



DISPOSITION OF MELONE PROPERTY

Glossary of Terms & Acronyms

Area Median Income (AMI)

AMI is a number, released every year by the Federal Department of Housing and Development, that represents the combined income of an average household in a region.

Development Agreement

A development agreement is a contract between a Town and a Developer regarding a real estate development. The agreement details the obligations of both parties as well as the parameters of the development.

Eminent Domain

The right of the local, state or federal government to take private property for public use with payment of compensation.

Housing Appeals Committee (HAC)

The venue for comprehensive permit appeals hearings under Massachusetts General Law Chapter 40B.

Local Initiative Program (LIP)

A LIP is very similar to a 40B Housing development, but is a “friendly 40” where the Town has more control over elements of the development. The developer works cooperatively with town boards to minimize density, improve setbacks, or blend architectural aesthetics with the neighborhood. The Town is in charge of future monitoring of the units to make certain they remain affordable.

Massachusetts General Law Chapter 30B

The procurement laws for a municipality, which also dictate how a town should dispose of property that they no longer need.

Massachusetts General Law 40B

Massachusetts General Law Chapter 40B is a state law pertaining to local and regional affordable housing development. The reference to "40B" in affordable housing is regarding proposed residential development in communities that have not achieved 10% of overall housing stock. Each community in Massachusetts is required to have a minimum 10% of its housing inventory be considered affordable. If a community has not achieved 10% affordable threshold, it is subject to a Zoning Board of Appeals review process known as a Comprehensive Permit allowing exceptions from zoning for dimensional, density, and parking requirements for any new affordable housing development proposed to the Town.

Massachusetts General Law Chapter 40R

Chapter 40R of the Massachusetts General Laws encourages cities and towns to establish new overlay zoning districts to promote housing production and, more generally, smart growth development. Under Chapter 40R, communities that adopt special zoning districts allowing as-of-right higher density residential development are provided with financial incentives. Before adopting a smart growth zoning district, communities must apply to DHCD for district approval. The Department must determine if the proposed location is an eligible site and must also approve the proposed zoning regulations and design standards. Once an application has been approved by the Department, a community then adopts the zoning regulations for the overlay district.



TOWN OF SUDBURY

Master Development Plan

The site design for the Quarry North development, which needs to be approved by Town Meeting.

Melone

The Melone property is a 46.6-acre parcel located on Route 117, North Road, 16.4 acres of which are located in the Town of Concord. Of the 46.6 acres, the Town is proposing to sell 36.7 acres, and will retain 9.9 acres of conservation land. The Town acquired this property in 1990 through eminent domain and operated a gravel operation on the parcel throughout the 1990s. Estimates from the Department of Public Works indicate that nearly all the gravel has been removed from the parcel.

Mitigation

Funds and other concessions provided to the Town in order to lessen the impacts of new construction and housing. Potential areas include schools, traffic, safety and infrastructure.

Overlay zoning

An overlay zone is a zoning district which is applied over one or more previously established zoning districts, establishing additional, different or stricter standards and criteria for covered properties in addition to those of the underlying zoning district.

Per capita

For each person or for each individual.

Quarry North

A 274-unit housing development proposed at the Melone site on North Road. This development was put forward by the same developer that has proposed the Village at Sudbury Station. 101 of the units are proposed to be built under Massachusetts General Law 40R or 40B. The remaining 173 units are market rate units with 80 slated to be senior age-restricted.

Quarry North LLC

The Development Team that has proposed both Sudbury Station and Quarry North.

Subsidized Housing Inventory (SHI)

The Subsidized Housing Inventory is used by the state to measure a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

Village at Sudbury Station

A 40B housing development proposed for a 39.87-acre parcel of land off Concord Road behind Mount Pleasant Cemetery. The proposal is for the construction of 250 rental units, a clubhouse and associated infrastructure. Access is proposed at 30 Hudson Road. The secondary access is from Concord Road at Peter's Way, the driveway entrance to the cemetery near the intersection with Candy Hill Road. The development will contain 187 units of market rate housing, and 63 units of housing affordable to households making 80% of the area median income. The Zoning Board of Appeals awarded a comprehensive permit to the Development for 30 units. The Developer appealed this award to the Housing Appeals Committee (HAC) at the state level. The Town is defending that appeal.

Town Forum – November 27, 2018

Presentation and Q&A regarding the proposed development at Melone.

Special Town Meeting – December 11, 2018

Town Meeting to vote on whether or not to approve zoning changes and the Quarry North Master Plan, Dispose of the Melone property, Repurpose the Melone Stabilization Fund and Acquire Town Center Land.