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Erin V. Joyce**

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PLANNING BOARD

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TO: Planning Board

FROM: Melissa M. SantucciRozzi, Director

DATE: October 4, 2024

RE: Staff Report #2 – TCO 24-034

Mixed Used Planned Development District (MUPUD)

Section 135-612 - Zoning Map and Zoning Ordinance Text Amendment Creation of a PUD District

LOCATION: Portion of 250 Granite Street 2089/22

35 Lakeside Drive 2039/17

131 Lakeside Drive 20039/6

Assessors' Parcel 2039-0-56

Street Layouts of Bonnieview Road, Silver Road & Portions of Lakeside Drive

APPLICANT: Braintree Property Associates, Limited Partnership; SSP 131 Lakeside, LLC; SSP 135 Lakeside, LLC, Applicant

FILING INFORMATION

On June 27, 2024, the Planning Board was transmitted a copy of a Petition for Creation of a Planned Unit Development (PUD) Zoning Overlay District (Zoning Map and Text Amendments) filed with the Town Council on June 21, 2024 and is referenced as Council Order #24-034. The Planning Board fulfilled all the public noticing requirements pursuant to Chapter 40A Sections 5 and 11 and a public hearing will be held on Tuesday – August 13, 2024 at 7:15 P.M.

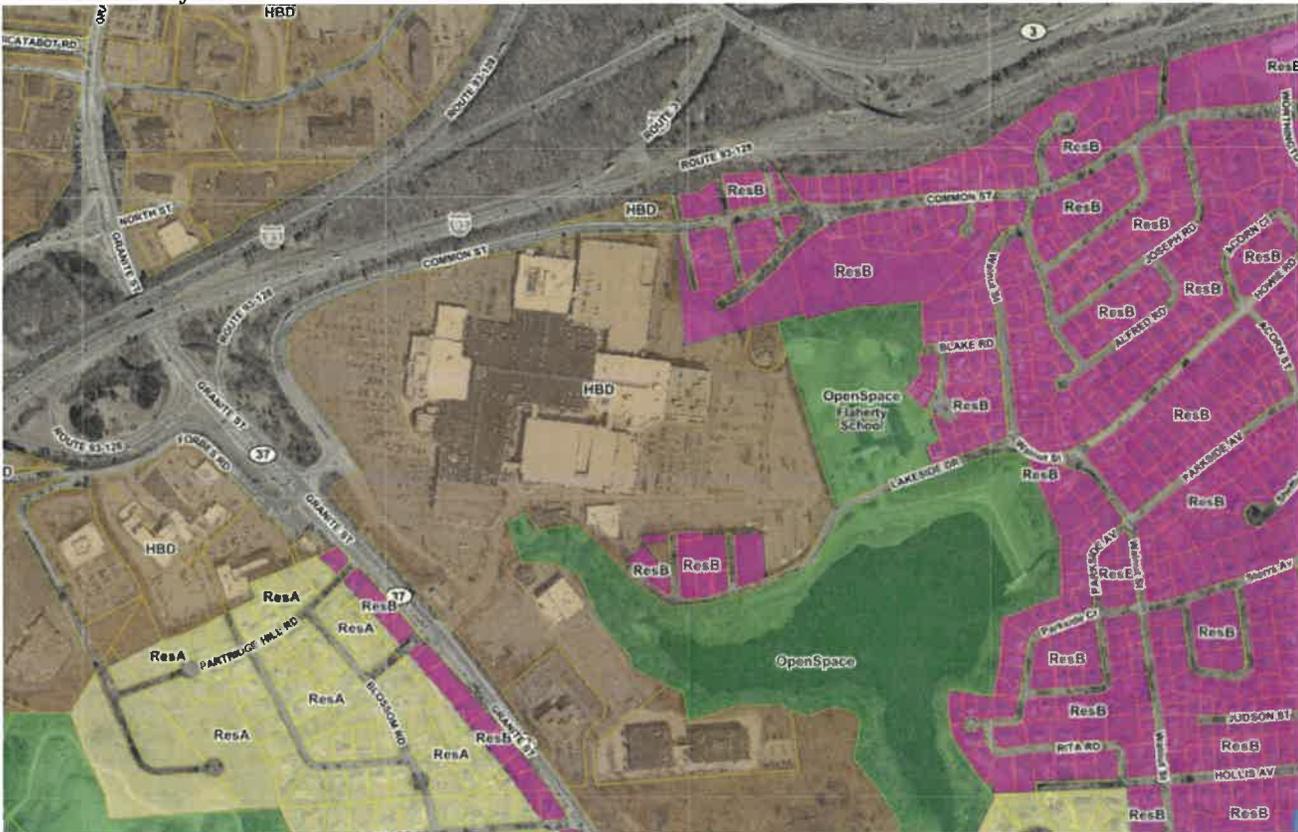
PROPOSAL/REQUEST

Pursuant to Section 135-612 the Property Owners are seeking permission from the Town Council, which requires a recommendation from the Planning Board, to create a PUD District on a land area of 10.32 Acres as detailed in the Legal Description. The current Zoning is Residence B and Highway Business. The proposed Planned Unit Development will be referenced as the Mixed Used Planned Unit Development MUPUD. The MUPUD as proposed will consist of Residential and Business/Commercial as the two (2) primary uses. The Residential use consists of 325 Multi-Family Dwelling Units and a second building with 16,000 Sq. Ft. of Commercial/Retail space.

DESCRIPTION OF THE LANDS REQUESTED TO BE INCLUDED IN THE MUPUD

1. Portion of 250 Granite Street on Assessors' Parcel 2089-0-22 (Main Mall Lot)
Parking Area to the East of the Former 99 Restaurant and North of the Reservoir
