

182 PARKER STREET

AvalonBay Ch. 40B application to Mass.
Housing Partnership

Timeline

WE ARE HERE



Pre-40B

- Mar. '24: Town meets AvalonBay, expresses concern over site
- May '24: 2nd mtg, town reiterates concern; Avalon states town buy-in is critical to success
- June '24: DPW memo evidences Town's inability to provide municipal water
- Jul. '24: Town seeks to facilitate alternative solution

Project Eligibility

- AvalonBay application to MHP
- Town receives notification from MHP
- Comment period ends 10/21; closure of public comment 10/4
- MHP decision on PEL w/in 90 days from comment period end

Comprehensive Permit

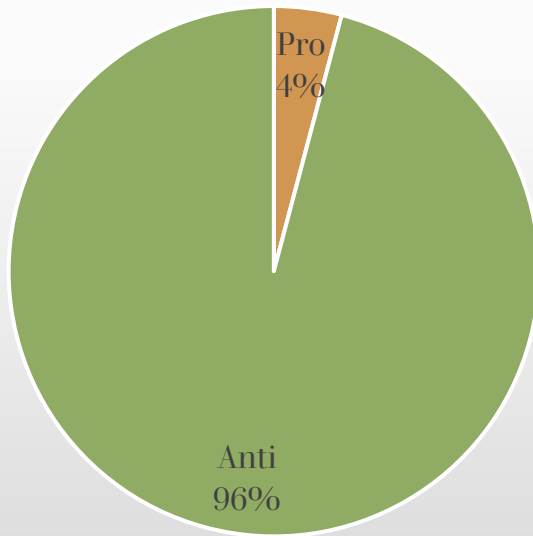
- If PEL granted, then AvalonBay submits a CP application to ZBA
- ZBA renders a determination no later than 180 days
- ZBA approves, approves with conditions, or denies; HAC is appellate body

Conservation Permit

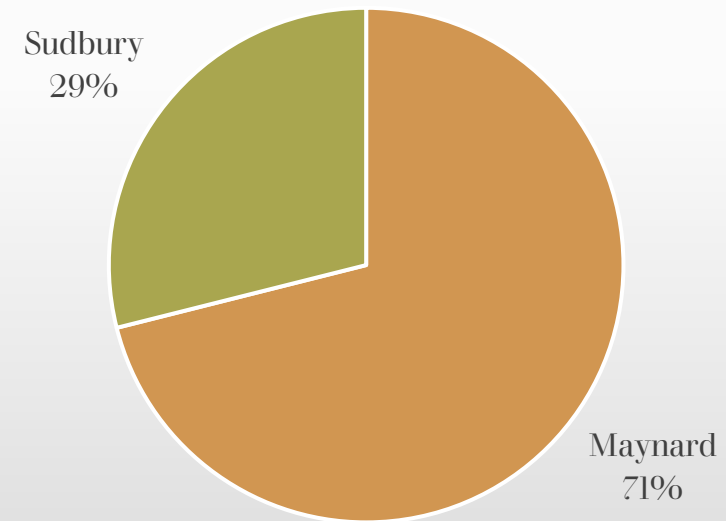
- Notice of Intent sent to MassDEP overseen by Conservation Commission

