

**Bayberry Estates
Pepperell, MA
Project Consistency with the Commonwealth's
Sustainable Development Principles**

In order to achieve the Commonwealth's housing and community development goals Comprehensive Permit projects must optimize limited natural and financial resources. The administration has created ten ***Principles of Sustainable Development*** (Principles) as a way to articulate and describe this vision to its strategic partners and to guide investment decisions.

The proposed project is seeking an amended Chapter 40B Project Eligibility Letter from MassHousing and has been designed to be consistent with the Principles. Although new development ideally would utilize existing infrastructure and be located near transit, in or around downtowns, village centers, areas of concentrated development or destinations of frequent use, achieving these objectives is difficult considering the rural nature of the Town of Pepperell. Although the project is not in one of these preferred locations, it does offer other valuable features, such as land protection, enhanced energy efficiency, and context sensitive site design.

MassHousing uses the following methodology in order to determine whether a proposed project is consistent with the Principles. This project's compliance with the Principles is detailed below.

1. Be consistent with the Sustainable Development principle of ***Redevelop First***, which is defined as:
 - a. A housing or community development project involves the rehabilitation, redevelopment or improvements to vacant or occupied existing structures or infrastructure; or contributes to the revitalization of a town center or neighborhood.
 - b. A new construction housing project contributes to the revitalization of a town center or neighborhood and/or the project is walkable to transit, the downtown, a village center, a school, library, retail, services or employment or in a municipally approved growth center.

The project does not satisfy the Redevelop First principle.

or

2. Be consistent with at least five (5) of the following Sustainable Development Principles. For projects that involve new construction (except housing projects that meet the ***Redevelop First*** principle above), one of the five (5) must be either ***Concentrate Development*** or ***Restore and Enhance the Environment***.

Each Principle is listed below includes examples of ways projects could meet the individual Principles. A Project needs to satisfy only one of the examples, not each of those listed; other ways to satisfy the Principles will also be considered. Comments regarding the subject project's compliance follow each example.

Concentrate Development (examples of ways projects could satisfy this include):

- The project is at a higher density than the surrounding area.
In areas where the project buildings are concentrated, the average lot size would be much smaller than the surrounding homes which have one acre lots or larger. Therefore, the new development would represent a higher density than that in the surrounding area.
- The project mixes uses or adds new uses to an existing neighborhood.
The project introduces townhouse buildings to the neighborhood.
- The project produces multi-family housing.
The project creates multi-family housing using varied configurations.
- The project is infill development.
The project is not infill development.
- The project utilizes existing water and/or sewer infrastructure.
The project will connect to the existing municipal water supply. A private subsurface sewer disposal system will be permitted and built for the development's sewer needs. No public sewer is available in Pepperell.
- The project is compact and/or clustered so as to preserve undeveloped land.
The project is compact and will result in the preservation of approximately 38+/- acres of land (61.7% of the site) as open space.

The project satisfies the Concentrate Development principle.

Restore and Enhance the Environment (examples of ways projects could satisfy this include):

- The project involves the creation or preservation of open space or recreational facilities.
The project is compact and will result in the preservation of approximately 38+/- acres of land (61.7% of the site) as open space.
- The project protects sensitive land and/or resources from development.
The project protects the existing wetlands on-site by concentrating development away from these specified resource areas.
- The project involves environmental remediation or clean up.
Not applicable.
- The project is part of the response to a state or federal mandate (e.g., clean drinking water, drainage).
Not applicable.

- The project eliminates/reduces neighborhood blight.
Not applicable.
- The project addresses a public health and safety risk.
Not applicable.

- The project significantly enhances an existing community or neighborhood by restoring an historic landscape.
Not applicable.

The project satisfies the Restore and Enhance the Environment principle.

Be Fair (examples of ways projects could satisfy this include):

- The project involves a concerted public participation effort (beyond the minimally required public hearing), including the involvement of community members, residents of the development and/or key stakeholders in the planning and design of the project.
A significant hearing process was begun for the original 40B Project where it was brought to the developers attention many abutter concerns including alternate access and use of all abutting property owned by the Applicant, as such, the decision was made to merge the two projects into one in order to respond to many concerns.
- The project involves a streamlined permitting process, such as 40B or 40R
The project will seek to be permitted under Chapter 40B.
- The project conforms to Universal Design standards and/or incorporates features that allow for “visitability”.
The project will preserve and create walking trails and significant open space, which will promote pedestrian friendly streetscapes.
- The project creates affordable housing in a neighborhood or community whose residents are predominantly middle to upper income and/or meets a regional need.
This project will create affordable housing in a neighborhood or community whose residents are predominantly middle to upper income The Median Family Income in Pepperell is \$ 73,967 (Year 2000 data). This project provides Pepperell with additional affordable housing which will be attractive to both households with children and empty nester households. The proposed development will help Pepperell get closer to meeting its 10% Affordable Housing goal.
- The project targets a high-poverty area and makes available affordable homeownership and rental opportunities.
Not applicable.
- The project promotes diversity and social equity and improves the neighborhood.
The project will promote diversity and social equity in the Town of Pepperell.