2. 135 Lakeside Drive on Assessors' Parcel 2039-0-7
3. 131 Lakeside Drive on Assessors' Parcel, 2039-0-6,
4. Silver Road on Assessors' Parcel 2039-0-56
5. RIGHT OF WAY/STREET layouts for the private portions of;
 - a. Lakeside Drive
 - b. Silver Road
 - c. Bonnieview Road

In general the area is best described as the underutilized parking lot, the wooded area and two dwellings located between the South Shore Plaza Parking Lot and Lakeside Drive. All of the lands sought to be part of the MUPUD are located beyond the Public Portion of Lakeside Drive.



TOWN OF BRAINTREE GIS ZONING LAYER

PURPLE = Residence B

TAN/BROWN = Highway Business

GREEN = Open Space

PLANNING ANALYSIS - BASED ON SECTION 135-612

§135-612. Planned unit development regulations applying to Planned Unit Development (PUD) Districts. [Amended 5-1991 ATM by Art. 36]

A. Purpose. The intent of the Planned Unit Development (PUD) Districts is to provide a greater degree of flexibility for the development of large tracts of land which provide residential, commercial, and business activities on the same parcel of land in a planned, controlled environment. A PUD proposal may contain both individual building sites and common property which are developed as an integrated mixed land use unit. The purposes of the PUD bylaw are to:

(1) Allow for greater variety and flexibility in the development of housing types.

Staff Comment: *The MUPUD provides for multi-family housing, a use that is currently allowed in the Highway Business Zoning District by Special Permit at a much lower density. (See 135-705 Density 5,000 Sq. Ft. per studio and 1-bedroom, 6,000 Sq. Ft. per 2-Bedroom and 7,000 Sq. Ft. per 3-Bedroom). A portion of the land is Residence B, which is not a zoning district that is compatible with Highway Business aside from some of the Special Permit uses. The Town has demonstrated flexibility regarding the development of multi-family housing on a case by case basis in the past.*

Staff Comment #2: NO NEW COMMENT

(2) Make housing units available to moderate-income residents who might otherwise have difficulty finding homes within the Town.

