

Brem-059-09.11.2014

**MHJ**

**MHJ Associates**  
41 Coolidge Street  
Brookline, MA 02446

**MEMORANDUM**

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SEP 11 2014

TOWN CLERK CARLISLE  
CHARLENE M. HINTON

**TO:** Carlisle Zoning Board of Appeals

**FROM:** Michael Jacobs

**RE:** Lifetime Green Homes LLC: Missing Documents According to Comprehensive Permit Regulations (760 CMR 56)

**DATE:** September 9, 2014

I have reviewed the submission by Lifetime Green Homes LLC for completeness according to the Commonwealth's Comprehensive Permit Regulations and other state guidance. In undertaking this task, I also compared the submission to the Guidelines for Local Review of Comprehensive Permit issued by the Department of Housing and Community Development. This will supplement the work of Marty Galligan who reviewed the submission utilizing the Town's comprehensive permit regulations. I will thus focus on state regulations and guidance.

1. Site Control—evidence of transfer of control from the Brem's to LLC—just received
2. Income Eligibility Standards
3. Duration of affordability restrictions
4. Tabular analysis comparing existing zoning requirements to waivers
5. Since this is not a subdivision, no waiver is required of the Subdivision Regulations. However, any deviation from construction standards (e.g. road construction standards) or other requirements that may have a health and safety impact (e.g. is the AASHTO sight distance standard being waived, is a required grade of 2% for a leveling area approaching the Long Ridge intersection being waived,), should be spelled out in the waiver requests.
6. Waivers should be specific with regards to variations from existing zoning and other regulations. For example, simply requesting a waiver from all Street Construction Standards does not allow the board to evaluate the proposal.
7. As detailed in the Guidelines for Local Review of Comprehensive Permits on the DHCD website, Project Impacts should be explained. While the applicant has

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included information on traffic impacts, no information has been provided on wildlife habitat, erosion/siltation, construction impacts, etc. Since one of the fundamental tasks of the board is assessing the impacts of the proposed project to determine whether local concerns outweigh housing need, this type of information assists the board in doing its job.

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TOWN OF FERRIS  
CHARLES W. ...