



Queset Commons Public Information Session

What is Chapter 40R?

Massachusetts General Law Chapter 40R encourages cities and towns to establish new overlay zoning districts to promote housing production and smart growth development.

Chapter 40R provides financial incentives to communities to adopt these new zoning districts.

What is Smart Growth?

Smart Growth is land development that:

- **Emphasizes mixing land uses**
- **Increases the availability of affordable housing by creating a range of housing opportunities in walkable neighborhoods**
- **Takes advantage of compact design**
- **Fosters distinctive and attractive communities**
- **Preserves open space**

Eligible Locations for 40R Development:

- **Area near a rapid transit or commuter rail station, or a bus or ferry terminal, plus adjacent areas**
- **Area of concentrated development such as a city or town center, existing commercial district, or existing rural village**
- **Other highly suitable locations, as determined by DHCD**

Both Chapter 40B and Chapter
40R include requirements for
affordable housing

What is the definition of affordable?

- Affordable housing is housing that is affordable to individuals and families whose annual income is at or below **80%** of the area-wide median income, adjusted for household size.
- In Easton's region, a family of four with annual earnings of **\$57,500** meets the definition of “moderate income” and would qualify for affordable housing.

Chapter 40R – Local Control

- Must be approved by Town Meeting
- The Town can impose design standards on the zone
- The Town can dictate what types of business will be allowed in the zone
- The Town can negotiate a development agreement with the developer
- The Town receives an incentive and bonus payments from the state

Chapter 40B – No Local Control

- 40B removes zoning control from the Town, including local wetlands protection beyond state requirements and historic preservation bylaws.
- Under 40B, the Town has no input on design or types of business
- Under Chapter 40B, there is no incentive payment from the state, and no development agreement with the builder

The 40R Proposal has been supported by:

- The Planning Board
- The Board of Selectmen
- The Finance Committee
- The School Committee
- Housing Partnership



What are the Financial Benefits
to the Town of Easton?

- During the override, one of the main concerns raised by both supporters and opponents was the lack of new business growth in the community.
- Business development is beneficial because it costs the town much less in services than residential development
- The town currently receives 12.3% of its property tax revenue from business, and is heavily reliant on homeowners for tax revenue

The 40R Project would include:

- 116,000 square feet of retail space at full build out
- Tax revenue increase of about \$770,000 to the town
- Incentive payment to the town of up to \$1.19 million
- More than \$2 million in mitigation for Easton, as stipulated in the development agreement

40R Density Incentive Payments

TOTAL INCENTIVE PAYMENTS FROM STATE

- 21-100 units \$75,000
- 101-200 units \$200,000
- 201-500 units \$350,000
- 501 units or more \$600,000

BONUS PAYMENTS

- \$3,000 for each residential unit issued a building permit

Queset Commons Payment

Incentive Payment	\$350,000
Bonus Payment of \$3000 per unit	<u>\$840,000</u>
Total Payment from State	\$1,190,000

The Development Agreement

Depot Street Fire Station

- Expansion and complete renovation of existing station, including addition of a third bay
- Maintains current location on major East/West, North/South route
- Completed at no cost to taxpayers, with an estimated value of \$600,000

Wastewater Treatment

- 50,000 gallons of surplus future waste water treatment capacity on site
- Potential to connect portions of North Easton to the wastewater treatment plant in the future.

Traffic improvements

- Planning, permitting, design, and construction, at developer's expense, for traffic improvements and mitigation to the Route 123/Route 138 intersection and the Roosevelt Circle/138 intersection, at no cost to taxpayers. Estimated cost of improvements is approximately \$1,500,000

Land Donation

- 8 acres forested land donated to town
- Walking trail construction on land, with parking provided to public

Easton Welcome Sign

- The developer will provide a sign at a location established by the Town and to the design specifications of the Town welcoming motorists to Easton, with space for additional town messages and announcements.

Public Information

- The developer will provide an annual gift of \$3000 which will be used to prepare and mail an instructional guide for residents regarding the proper disposal of pharmaceuticals and other matters concerning the public water supply.

Affordable Housing Benefits

- When less than 10% of a community's housing units are affordable to low and moderate income people, Chapter 40B all but directs local officials to grant a “comprehensive permit” to qualified affordable housing developers.
- A 40B comprehensive permit overrides zoning and other local requirements that make it too costly to build low- and moderate-income housing.