The project satisfies the Be Fair principle.

Conserve Resources (examples of ways projects could satisfy this include):

- The project complies with EPA’s Energy Star guidelines, in addition to those required by code.
The project will comply with EPA Energy Star guidelines, in addition to those required by code.

- The project uses energy efficient technologies, recycled and/or non-/low-toxic materials, exceeds energy codes and otherwise results in waste reduction and conservation of resources.
See above
- The project uses alternative technologies for water and/or wastewater treatment that result in land or water conservation.
See above

The project satisfies the *Conserve Resources* principle.

Expand Housing Opportunities (examples of ways projects could satisfy this include):

- The project increases the number of rental units available to residents of the Commonwealth, including low- or moderate-income households.
Not applicable.
- The project increases the number of homeownership units available to residents of the Commonwealth, including low- or moderate-income households.
The project will provide 68 homes, 25% of which (17 homes) will be affordable to moderate income households meeting Chapter 40B income and asset eligibility requirements.
- The project increases the number of housing options for special needs and disabled populations.
Given the flexibility of the layout of the units , the project will provide a significant number of units that could be suitable for mobility impaired households.
- The project expands the term of affordability.
The project's affordable units will be affordable in perpetuity through the use of the Universal Deed Rider on each of the 17 affordable units.

The project satisfies the *Expand Housing Resources* principle.

Provide Transportation Choice (examples of ways projects could satisfy this include):

- The project is walkable to public transportation.
No
- The project reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation (such as zip car or shuttle buses).
No
- The project reduces dependence on automobiles by providing increased pedestrian and bicycle access.
No
- For rural areas, the project is located in close proximity (i.e., approximately 1 mile) to a transportation corridor that provides access to employment centers, retail/ commercial centers, civic or cultural destinations.

No

Increase Job Opportunities (examples of ways projects could satisfy this include):

- The project creates or retains permanent jobs.
Not applicable.
- The project creates or retains permanent jobs for low- or moderate-income persons.
Not applicable.
- The project locates jobs near housing, service or transit.
Not applicable.
- The project creates housing near an employment center
Not applicable.

Foster Sustainable Businesses (examples of ways projects could satisfy this include):

- The project supports natural resource-based businesses, such as farming, forestry, or aquaculture.
Not applicable.
- The project reuses or recycles materials from a local or regional industry's waste stream.
No
- The project involves the manufacture of resource-efficient materials, such as recycled or low-toxicity materials.
Not applicable.
- The project supports businesses, which utilize locally produced resources such as locally harvested wood or agricultural products.
Not applicable.

Plan Regionally (examples of ways projects could satisfy this include):

- The project is consistent with a municipally supported regional plan that identifies sub region, area or location, and the number and type of housing units or jobs needed.
Although Pepperell is not part of a municipally supported regional plan, assuming their involvement Local Preference Option that 40B projects allow for, it is anticipated that up to 70% of the households purchasing the Affordable Units could come from Pepperell. However, there will also be Affordable Housing buyers from adjacent communities.
- The project addresses at least one of the barriers identified in a regional Analysis of Impediments to Fair Housing.
Although there is no Regional Housing Plan, the proposed development will be able to provide affordable housing by utilizing Chapter 40B. Chapter 40B makes it possible to offer a variety of building types at a higher density than would otherwise be possible under existing zoning. The development also expects to be granted other exceptions to local rules. Therefore three of the impediments that normally prevent the production of affordable housing: lack of appropriate zoning; municipal

density restrictions that eliminate the opportunity to create economically feasible affordable housing; and local subdivision “rules and regulation” requirements that also restrict the opportunity to create economically feasible affordable housing. The subject project addresses each of these impediments. The proposed development will also affirmatively address all Fair Housing requirements.

- The project has a *measurable* public benefit beyond the applicant community.
See Above

The project satisfies the *Plan Regionally* a principle.

In summary and as detailed above, the Bayberry Estates is expected to satisfy the following six (6) Sustainable Development Principles:

- ***Concentrate Development***
- ***Restore and Enhance the Environment***
- ***Conserve Resources***
- ***Be Fair***
- ***Expand Housing Resources***
- ***Plan Regionally***