

Brem_016-07.29.2014

From: Lisa Davis Lewis <davislewis@hotmail.com>

To: Tim Goddard <tgoddard@carlisle.mec.edu>

Cc: Peggy Wang <peggywn@aol.com>; charlenehinton <charlenehinton@comcast.net>; tom <tom@miyares-harrington.com>

Subject: application for a technical assistance grant

Date: Tue, Jul 29, 2014 5:11 pm

Attachments: 40B_TA_APPLICATION_2013[1].doc (86K)

BREM016
07.29.2014

Tim,

Attached is a mainly completed application for a technical assistance grant. I was not sure whether the towns housing production plan was ever certified but I am sure Elizabeth Barnett can inform us. Additionally I could not complete the section on the other 40b projects in town. I know there is Benfield, Coventry woods which never got built and then I think the one opposite the transfer station. I am not sure whether Elizabeth could complete the info. If not I could ask Peggy or Charlene to do so. Once it is complete, I can sign and then you could have John Gorecki sign so that we can submit to MHP. They told me that they turn it around in approx. 2 weeks.

I am tied up with work tomorrow and then heading to upstate NY on Thursday to pick my son up from camp. I will be back on Monday and then heading away again next Wednesday so hopefully we can pull this all together by early next week.

Lisa

RECEIVED
JUL 29 2014

TOWN CLERK-CARLISLE
CHARLENE M. HINTON



MASSACHUSETTS HOUSING PARTNERSHIP
Community Housing Initiatives

DATE: _____

MHP STAFF CONTACT: _____

Ch. 40B Technical Review Assistance Application

Please speak to Community Housing Initiatives staff to discuss your project before requesting an application.
Be sure to identify the contact you spoke with in the space provided above.

CONTACT INFORMATION

MUNICIPAL CONTACT FOR APPLICATION: TITLE: TIMOTHY D. GODDARD, TOWN ADMINISTRATOR	ZBA CHAIR: LISA DAVIS LEWIS	CHIEF ELECTED OFFICIAL: TITLE: JOHN GORECKI, CHAIR, BOARD OF SELECTMAN
ADDRESS: CARLISLE TOWN HALL 66 WESTFORD STREET	ADDRESS: C/O PEGGY WANG, ZBA SECRETARY CARLISLE TOWN HALL 66 WESTFORD STREET	ADDRESS: CARLISLE TOWN HALL 66 WESTFORD STREET
CITY/TOWN/ZIP CARLISLE, MA 01741	CITY/TOWN/ZIP CARLISLE, MA 01741	CITY/TOWN/ZIP CARLISLE, MA 01741
PHONE: 978 371-6688 FAX: 978-318-0098	PHONE: 978 369-5326 FAX: 978-318-0098	PHONE: 978 369-8136 FAX: 978-369-4521
EMAIL: TGODDARD@CARLISLE.MEC.EDU	EMAIL: DAVISLEWIS@HOTMAIL.COM, PEGGYWN@AOL.COM	EMAIL: JOHN@GORECKI.US

PROJECT INFORMATION

PROJECT NAME: UNNAMED - BREM - 40B	DEVELOPER: JEFFREY BREM / LIFETIME GREEN HOMES LLC
PRINCIPALS: JEFFREY BREM	ATTORNEY: MELISSA ROBINNS, ESQ. & DOUGLAS DESCHENES, ESQ. DESCHENES & FARRELL, PC 515 GROTON ROAD, #204, WESTFORD, MA 01886
CONSULTANTS:	ENGINEER(S): MEISNER BREM CORPORATION

DEVELOPMENT SITE & ZBA MEETINGS:

- Number of Units Proposed: Total: 20 Affordable: 5
- Project type: Rental _____ Homeownership
- What is the size of the site? 9.84 acres
- Date Permit Filed with ZBA: July 3, 2014
- What are the dates and times of regularly scheduled ZBA meetings for this project? First Monday of the month @ 7:30 pm
but for this project, the board anticipated meeting 2x a month

To speak to Community Housing Initiatives staff about your project prior to submitting this application,
call 617-330-9955
160 Federal Street, 2nd Floor, Boston, MA 02110

6. Have hearings already been held for this project? YES Dates: July 28, 2014, continued hearings scheduled for August 11, 2014 and August 27, 2014

SITE APPROVAL/ELIGIBILITY LETTER:

7. What is the source of the site approval letter? NEF
If NEF, please provide the name of the bank Enterprise Bank
Date of site approval letter: June 13, 2014

Please include a copy of the site approval letter with your application.

8. Please describe the proposed development of the site including site description, surrounding area and adjacent uses, unique characteristics of site, design or building configuration. Feel free to attach supporting material.

Project Description attached

9. What are the main municipal concerns with the project?

The town of Carlisle does not contain any sewers or a public water supply. The impact of the project on groundwater is of utmost concern. The applicant is seeking numerous waivers including waivers from the BOH regulations and the town of Carlisle Wetlands bylaw. Traffic impacts associated with the project are of concern as is the fact that the applicant is proposing to access the 20 homes from a shared 20 foot wide driveway with only one point of ingress and egress. The applicant is seeking a waiver from the subdivision rules and regulations even though the local comprehensive permit bylaw states that applicants should adhere for these regulations even if the project does not include a subdivision.

10. What specific review issues would you like assistance? The ZBA would like general assistance in making certain applicant provides required information, reviewing waiver requests and negotiating with application. Since many of the waiver requests provide the rationale that the project would be uneconomic without them, we would like assistance in reviewing the pro-forma.

11. Do any municipal staff or ZBA members have prior experience reviewing comprehensive permits?

Yes, a town sponsored friendly 40B project (Benfield Farms) was recently constructed. A developer sponsored 40B was constructed several years ago and several 40B projects have been proposed and one other permitted but never built. Several current members of the ZBA participated in reviewing those applications. The chair, Lisa Davis Lewis, was not on the ZBA at that time but is a certified land planner and has some experience with 40B projects. Associate member Travis Snell also has also been involved in the development of 40B projects. John Luther, Building Commission, was involved in the Benfield Farm 40B project.

12. Does the municipality have a Master Plan or a Housing Plan that addresses affordable housing? Yes: No:

a. Is the plan DHCD certified? Yes: No:

13. Has the municipality adopted Comprehensive Permit review rules? Yes: No:

14. Who is the counsel for the ZBA on this project? Tom Harrington, Miyares & Harrington

What comprehensive permits have been submitted to the municipality in the last 10 years?

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NAME OF PROJECT	FUNDING SOURCE	APPROVED/DENIED	DATE
Benfield Farms		Approved	July 2010
Coventry Woods			

SIGNATURE OF CHIEF ELECTED OFFICIAL:

DATE:

SIGNATURE OF ZBA CHAIR:

DATE:

PRINT NAME, TITLE:
JOHN GORECKI, CHAIR

PRINT NAME: LISA DAVIS LEWIS

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