Staff Comment: *The MUPUD provides 10% of the Multi-Family Units available to households earning at or below 80% of the AMI. The commitment in the PUD Zoning will aid the Town in reaching and maintaining our minimum subsidizing housing percentages. The PUD would allow an affordability level to be set at 10% of the total unit count. This percent is consistent with potential future Inclusionary Zoning Amendment submissions and also the recent MBTA 40A Section 3A Guidelines. The goal is to increase the affordable housing stock, not to financially burden the project to a point of infeasibility.*

Staff Comment #2: The Text of the MUPUD has been amended to include all the language required to ensure the Affordable Units are provided per EOHLC Requirements and Regulations.

(3) Promote the permanent preservation of open space.

Staff Comment: *The MUPUD Table 2 Dimensional and Density Requirements lists the minimum Open Space percentage at 30%. The majority of the 10.32 acres, underlying Highway Business Zoning District requires less open space with only 25% required to meet the Zoning Requirement. The concept plans show closer to 40%. Given the Riverfront requirements, and the plan revisions that will occur during the Special Permit process, the Planning Board and Conservation Commission may require a conservation restriction on portions of the Open Space provided which will undoubtedly promote the permanent preservation of open space.*

Staff Comment #2: The Planning Staff continues to discuss the open areas and additional ways to use landscaping, the multi-use path and green areas to promote and ensure the most inclusive manner these items can be used in the site design.

(4) Facilitate the construction and maintenance of streets, utilities and public services in a more economical and efficient manner.

Staff Comment: *The MUPUD concept as proposed does not include new driveways or streets, aside from a small drop off/pick up area and private garage entry. The adequacy of town infrastructure and utilities to support this concept as proposed has not been determined to date. The Applicant has expressed a willingness to undertake and/or fund any required study, analysis and upgrades required to the Town's infrastructure, to support this development program.*

Staff Comment #2: NO NEW COMMENT

- (5) Promote retail and service uses closely related to the residential sections of the PUD in a manner which blends all land uses into an aesthetically complementary whole.

Staff Comment: *The MUPUD is proposed on a separate 10.32 Acre site that will be carved out of the 120+/- Acres that is the SSP. Carving out this site for the MUPUD provides an opportunity for the SSP to partner with a Residential Developer, who's expertise is the construction and operation of multi-family complexes. The MUPUD allows for similar uses that exist at the SSP. The MUPUD is the first step and could be viewed as a catalyst in transforming the property while still maintaining the current asset until such time that the Market allows for further transformation. This part of the PUD purpose is clearly met.*

Staff Comment #2: NO NEW COMMENT

B. Authority to grant permits. The Planning Board as special permit granting authority (SPGA) may grant a special permit for the construction of a PUD in a PUD Zoning District. A special permit granted under this section shall conform to MGL c. 40A, § 9, to § 135-502 of the Braintree Zoning Bylaw, and to any rules and regulations which the SPGA shall from time to time adopt for the purpose of carrying out its requirements under this section.

Staff Comment: *This Section is applicable when and if a PUD is Approved by the Council. If Approved and the property owner or an Applicant that wishes to exercise the concept plan and PUD Zoning, a Special Permit is required from the Planning Board.*

C. Minimum standards. To implement the intent of the PUD provision, the following criteria shall be met:

- a. The site under review shall be located in a PUD zoning overlay district as approved by Town Meeting.

Staff Comment: *Please note that the Town Council replaces Town Meeting in this Sub-Section.*

Staff Comment #2: NO NEW COMMENT

- b. The proposed project areas shall encompass a contiguous minimum land area of three acres.

Staff Comment: *The RDPUD encompasses 10.32 acres of contiguous land area.*

Staff Comment #2: NO NEW COMMENT

- c. The concept plans for the property must be submitted to Town Meeting for approval prior to submission to the SPGA.

Staff Comment: *The Concept Plans were submitted with a full text amendment on June 21, 2024, to the Town Council.*

Staff Comment #2: *The MUPUD text has been amended. Please see attached a redlined and clean version. The modification to the text were formatting and modifying text to be consistent with other language in the BZO and to include more information for clarity. The Section is renamed to 135-617 to follow our current pattern of similar amendments. The Sections that were to be excluded from applying to the MUPUD has been revised, the use and parking tables have been formatted and expanded on for clarity to include some additional uses that would thrive in a mixed- use setting. All the required affordable housing language is now included and the definitions have been expanded.*

- d. In no case shall there be less than 25% of the total land area in open space and greater than 25% lot coverage. The SPGA shall have the right, based on the individual project, to increase the above minimum standards.

