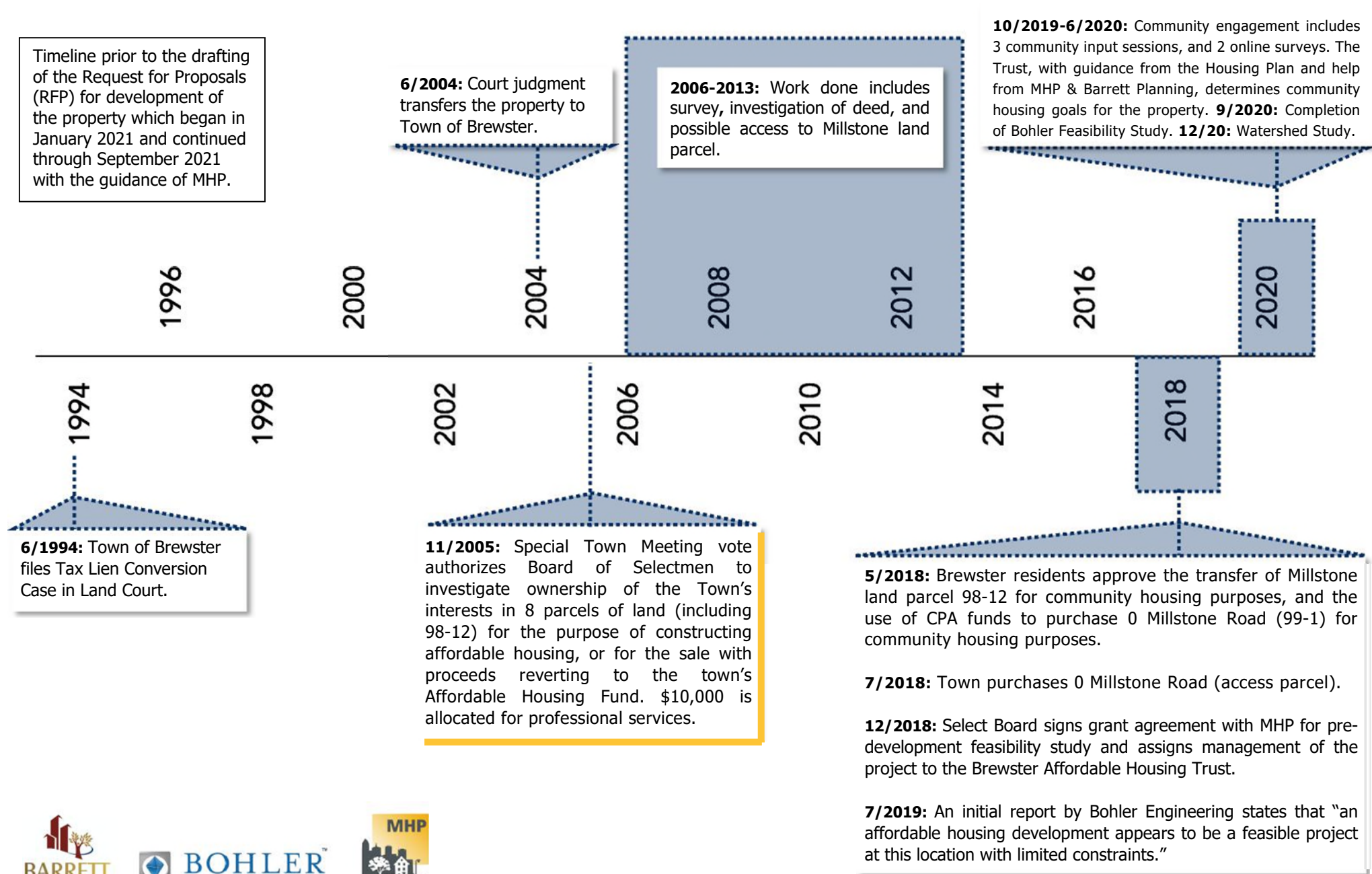




# Millstone Road Land Parcel (98-12) Property Timeline

## 16+ ACRES OF TOWN-OWNED LAND DESIGNATED FOR COMMUNITY HOUSING

Timeline prior to the drafting of the Request for Proposals (RFP) for development of the property which began in January 2021 and continued through September 2021 with the guidance of MHP.



## **Initial steps & potential next steps for Millstone Property as of September 2022**

The development of this parcel for Brewster's housing needs is an intentional process being overseen by the Brewster Affordable Housing Trust (BAHT). The following is a general timeline highlighting actions after the parcel was designated for Community Housing at the May 2018 Town meeting.

### **First Steps (2019 - 2020)**

#### **Feasibility study on land (2019- 2020)**

In December 2018, the Select Board signed a grant agreement with Mass Housing Partnership (MHP) to provide a pre-development feasibility study to help determine the potential community housing options for this parcel. In July 2019, Bohler Engineering released the initial stage of the study, the Due Diligence Report.

#### **Determine community housing goals for the property (Fall 2019- Spring 2020)**

This involved public input, financial realities, information from the feasibility study as well as guidance from the data and strategies provided in the Brewster Housing Plan. Barrett Planning Group was hired to lead the community engagement process, including interviews, three public sessions, and two online surveys. MHP and the Housing Trust also participated in information gathering, sharing, and presentations. The Trust worked diligently over several meetings to provide guidelines and goals around the Millstone property, taking into consideration public input, financial realities, information from the feasibility study and Brewster housing needs as outlined in the Housing Plan.

#### **Completion of Bohler Engineering's Feasibility Study (September 2020)**

With input from the community engagement process and guidance from the Housing Trust, Bohler developed a Master Plan to be used to assist in the creation of the RFP. The Feasibility Study, including the Master Plan, was presented by Bohler and MHP to the Trust at the televised, and recorded, September 2020 Virtual Trust meeting. In response to abutter concerns, the Trust engaged Bohler to perform an additional Watershed Analysis in Fall 2020.

### **Current Steps (January 2021- September 2022)**

#### **Develop Criteria and Create a Request for Proposals (RFP) (January 2021- September 2021)**

At public Housing Trust meetings over a span of eight months, the BAHT developed criteria and drafted an RFP with guidance and assistance from MHP. The RFP included the development objectives, property description, proposal submission requirements, developer selection criteria and selection process. The RFP was approved by the Select Board and issued in October 2021. Proposal responses were due in December 2021.

#### **Designate a Developer (January – August 2022)**

After reviewing proposals, the Town selected Preservation of Affordable Housing and Housing Assistance Corporation to develop 45 affordable rental homes on the parcel. A land development agreement was signed in August 2022.

### **Probable Further Steps**

#### **File a Comprehensive Permit Application with the Zoning Board of Appeals (ZBA)**

The developers will apply for a Comprehensive Permit with the ZBA. Public comment is part of the Comprehensive Permit process. This is considered a 'friendly 40B' as the Town created the RFP and both the town and developers are working towards a common goal.

#### **Request Community Preservation Act (CPA) Funding**

Since the CPA came into existence in 2005, all Town involved projects to create community housing have included the use of CPA funding. This is the normal procedure. CPA funding involves an application to the Community Preservation Committee (CPC), approval from the CPC and a Town Meeting vote for authorization of the funds. Residents would have the opportunity to vote at Town Meeting on CPA financial support of a project.

#### **Finalize Funding**

The Comprehensive Permit is required before state funding can be applied for and attained. The state has one funding round every 9-12 months and it generally takes at least two tries to successfully attain funding.

#### **Begin Construction**

Includes final review of plans by Town officials. Construction averages 12 months.

#### **For additional information contact:**

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