



# TOWN OF WAYLAND

41 COCHITUATE ROAD  
WAYLAND, MASSACHUSETTS 01778

## BOARD OF SELECTMEN

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July 26, 2016

Ms. Katherine Lacy, AICP  
Permitting and Monitoring Specialist  
MassHousing  
One Beacon Street  
Boston MA 02108

RE: MH # 851: Brookside Development 113, 115,117, 119 Boston Post Road (map 30, Lots 70 and 71)

Dear Ms. Lacy:

Please accept this letter on behalf of the Board of Selectmen of the Town of Wayland in reference to the application for project eligibility approval submitted to MassHousing by Stephen Zieff and Company (the "Applicant") for a 60 unit rental development ("proposed development") on Route 20 Boston Post Road in Wayland, Massachusetts.

For the reasons set forth below, the Board of Selectmen urges MassHousing to deny the Applicant's request for project eligibility approval.

1. Significant new affordable housing is planned in Wayland: Wayland is about to increase its affordable housing stock by 188 units with a proposed new development at River's Edge, 489-490 Boston Post Road on Route 20 where it crosses the Sudbury River. This will bring the Town of Wayland's Subsidized Affordable Housing Inventory to over 9%. The recent success of the River's Edge development initiative can be traced back to 2010 when the Wayland Master Plan Review Advisory Committee came up with two suggestions that proved to be interconnected. One was to identify more town-owned land that would be suitable for potential affordable housing. The other suggestion was to create an Economic Development Advisory Committee. This latter committee, consisting of volunteer residents with careers in real estate development, seized on the task and quickly identified 8.24 acres of underutilized land, an abandoned septic treatment plant adjacent to the Sudbury River.

The Town of Wayland, at the Annual 2014 Town Meeting, approved a zoning overlay district on the River's Edge parcel. This has been a long process, from securing

\$360,000 in Community Preservation Funds to review and plan for River's Edge at Town Meeting 2012, to completing the thorough review, to just barely failing to pass the zoning overlay district at Town Meeting 2013 by 7 votes. Finally, after reducing the number of units and lowering building height limitations, the zoning article passed in 2014. Its density equates to 23 units per acre. With the zoning in place, River's Edge is now a by-right development and the expedited permitting process is a unique model for municipal redevelopment.

Now that two qualified developer proposals are in hand the schedule for moving forward is as follows:

- Interviews and price proposals open on 8/15/16
- Committee evaluation by 8/31/16
- Board of Selectmen award by 9/12/16
- Land Development Agreement signed by 10/13/16
- Due diligence review by developer by 1/11/17
- Local and State Permitting and Closing by 9/13/17
- Construction completion: 24-36 months after closing

The River's Edge development represents a giant leap forward in achieving Wayland's goal of 10% affordable housing. At the same time, Wayland will realize significant financial benefits from the disposition and redevelopment of the Property and facilitate rental, affordable housing and senior housing opportunities in the Town through the construction of a first class rental housing development, the design of which is well integrated into and compatible with the Town's design goals. However, allowing other 40B projects to move forward during the River's Edge development time frame will pose a threat to the Town-sponsored development's financial success by draining off market demand for units anticipated in the market studies conducted by the Town. We believe it is appropriate to require housing developers to comply with Wayland Zoning By-laws in recognition of the Town's updated Housing Production Plan.

2. Proposed project density and height is out of character with neighborhood: The project as proposed includes 60 four story units on 6.49 acres. This exceeds the zoning allowance for the district and is incompatible with the surrounding residential development. The applicant should provide a conservation cluster analysis, as required by existing zoning.

3. Other building and site issues: The proposed project is four stories high, which will present a fire suppression challenge and is significantly higher than the surrounding residential properties. The proposed project is on Route 20, which handles 19,000 vehicle trips per day and has no sidewalks, presenting a pedestrian safety challenge. The proposed project will have significant environmental impact on Pine Brook and as a result, the Boards of Health and Conservation have raised concerns about septic design and riparian impact, respectively.

We believe it is appropriate to require the housing developer to comply with Wayland Zoning By-laws in recognition of the Town's updated Housing Production Plan. The Housing Production plan is in draft form and under review. It will be submitted by September 30.

Should MassHousing issue a project eligibility approval for the Brookside Development, we request that MassHousing impose the following conditions:

1. The applicant should be required to provide evidence that the land's value is equal to or exceeds \$2,000,000 as stated in its development budget and as submitted to MassHousing and otherwise complies with MassHousing's Acquisition Value Policy;
2. The applicant should be required to submit a revised site plan with a proposed density consistent with the other 40B project known as Post Road Village, which was constructed at less than 6 units per acre. Post Road Village is less than 750' west of the proposed Brookside Development; and
3. The applicant should be informed that the Town of Wayland will not grant wholesale waivers from local regulations designed to protect public health and safety.

On behalf of the Board of Selectmen of the Town of Wayland, please let me know if you have any questions or would like additional support for any of the comments made above. Thank you in advance for your consideration.

Very truly yours,

Sincerely,



Cherry Karlson  
Chair, Board of Selectmen