

19-35 RIVER STREET

A PROPOSED 40B DEVELOPMENT

PUBLIC INFORMATION SESSION

APRIL 11, 2019



19-35 RIVER STREET

Developer: SLV River Street LLC

Project: one building containing 147 units

- 110 market rate rentals
- 37 affordable rentals

Location

and Access: River Street via Cross Street



PROPOSED SITE PLAN

SITE PLAN KEY

- A - TOT LOT AREA
- B - REAR COURTYARD
- C - ENTRY COURTYARD
- D - PRIVATE GROUND LEVEL DECK
- E - PRIVATE GROUND LEVEL YARD
- F - 5TH FLOOR PRIVATE ROOF DECK

▼ MAIN BUILDING ENTRY

40B PROCESS

- Developer applies to MassHousing for project eligibility/site approval under MGL Chapter 40B
- **MassHousing requests comments from Town – Due April 26**
- MassHousing approves or denies project application
- If approved, developer submits application to Winchester ZBA for comprehensive permit
- ZBA holds public hearings and approves or denies permit
- ZBA decision may be appealed by developer, abutters or Town boards

MASSHOUSING REVIEW CRITERIA

- (a) ... proposed Project appears generally eligible under the requirements of the housing subsidy program...
- (b) site ... is generally appropriate for residential development, taking into consideration information ... regarding municipal actions previously taken to meet affordable housing needs...
- (c) design is generally appropriate for the site...
- (d) appears financially feasible within the housing market...
- (e) an initial *pro forma* has been reviewed, including a land valuation...
- (f) Applicant is a public agency, a non-profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards...
- (g) Applicant controls the site... or holds an option or contract to acquire such interest in the site...

FREQUENTLY ASKED QUESTIONS

- This project will worsen the traffic situation. Isn't that enough reason for the ZBA to deny a Comprehensive Permit for this project?

ANSWER: MassHousing does not consider impacts to existing conditions when deciding whether to approve or deny a project an eligibility letter. The ZBA may negotiate conditions to mitigate such impacts, but any such mitigation is subject to MassHousing review and they have the ability to override the ZBA conditions if they impact the financial viability of a project.

- Why can't the ZBA deny the project to avoid overcrowding our schools?

ANSWER: The impact the proposed project will have on school enrollment is not sufficient reason for denial of the project.

MORE INFORMATION

Visit the Town's website –

<https://www.winchester.us/RiverStreet40B>