Interim Public Comment Results

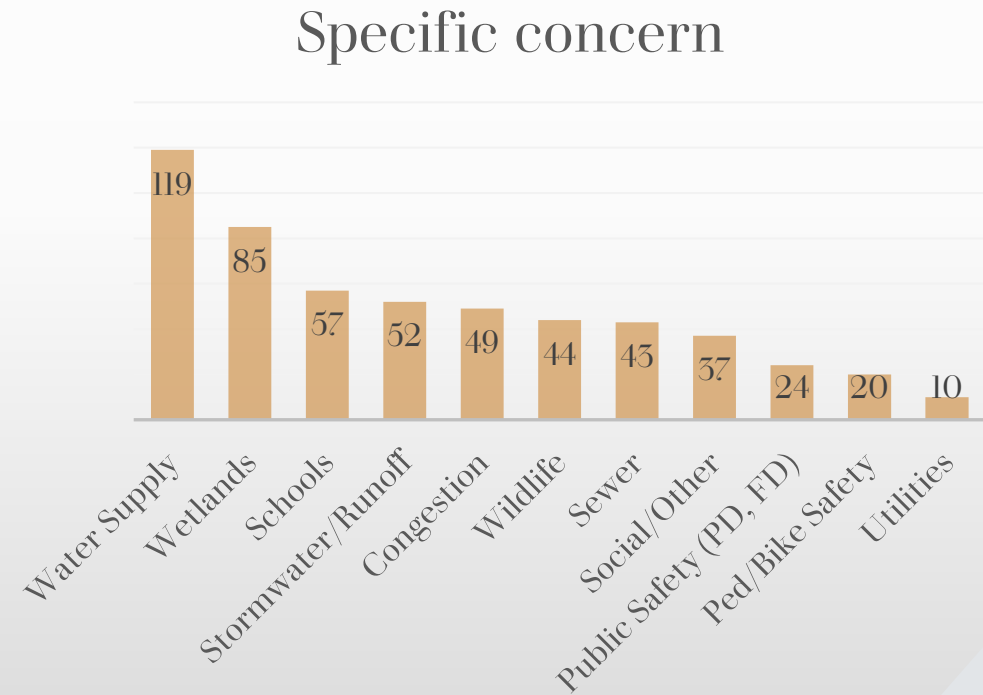
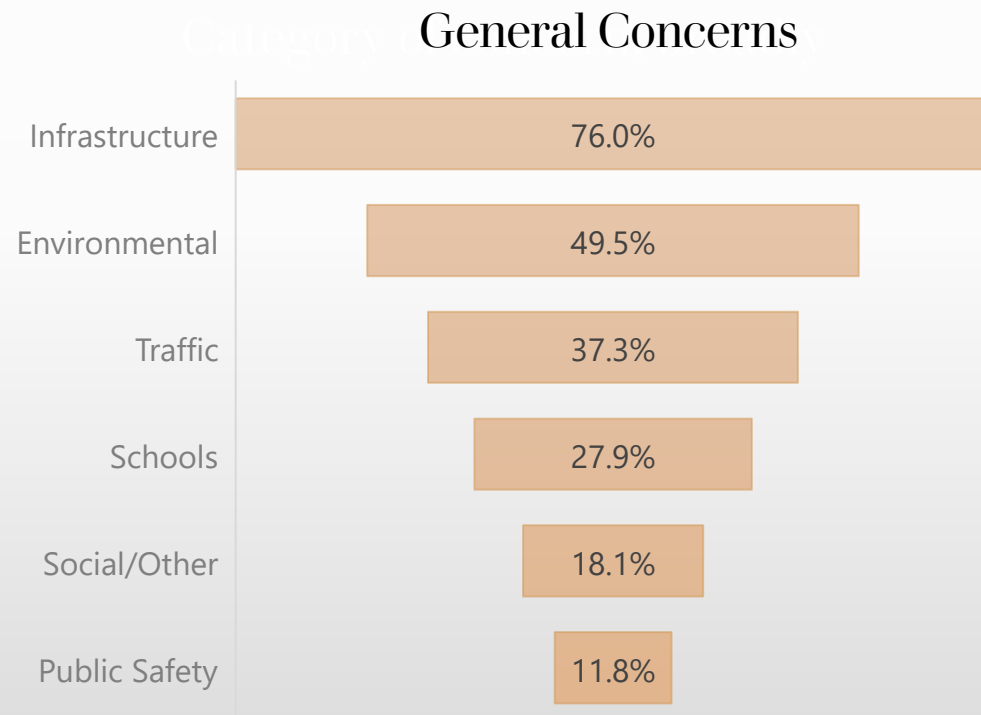
Favorability towards the
development