Current Affordable Housing Inventory

- Easton's current housing inventory is **7,596** units of housing
- **248** units of our housing stock, or **3.3%**, qualify as affordable.
- Easton currently needs **528** units of affordable housing to reach 10% affordable

Those 248 Units include:

- 194 units owned and operated by the Easton Housing Authority, including 184 apartments for the elderly and 10 family units.
- 19 homeownership units
- 19 units for persons with disabilities
- 12 units in group home facilities

This Development would allow us to:

- Add a total count of **158** units of affordable housing to our community, as every apartment would be included in count
- Increase our percentage of affordable housing from **3.3%** to **5.3%**
- Deny unwanted 40B applications for at least **2 years**

The ultimate defense against unwanted comprehensive permits is to produce more affordable housing

- Under Chapter 40R, all apartments in a building count as affordable if 25% of the units are affordable
- It would take construction of 624 new units of single or two family homes to get the same number of qualifying affordable units

Wastewater Treatment Benefits

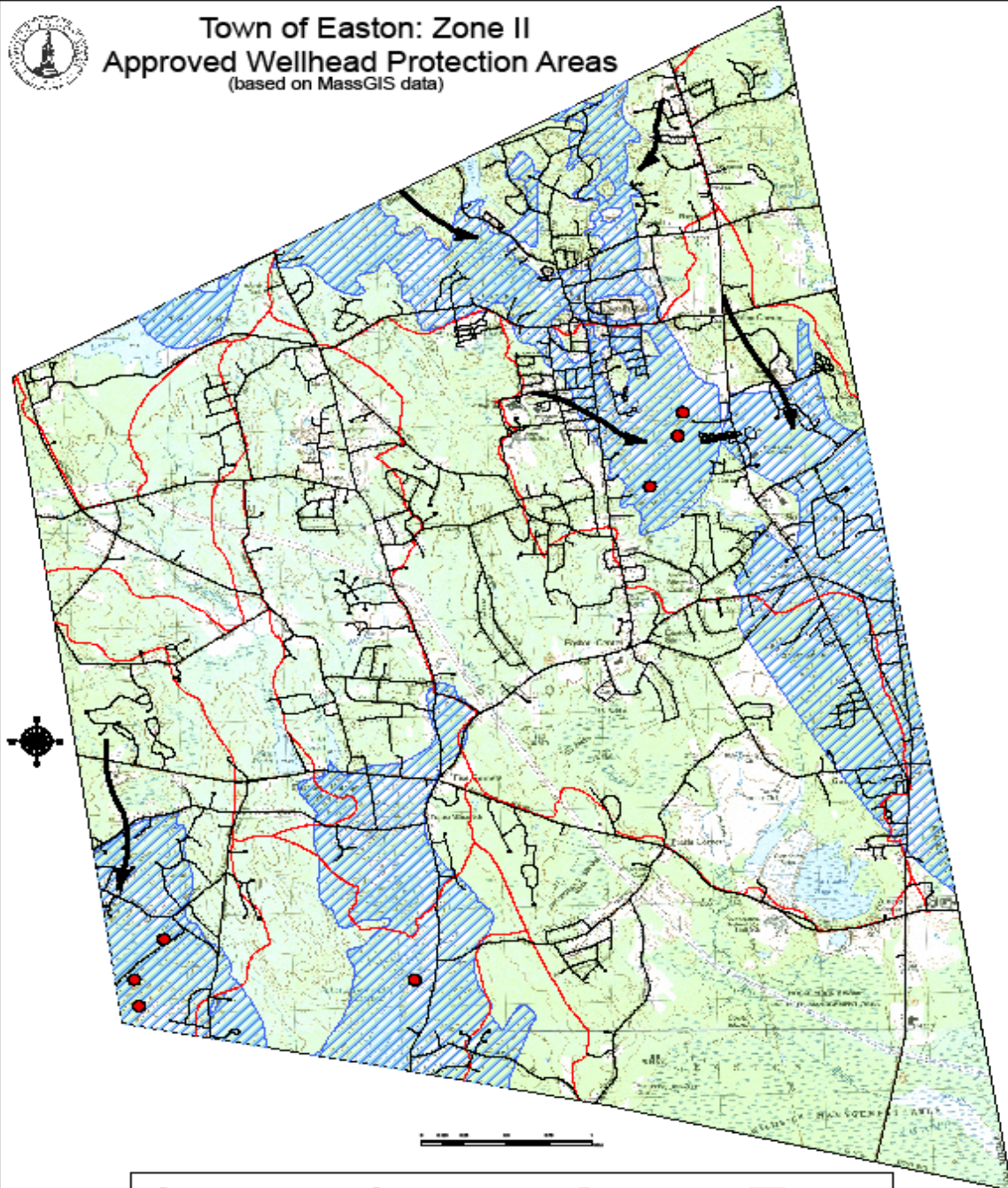
What is the Zone II?

