

AIDYLBERG III
NARRATIVE AND PROJECT DESCRIPTION

MGL Chapter 40B Comprehensive Permit Application
Applicants: Island Elderly Housing, Inc. and Aidylberg III, Inc.
Property: Aidylberg, 38 Wing Road, Oak Bluffs
Assessing: Map 17, Parcel 105
Project: Aidylberg III

A. THE APPLICANTS AND BACKGROUND

The Applicants are Island Elderly Housing, Inc. and Aidylberg III, Inc., both of which are Massachusetts Chapter 180 non-profit corporations (“Applicants”). Island Elderly Housing, Inc. has previously developed ten (10) elderly rental units at the Aidylberg site adjacent to the Project locus; five (5) in Phase One and five (5) in Phase Two. This Application is for the third and final Phase of Aidylberg.

This Project is a municipally supported project. The Select Board voted to support this project under the Local Initiative Program (described below) and issued a support letter dated May 25, 2021; a copy is submitted herewith.

B. DEVELOPMENT TEAM

The development team has many years of experience in land development in Massachusetts, including affordable housing projects across the state.

Legal: Freeman Law Group LLC
Peter L. Freeman, Esq.

Civil: Schofield, Barbini & Hoehn, Inc.
Chris Alley, P.E.

Architect: Ignarri Lummis Architects
Jaclyn Moak

C. PROJECT ELIGIBILITY

The Applicant meets the eligibility requirements to apply for a comprehensive permit, as set forth under 760 CMR 56.04. The Applicant received a Project Eligibility Letter for the Project from the Massachusetts Department of Housing and Community Development (“DHCD”) under the Local Initiative Program (“LIP”) dated August 17, 2021. A copy of the Project Eligibility Letter is submitted herewith. The Project Eligibility Letter, under 760 CMR 54.04(1), is the required written determination of Project Eligibility by the Subsidizing Agency that the Applicant satisfies the following requirements:

i) Limited Dividend Organization

The Applicant and/or the ultimate ownership entity (an affiliate of the Applicant) will be a non-profit corporation or limited dividend organization as required under 760 CMR 56.04(1)(a).

ii) Project Funding

The Project is fundable by a Subsidizing Agency (DHCD) under a Low or Moderate Income Housing Program (LIP), as determined by DHCD in the Project Eligibility Letter.

iii) Site Control

The Applicant owns the site.

Therefore, pursuant to the Act and 760 CMR 56.04(1), the Applicant is an eligible applicant for a Comprehensive Permit.

In addition, the Town’s affordable housing inventory falls short of the Chapter 40B statutory minima of 10% of a municipality’s housing stock being comprised of low and moderate (“affordable”) income units. Oak Bluffs percentage is 5.5%, according to the DHCD December

20, 2021 Subsidized Housing Inventory (“SHI”). When a municipality does not satisfy the affordable housing minima, there is a presumption that there is a substantial regional housing need that outweighs Local Concerns - 760 CMR 56.07(3)(a).

D. PROPERTY AND PROJECT INFORMATION

The property at 38 Wing Road is presently vacant. A single-family house had been on the lot; it has been demolished after receiving a demolition permit from the Town of Oak Bluffs. It is located in a R-2 zoning district. Details of the Project are as follows:

A. Project Information

1. Type of Housing:	Total Number of Units
Rental	5
2. Affordable Units	5
3. Project Style:	Multifamily rental building

4. Ground Coverage of the site:

Buildings:	6,809 sq ft =	19%
Parking & Paved Areas:	14,964 sq ft =	41%
Open (grass) Area:	14,409 sq ft =	40%

5. Sustainable Development Design and Green Building Practices

In accordance with the Sustainable Development Principles adopted by Governor Patrick’s Administration in 2007, DHCD encourages housing development that is consistent with sustainable development design and green building practices.

A. How the Project follows Sustainable Development Principles?

From a utility standpoint, there will be low-flow water fixtures in all units and common areas. There will be no garbage disposals and no dishwashers in any of the unit kitchens or in the common area kitchenette. There will be one laundry room, with one washing machine and one dryer.

From an architectural standpoint, the design of the project will include a wraparound porch that will allow for congregate communal space that is open to the public and residents and allow the building to relate directly to the island vernacular; and the L-shaped layout will maximize the functionality of the site while fitting into the existing street structure.

B. “Green design” elements included in the Project (e.g., reduction of energy and water consumption, increasing durability and improving health).

Daylighting of building corridors will be used to reduce lighting needs/energy usage and increase occupant health from increased sun absorption. Occupancy sensors will be placed in all common areas to reduce lighting demand/energy usage. Operable windows in each unit will allow for passive cooling and airflow on appropriate days and increase the amount of fresh air in each unit.

B. Site Information

1. Total Acreage: .83 Total Buildable Acreage: 100%
2. Describe the current and prior uses of the subject site:

Prior use: a single family house that has been razed.
3. Current Zoning Classification:

Residential R-2 (minimum lot size 20,000 s.f.)
4. Does any portion of the site contain significant topographical features such as wetlands?

Yes No
5. Is the site located within a designated flood hazard area?

Yes No
6. Is the site within a Historic District? No

7. Indicate which utilities are available to the site:

Public Sewer	<input checked="" type="checkbox"/>	Private Septic	<input checked="" type="checkbox"/>	Public Streets	<input checked="" type="checkbox"/>
Public Water	<input checked="" type="checkbox"/>	Private Wells	<input type="checkbox"/>	Private Ways	<input type="checkbox"/>
Natural Gas		Electricity	<input checked="" type="checkbox"/>		

The Applicants have received a Disposal System Construction Permit from the Town of Oak Bluffs Board of Health; see copy submitted herewith.

8. Describe any known or suspected hazardous waste sites on or within a ½ mile radius of the project site.

There are no known or suspected sites to our knowledge.

E. REQUESTED RELIEF FROM LOCAL REQUIREMENTS AND BYLAWS

The Applicant requests that a Comprehensive Permit issue for the Property for the Project as shown on the Plans in lieu of any requirement that the Applicant apply to any individual local board, department or official separately, including any permission necessary to connect to municipal water system, and that all necessary waivers from Local Requirements and Bylaws be granted accordingly. A specific Waiver Request list is included with this Application.

Please note that the Applicant will comply with all technical local requirements related to connecting to the municipal water system, except as specifically requested. The Applicant requests waivers for the Project from otherwise applicable local building permit and water department fees for all of the units (they are all affordable units). The Applicant reserves the right to amend the Requested Waivers during the public hearing process.

Please note that, as expressly provided for under 760 CMR 56.05(7), the Applicant seeks waivers only from the “as-of-right” zoning requirements set forth in the Town’s Zoning By-law (“ZBL”). No waivers are needed (or sought) from any special permit requirement set forth under the ZB: 760 CMR §56.05(7) expressly provides that: “Zoning waivers are required solely from