Staff Comment: *This Section of the ordinance lacks logic and clearly contains an error. Lot Coverage and Open Space when added together should total 100%. The figures above total 50%, so what happens with the rest of the land in the PUD? . Regardless, the SPGA as noted above and in Sections below have the ability to set*

and vary from the percentages above as part of the development permitting. The text amendment as presented provided for 30% Open Space.

Staff Comment #2: NO NEW COMMENT

- e. Retail/service activities shall be planned and constructed in a manner architecturally similar and complementary to the residential units within the proposed development.

Staff Comment: Retail and services are both proposed as part of the USES within the MUPUD.

Staff Comment #2: NO NEW COMMENT

- f. The site under review shall be in single or consolidated ownership at the time of application.

Staff Comment: The land within the PUD is currently owned by 3 different entities. See PUD Application, Braintree Property Associates, Limited Partnership; SSP 131 Lakeside, LLC; SSP 135 Lakeside, LLC are listed as the owners. These ownership entities are all under CAO. When Applications are filed pursuant to the PUD Zoning the development site in question shall be under a single ownership entity.

Staff Comment #2: NO NEW COMMENT

- g. The PUD shall contain at a minimum two of the following uses: residential, open space, business, or commercial.

Staff Comment: The proposed MUPUD complies with this requirement and contains the minimum two (2) uses: residential and business space.

Staff Comment #2: NO NEW COMMENT

- h. The PUD shall have a minimum frontage of 100 feet.

Staff Comment: The MUPUD as proposed meets the minimum frontage requirements along Lakeside Drive, noting that no access to any portion of the MUPUD will be off of Lakeside Drive. As proposed the Public Open Space will likely have pedestrian and bicycle access off the shared multi-use path, from Lakeside Drive or internal to the SSP. Subject to the Special Permit process Lakeside Drive may serve as a secondary means of access for life and fire safety vehicles and apparatus.

Staff Comment #2: NO NEW COMMENT

D Submission process.

Staff Comment: Section 135-612(D) spells out the submission requirements to exercise a PUD that has been Approved by the Town Council.

Preapplication conference. Prior to the submission of an application for a special permit under this section, the applicant shall confer with the SPGA to obtain information and guidance on the preparation of plans, surveys and other data.

(1) Application process:

- (a) The applicant for a PUD shall submit an application for a special permit as required in § 135-502 of the Braintree Zoning Bylaw. Said application shall be acted upon in accordance with the provisions set forth in

§ 135-502 of the Braintree Zoning Bylaw.

(2) Information required. An application for a PUD shall include a plan or plans which meet the following specifications and provide the following data:

- (a) All plans shall be drawn at a scale of one inch equals 40 feet by a professional engineer, registered architect or registered landscape architect.
- (b) The boundary plan shall be stamped by the registered land surveyor who shall certify the accuracy of the location of the buildings, setbacks and all other required dimensions, elevations and measurements.
- (c) PUD district boundaries, North arrow, date, scale, legend and project title, the name or names of applicants and engineer or designer.
- (d) Names of all abutters, abutting land uses, and the approximate location and width of all adjacent streets.
- (e) The location and extent of all proposed land uses including open space, the number and types of residential units, the density for each housing type, and overall project density.
- (f) All interior streets, roads, easements and their planned public or private ownership, as well as all points of access and egress from existing public rights-of-way.
- (g) Description of the manner in which any areas that are not publicly owned are to be maintained, including open space, streets, lighting and others according to the proposal.
- (h) The location of existing or proposed buildings on the lot which shall include the total square footage and dimensions of all buildings (including height), all building elevations and floor plans, and perspective renderings, which depict the materials and colors to be used.
- (i) The location of the natural features of the site, including wetlands, floodplains, slopes over 10%, soil conditions and other features requested by the SPGA or required by the regulations of the SPGA.
- (j) The overall water and sanitary sewer system with proposed points of attachment to existing systems. The proposed stormwater drainage systems and their relation to the existing systems.
- (k) The boundary lines of existing and proposed lots with areas and dimensions. The distance of existing and proposed buildings from the lot lines and the distance between buildings on the same lot.
- (l) Existing and proposed topographical lines at two-foot intervals.
- (m) The location and number of parking spaces, loading spaces, and handicapped spaces.
- (n) A landscape plan which shall include the total square feet of all landscape and recreation areas, and a depiction of materials to be used, including the quantity, size and species of all plantings.