- The DEP approved area which contributes water to a well under the most severe pumping and recharge conditions that can be realistically anticipated
- Severe pumping conditions are defined as 180 days of pumping at full capacity from a well, with 180 days of drought



Town of Easton: Zone II Approved Wellhead Protection Areas

(based on MassGIS data)



- Ground Water Flow Lines (EPA 1996)
- Easton Town Wells
- Roads
- Taurton Watershed Subbasins
- ZONE 2 (MassGIS)

This GIS map was created using various sources and is meant for reference and illustrative purposes. This map is not a substitute for more precise engineering and surveying processes.

Streets located in Zone II

Aspen Hollow Road

Adams Street

Bay Road

Belmont Street

Birch Road

Canton Street

Chester Ave

Christopher Drive

Columbus Avenue

Cranberry Lane

Cross Street

Dean Street

Day Street

Depot Street

Dongary Road

Easton Industrial Park

Elise Circle

Eliot Street

Elm Street

Flyaway Pond Drive

Foundry Street
Grant Road
Hayward Street
Hermosa Drive
Heidi Road
High Street
Highland Street
Hill Street
Janet Street
Lincoln Street
Live Oak Drive
Lothrop Street

Jenny Lind Street
Main Street
Maple Street
Mechanics Street
Nancy Road
North Main Street
Norton Ave
Old Stable Lane
Oliver Street
Old Foundry Ave
Parker Terrace
Pine Street

Pine Street

Pout Rock Road

Prospect Street

Red Mill Road

Reynolds Street

Riverside Terrace

Rollins Road

Royal Road

Seaver Street

Sharon Drive

Sheridon Street

Sierra Drive

South Street

Spooner Street

Sullivan Street

Susan Road

Wallace Drive

Wedgewood Drive

Westwood Road

Wilbur Street

Williams Street

Willow Road

- Currently, the Town of Easton is entirely on private septic systems, with the exception of several small wastewater treatment plants.
- These wastewater treatment plants are located at Roche Brothers Plaza, Oliver Ames High School, Lincoln Street Nursing Home, Friends Crossing, Easton Crossing, Easton Mobile Home Park, and Southeastern Regional Vocational Technical School

- According to Housing Authority minutes of November 6, 2007, the DEP has given the Easton Housing Authority 5 years to hook up to sewer or build a wastewater treatment plant
- Elise Circle is located in the Zone II, upstream from the well

- This project would include a new waste water treatment plant. The treatment plant would treat the wastewater to levels approaching drinking water quality
- The waste water treatment plant would be connected to existing buildings with septic systems already on site. These buildings include Queset on the Pond, and Stoneforge.

In addition, the waste water treatment plant would have the capacity to accommodate a portion of North Easton Village

- Currently, of the biggest threats to our wells are residential septic systems and the use of fertilizers on lawns in the Zone II
- Failing septic systems in the Zone II can contribute high levels of nitrogen, phosphorous and coliform bacteria to groundwater and surface water.
- We are currently working at the state level for wastewater treatment solutions in our community
- This project can help address that goal

Benefits of 40R

- **Easton will receive up to \$1.2 million in incentive payments from the state**
- **Town gains off-site improvements and other benefits through a negotiated development agreement with the builder, valued at approximately \$2 million**
- **Town controls review process**
- **Town controls design criteria through overlay zone**
- **Town controls residential unit mix and type of businesses**
- **Unwanted 40B projects can be rejected for up to two years**

If Easton Rejects 40R

- **Easton would remain at approximately 3.3% affordable housing without the prospect of achieving 10% for many years**
- **If under 10%, Easton has little control over the process, housing design, and location of 40B**
- **Easton would need 624 units of single family or town house construction to get the same number of qualifying units**
- **Development agreement does not occur.**
- **No financial incentive payment from the state**

The Choice Is Clear

- The site will be developed
- The choice is between development on this site with local control, or without local control.
- If we support the 40R proposal , it will be developed under strong local control
- This development makes sense for our community from a financial standpoint, an affordable housing standpoint, and a smart growth standpoint