Residency of commenters

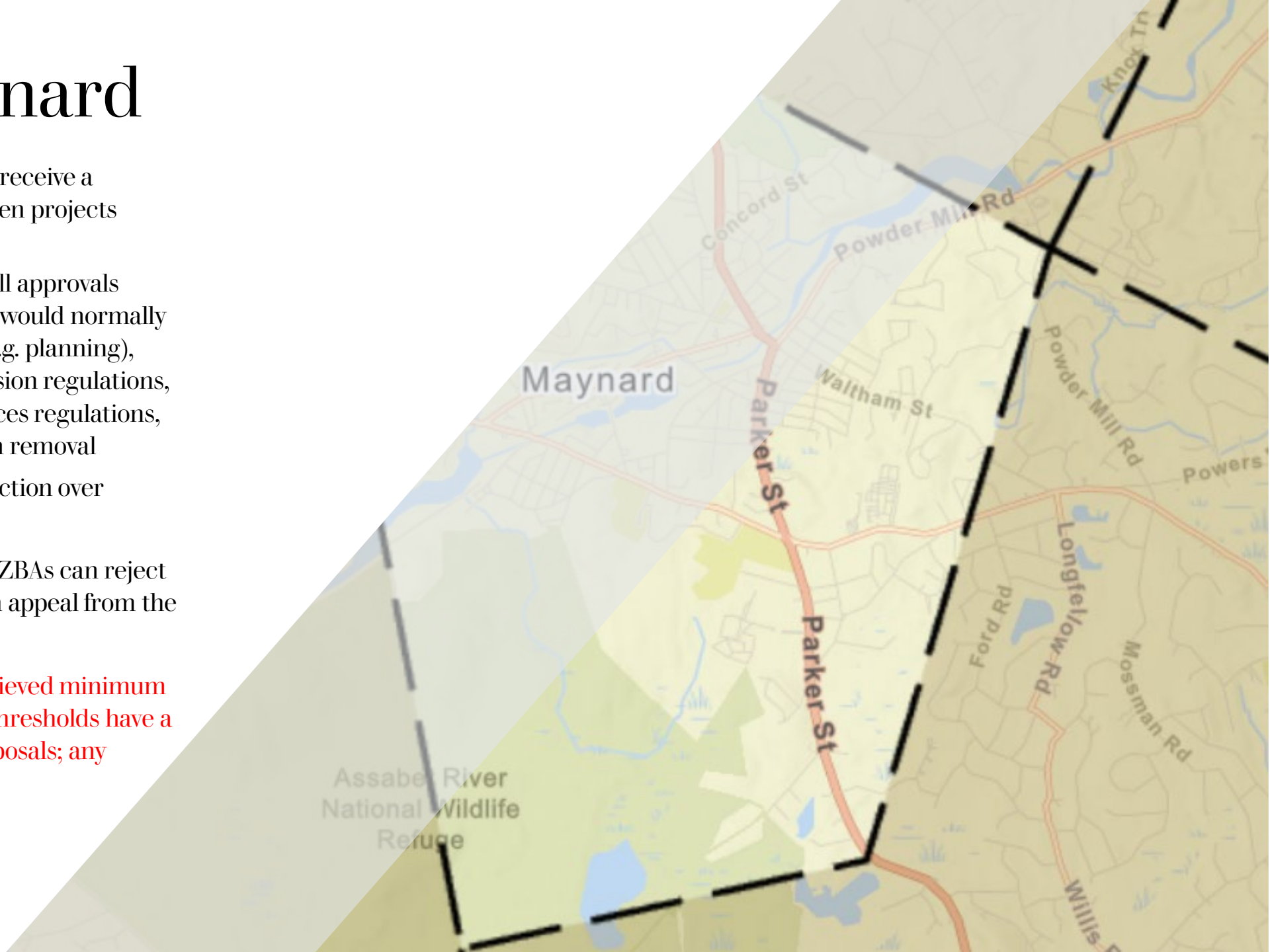


Public's Concerns over the Development

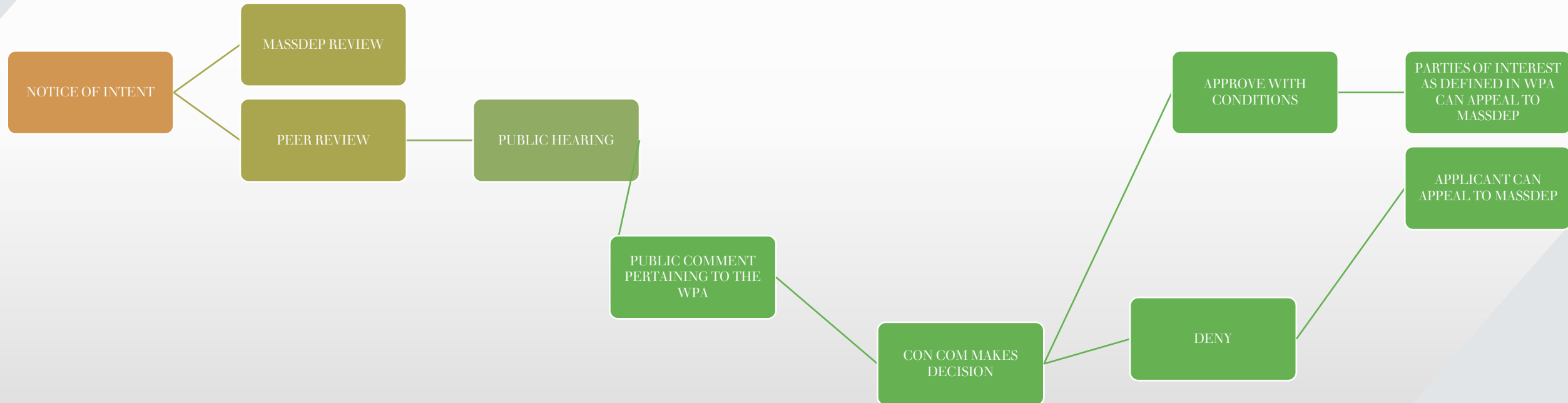


40B in Maynard

- 40B allows AH developments to receive a comprehensive permit, even when projects require waivers of local zoning
 - Comprehensive permit: all approvals overseen by ZBA when it would normally go before other boards (e.g. planning), including zoning, subdivision regulations, and local bylaws/ordinances regulations, such as stormwater, earth removal
 - Does NOT include jurisdiction over Wetlands Protection Act
- In towns that achieve AH goals, ZBAs can reject 40B proposals without facing an appeal from the developer
- Municipalities that have not achieved minimum affordable housing production thresholds have a limited ability to reject 40B proposals; any rejection can be overturned



Conservation Process and the Proposed Site



Maynard Has a Plan to Foster Affordable Housing



2016

Created Affordable Housing Trust

Contracted with Regional Housing Services Office to maintain/monitor affordability inventory

Created certified Housing Production Plan (strategy to plan for/meet state AH goals)



2018

Adopted Inclusionary Zoning By-law (requires dedicated AH units in projects of 6+units).

Modified Density Bonuses for Downtown Overlay District (incentivizes construction of add'l AH units beyond # required).



2020

Adopted Master Plan, which included community-driven goals/strategies for AH



2022

Renewed Housing Production Plan



2024

Adopted MBTA Communities Zoning (provides additional 37 acres of by-right multifamily zoning)

Maynard's Strategies Are Working, and Yet...

- Current total of affordable units: 9.18% of housing stock
 - However, Maynard is still 39 Units Short of 10%
 - Town Hall is working as quickly as possible to add units to our Subsidized Housing Inventory (SHI)
 - 115 Main Street: 26 Units (under state review)
 - 12 Bancroft Street: 12 Units (in process)
-