- (o) A description of the neighborhood in which the tract lies, including utilities and other public facilities and the general impact of the proposed PUD upon them.
- (p) Deed or other recorded instrument that shows the applicant to be the owner of the land to be designated as a PUD or proof that the applicant has the site under a purchase and sales agreement.
- (q) If the development is to be phased, a description and graphic representation of the phasing of the entire proposal in terms of length of time, type and manner of units or activities completed per phase.
- (r) Evidence as required by the reviewing boards of the applicant's ability to complete the proposed PUD.
- (s) A written statement by the applicant setting forth the reason why, in his opinion, the proposal would be in the public interest and would be consistent with the Town goals and objectives.
- (t) A description of any covenants, grants of easement, or other restrictions proposed to be imposed upon the use of the land, buildings or structures, including proposed easements for public utilities.
- (u) A traffic report as required under Braintree Zoning Bylaw Article XIV.
- (v) The applicant shall provide graphic and/or narrative descriptions of the differences, if any, that would occur if the site were not to be developed with a special permit under this chapter.

E. Density and dimensional requirements.

- (1) A PUD shall meet the lot size, the open space, lot coverage and frontage requirements as set forth in 135-611C of the Braintree Zoning Bylaw.

Staff Comment: *The Concept Plans include the following Table: The requirement for the concept plans allows the Community to better understanding of what will be developed on the site and how it will compare to the density and dimensional requirements, approved within the PUD Text.*

ZONING SUMMARY CHART FOR PUD DEVELOPMENT	
ZONING DISTRICT: PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT (UNDERLYING ZONING DISTRICTS: RESIDENCE B & HIGHWAY BUSINESS) THE PUD DEVELOPMENT PROGRAM SHALL CONTAIN AT A MINIMUM TWO (2) OF THE FOLLOWING USES: RESIDENTIAL, OPEN SPACE, BUSINESS, OR COMMERCIAL	
DIMENSIONAL REQUIREMENTS	PROVIDED
LOT AREA	10.3 ACRES (449,900 S.F.) ⁽¹⁾
FRONTAGE (FEET)	494 FT -LAKESIDE DRIVE ⁽¹⁾
LOT DEPTH	N/A
LOT WIDTH (FEET)	264 FT
OPEN SPACE	39.7% ⁽¹⁾
BUILDING HEIGHT (STORIES) ⁽²⁾	4 STORIES
BUILDING COVERAGE	32.3%
LOT COVERAGE	60.3%

- 1. * COMPLIES WITH PUD REQUIREMENTS AS OUTLINED IN SEC 135-612(C)
- 2. ** PER SECTION 135-612(E)(2) OTHER DIMENSIONAL AND DENSITY REQUIREMENTS, INCLUDING BUT NOT LIMITED TO RESIDENTIAL DENSITY, YARD AND HEIGHT REQUIREMENTS, PARKING AND LOADING DOCK REQUIREMENTS SHALL BE DETERMINED BY THE SPGA.
- 3. N/A = NOT APPLICABLE

Staff Comment: *The Text of the PUD includes the Following Table:*

Sec. 135-612.1 (E). Dimensional and Density requirements for Development in the MUPUD District.

Allowed dimensional and density requirements for development in the MUPUD District are set forth in Table 2: Table of Dimensional and Density Requirements.

