) are created through local municipal action *other than comprehensive permits*; for example, through special permits, inclusionary zoning, conveyance of public land, utilization of Community Preservation Act (CPA) funds, etc.

DHCD shall certify units submitted as LAUs if they met the requirements of 760 CMR 56.00 and the LIP Guidelines, which are part of the Comprehensive Permit Guidelines and can be found on the **DHCD website at www.mass.gov/dhcd**.

To apply, a community must submit a complete, signed copy of this application to:

**Department of Housing and Community Development
100 Cambridge Street, Suite 300
Boston, Massachusetts 02114
Attention: Rieko Hayashi, Program Coordinator**

**Telephone: 617-573-1426
Email: rieko.hayashi@state.ma.us**

Community Support Narrative, Project Description and Documentation

Please provide a description of the project, including a summary of the project's history and the ways in which the community fulfilled the local action requirement.

Wolcott Residential, LLC (the "Owner/Applicant") hereby requests a Special Permit and Site Plan Approval for the development of the Carberry property located at 1672-1726 Canton Avenue (the "Property") in accordance with the Great Estate Planned Unit Development ("Great Estate PUD") zoning bylaw.¹ The Owner/Applicant also requests a permit under the Town's Scenic Road Bylaw in order to relocate the main site drive on Canton Avenue (Section 1.3, below).

Wolcott Woods (this "Project") is a proposed age restricted residential cluster development to be located on a new roadway (tentatively "Wolcott Woods Lane"). The Project will include the restoration and conversion of three existing dwellings on the Property (the Manor House at 1672 Canton Avenue, the Wolcott House at 1726 Canton Avenue, and the Devens House at 1702 Canton Avenue) and the construction of 50 additional townhouse units in 31 free standing or duplex style structures clustered on 40% of the Property. The Project will contribute 6 units to the Town's Subsidized Housing Inventory through the acquisition and refurbishment of existing underutilized appropriate structures located in other parts of Milton.

The proposed development meets the purpose of the bylaw by:

- (1) adding to the diversity of housing types in the Residence AA district, are consistent with housing in the AA district and that will be attractive to households desirous of downsizing from conventional single-family dwellings to townhouses with first-floor master bedrooms and related amenities;
- (2) conserving & protecting approximately 28 acres from future development through the imposition of Conservation Restriction to be held by the Milton Conservation Commission
- (3) preservation of approximately 1600lf of Scenic Road frontage and associated scenic view corridors, topography, lawns, meadows, wooded areas and other natural features;
- (4) creation and provision of 6 non-age restricted affordable units located proximate to public transportation, public schools, athletic and municipal facilities and shopping through the identification, acquisition and redevelopment of existing underutilized structures within the Town;
- (5) provide for the dedication of approximately 28.648 acres of Open Land with significant protective buffers between surrounding properties and between groupings of new townhouses;
- (6) cause for the preservation, restoration and re-use of the Manor House (c. 1875) and the Wolcott Mansion (c. 1890), and the preservation of the Devens House (c. 1940), ; and

¹ Section III, Q of the Zoning Bylaw.

- (7) is driven by quality land planning and architectural design and will lead to the long term preservation and maintenance of physical and built conditions.

Section 2 Project Description

2.1 Siting and Setbacks

The Owner/Applicant is the owner/purchaser of a combination of lots, which combined are numbered 1672, 1702 and 1726 Canton Avenue (the "Property"). The Property is located at the southwesterly end of Canton Avenue in a Residence AA district, and abuts the Carberry Lane subdivision, a single-family dwelling at 1776 Canton Avenue, and the Blue Hill Reservation. The Property contains 47 acres and has 1,600 feet of frontage on Canton Avenue. It also contains two pre-1900, mansion-style dwellings (the Manor House built in 1875 and the Wolcott Mansion built in 1890) as well as several similar former agricultural barns, sheds, outbuildings buildings and cottages.

As required by the Bylaw, there will be significant property line setbacks, far in excess of such required in the underlying zoning, which will guide the siting of all proposed buildings and roadways. Specifically, new buildings shall be setback from the front lot line on Canton Avenue by 250 feet vs. 30', each side lot line by 175 vs. 15' feet and the rear lot line by 100 feet vs. 30; provided that, 2 new units may be clustered with and behind the existing Devens House. All other new townhouse units must be sited no less than 550 feet from Canton Avenue.