Table 2 - Table of Dimensional and Density Requirements in the MUPUD District

Criteria	Required
Lot Area	Three (3) acres of land minimum
Lot Width	150 feet minimum
Lot Frontage	100 feet minimum
Lot Depth	150 feet minimum
Height	Four (4) stories maximum
Building Coverage	Fifty (50) percent maximum
Lot Coverage	Sixty- Five (65) percent maximum
Open Space	Thirty (30) percent minimum
Front, Rear and Side Setback	10 Ft. minimum

Table of Dimensional and Density Requirements (Table 2) shall control concerning development in the MUPUD District. Final dimensional and density requirements, including but not limited to setbacks, residential density, yard and height requirements, and parking and loading dock requirements, shall be determined by the SPGA.

Notes:

- 1. The Braintree Planning Board (SPGA) can determine reasonable setbacks based upon, without limitation, whether the common boundary line is within the regional shopping center (i.e. internal) or with a different property owner.
- 2. Nothing contained herein shall prevent the projection into any determined setback of balconies, steps, stoops, eaves, cornices, belt courses, windowsills, parapets, screening of mechanicals, elevator penthouse(s) or like projections.
- 3. No setbacks are required for monument or blade signage, but said signage shall be wholly contained within the property limits.

Staff Comment: *The BZO PUD allows the Applicant to propose the dimensional and density criteria of the MUPUD in the same manner as an overlay or base zoning district allows for. The BZO PUD Section goes further and allows for the SPGA (See Section Directly Below) and in Section 135-612(c)4 to vary the open space and lot coverage and shall have the right, based on the individual project, to increase the above minimum standards. It gives full authority to the SPGA to determine and set residential density, yard and height requirements, and parking and loading dock requirements. Regardless, the Planning Staff would recommend all density and dimensional criteria be included (As in the Application) in the actual PUD text and include a Special Permit for varying from the criteria similar to the BWLD Zoning District.*

Staff Comment #2: *The Dimensional Table has been updated to address the comments above and below. Further notes have been added for clarity.*

In regards to Table 2 above the Planning Staff would note that the open space and lot coverage values must equal 100%. And suggest that the Open Space be 35% and the Lot Coverage be 65%.

Other dimensional and density requirements, including but not limited to residential density, yard and height requirements, and parking and loading dock requirements, shall be determined by the SPGA. In no case shall there be less than 25% of the total land area in open space and greater than 25% lot coverage. In determining other dimensional and density requirements, the SPGA shall consider the following factors:

(a) Character of development in the abutting neighborhoods.

Staff Comment: *The MUPUD as proposed utilizing 10.32 acres of land mostly associated with the South Shore Plaza property (Parking and Woods), a private portion of Lakeside Drive and two (2) single family dwellings. The character of this area of the SSP is significantly lacking with very little appeal of any type. The parking area is surplus and very rarely used by patrons. The dwellings are secluded and not in an appealing sense and this area has become attractive to homeless people setting up camps as well. The abutting neighborhood to the south is a Highway Business area, by zoning and uses consisting of the South Shore Plaza and abutting office buildings (#300 and #350). To the South we have the DCR land (Former Quincy Reservoir) which is zoned and considered an open space use. This area is for non-formalized passive recreation and is fenced in some areas. The neighborhood to the East begins with an educational use (Flaherty School) and a Residence B Neighborhood, with the Route 93 Highway to the North.*

The character of the surrounding area varies depending on the direction and approach. It is a known planning tool that you often buffer small scale residential uses and business /commercial uses with multi-family residential as it is the same use but starts to change the mass and intensity as you get closer to the business /commercial uses. The goals achieved by introducing a Multi-Family Residential use is to begin to transform the property, eliminate surplus urban heat islands, soften the visual appeal with thoughtful modern buildings. The concept plan as presented demonstrates that substantial grading and landscape buffers have been thoughtfully placed, improved upon, planned, positioned, designed and integrated as part of the MUPUD to soften and adequately protect the transition from the smaller scale educational and single-family character of the abutting neighborhood to the East.

Staff Comment #2: NO NEW COMMENT

(b) Individual characteristics of the project and the site.