Presently 3 access drives access the Property. The first, provides driveway access to Wolcott House and 1776 Canton Avenue, by a driveway easement This drive will be terminated above the spur accessing 1776 Canton Avenue. The second the driveway accesses the Manor House, shall be retained and restricted for emergency vehicle access purposes only. Finally, the main or center drive into the property will be abandoned and relocated approximately 248' to a new curb opening to the west. This new curb opening shall serve as the Project's main ingress/egress point and access a new roadway that will loop around the upper portions of the property, as shown on the Site Plan. Importantly, this internal road network will be set back from the Carberry Lane boundary by 125', the DCR boundary at the rear/top of the property by 50' and from the southerly side of the property by 125'.

Signatures of Support for the Local Action Units Application

Chief Executive Officer:

defined as the mayor in a city and the board of selectmen in a town, unless some other

Signature: _____

municipal officer is designated to be the chief executive officer under the provisions of a local charter

Print Name: _____

Date: _____

Chair, Local Housing Partnership:
(as applicable)

Signature: _____

Print Name: _____

Date: _____

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Municipal Contact Information

Chief Executive Officer

Name Richard Welld
Address Town Hall Office Building
525 Canton Ave
Milton, MA
02186
Phone 617-898-4800
Email _____

Town Administrator/Manager

Name Michael Dennehy
Address Same as above
Phone 617-898-4800
Email _____

City/Town Planner (if any)

Name William Clark
Address Same as above
Phone 617-898-4800
Email _____

City/Town Counsel

Name _____
Address _____
Phone _____
Email _____

Chairman, Local Housing Partnership (if any)

Name _____
Address _____
Phone _____
Email _____

Community Contact Person for this project

Name William Clark
Address Same as above
Phone 617-898-4800
Email _____

The Project

Developer

Name Wolcott Residential c/o John C. Dawley _____
 Address 80 Beharrell Street, Suite E, Concord, MA 01742 _____
 Phone 781-229-4700 _____
 Email _____

Is your municipality utilizing any HOME or CDBG funding for this project? Yes No

Local tax rate per thousand \$ 13.81 _____ for Fiscal Year 2018 _____

Site Characteristics

<u>Project Style</u>	<u>Total # of Units</u>	<u># of Units Proposed for LAU Certification</u>
Detached single-family house	12 _____	_____
Rowhouse/townhouse	_____	_____
Duplex	19 _____	_____
Multifamily house (3+ family)	_____	_____
Multifamily rental building	_____	_____
Other (specify)	_____	_____

Unit Composition

Type of Unit:	# of Units	# of BRs	# of Baths	Gross Square Feet	Livable Square Feet	Proposed Sales Prices/Rents	Proposed Condo Fee
Condo Ownership							
Fee Simple Ownership							
Rental							
Affordable:	6	2	2	1600	1200	200,000	
Market:	54	2-3	2.5	3000	2500	1,000,000	

Please attach the following documents to your application:

1. Documentation of municipal action (e.g., copy of special permit, CPA funds, land donation, etc.)
2. Long-Term Use Restrictions (request documents before submission):
 - For ownership projects**, this is the Regulatory Agreement for Ownership Developments, redlined to reflect any proposed changes and/or the model deed rider.
 - For rental projects**, this is the Regulatory Agreement for Rental Developments, redlined to reflect any proposed changes.
 - For HOME-funded projects**, this is the HOME covenant/deed restriction. When attaching a HOME deed restriction to a unit, the universal deed rider cannot be used.
3. Documents of Project Sponsor's (developer's) legal existence and authority to sign the Regulatory Agreement:
 - appropriate certificates of Organization/Registration and Good Standing from the Secretary of State's Office
 - mortgagee consents to the Regulatory Agreement
 - trustee certificates or authorization for signer(s) to execute all documents
4. For Condominium Projects Only: The Condominium master deed with schedule of undivided interest in the common areas in percentages set forth in the condominium master deed
5. For Rental Projects Only: A copy of the Local Housing Authority's current Utility Allowances
6. Massachusetts Environmental Policy Act (MEPA) environmental notification form (ENF) – for new construction only (request form before submission)
7. Affirmative Fair Marketing and Lottery Plan, including:
 - ads and flyers with HUD Equal Housing Opportunity logo
 - informational materials for lottery applicants
 - eligibility requirements
 - lottery application and financial forms
 - lottery and resident selection procedures
 - request for local preference and demonstration of need for the preference

- measures to ensure affirmative fair marketing, including outreach methods and venue list
- name of Lottery Agent with contact information

See Section III of the Comprehensive Permit Guidelines at www.mass.gov/dhcd and search for **LIP 40B Guidelines** for more information.

PLEASE CONTACT RIEKO HAYASHI OF OUR OFFICE AT 617-573-1426 IF YOU HAVE ANY QUESTIONS.

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