Staff Comment: *The MUPUD as proposed is the first step at the SSP that will trend the property into more of a full lifestyle and mixed-use district. A majority of the SSP property isn't positioned for multi-family residential as it is integrated into the main mall structure and either leased or not owned by Simon Properties. The current SSP lacks so many attributes that consumers, customers and planning professionals look for these days. The opportunity for this PUD to assist in repositioning, landscape, hardscape, diversification of uses and a more modernized layout of structures is vital to the property. The opportunity here is huge and while the visioning and planning isn't at the level desired by the Planning Staff, the SSP over the last 6 months has provided examples of similar segregated development efforts that would not part of a major redevelopment that set future improvements, investment and redevelopment in motion.*

Staff Comment #2: NO NEW COMMENT

(c) Degree of open space proposed and the quality of the open space.

Staff Comment: *As noted above in the report the MUPUD proposes a minimum Open Space percentage of 30% and the concept plans depict almost 40%. This translates into an elevated amount of open space given the Highway Business District only requires 25%.*

Staff Comment #2: The Open Space requirement has been set at 30%, due to the schematic design level. This allows for additional flexibility in design while still exceeding the current zoning requirement.

(d) The percentage of lot coverage.

Staff Comments: *The percentage of lot coverage is proposed at 65% in the dimensional table, as proposed the 65% is 10% less than the 75% permitted in the underlying zoning district. This is notable and sustainable, given Open Space is no longer a use.*

Staff Comment #2: The Open Space requirement has been set at 30%

(e) The public amenities to be provided.

Staff Comments: *The public amenities are unclear at this time. The Planning Staff recommends that some of the Open Space area be accessible by the public and under an easement or restriction. The improved pedestrian and bike path from the internal mall drive to the rear of the business area in the PUD as shown on the concept plan shall be provided.*

Staff Comment #2: The Planning Staff continues to work with the Applicant on ideas for the Lakeside Frontage and how to eliminate any visuals of a roadway. Some of the public portion should be discontinued and the Town, SSP and ZOM should work with DCR to explore open space opportunities at their resource. The landscape berm and a multi-use path (Bike/Ped) should be incorporated into all future plans. The opportunity for life and fire safety access could be combined with an open space area.

(f) The amount of affordable housing to be provided.

Staff Comments: *The MUPUD proposes 325 Multi-Family Dwelling Units. The text of the MUPUD references that 10% of the units will be restricted to incomes earning at or below 80% of the AMI. This percent is consistent with potential future Inclusionary Zoning Amendment submissions and also the recent MBTA 40A Section 3A Guidelines. The goal is to increase the affordable housing stock, not to financially burden the project to a point of infeasibility.*

Staff Comment #2: The Text of the MUPUD has been amended to include all the language required to ensure the Affordable Units are provided per EOHLIC Requirements and Regulations.

F. Factors to be considered by the SPGA. The SPGA review of a PUD application shall include, but is not limited to, the following considerations:

Staff Comment: Section 135-612(F) spells out the submission requirements to exercise a PUD that has been Approved by the Town Council.

- (1) Relationship of the PUD to the abutting neighborhoods to insure the PUD is in harmony with and does not derogate from the neighborhoods.
- (2) Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, channelization structures, and traffic control.
- (3) Adequacy and arrangement of pedestrian traffic access and circulation, including separation of pedestrian from vehicular traffic, walkway structures, control of intersections with vehicular traffic and pedestrian convenience.
- (4) Location, arrangement, size and design of buildings, lighting and signs.
- (5) Location, arrangement, appearance, and sufficiency of off-street parking and loading.
- (6) Adequacy, type, and arrangement of trees, shrubs and other landscaping constituting visual and/or noise-detering buffer between adjacent land uses and adjacent land.
- (7) In the case of multiple-family dwellings, the adequacy of usable open space for playgrounds and informal recreation.
- (8) Adequacy of structures, roadways, and landscaping in areas with moderate to high susceptibility to flooding and ponding and/or erosion.
- (9) Protection of adjacent properties against noise, glare, unsightliness, or other objectionable features.
- (10) The presence of fair housing policies and a marketing plan to promote fair housing.

In a PUD overlay district, all the zoning requirements of the underlying zoning districts shall apply unless and until a special permit for a PUD has been issued by the SPGA.

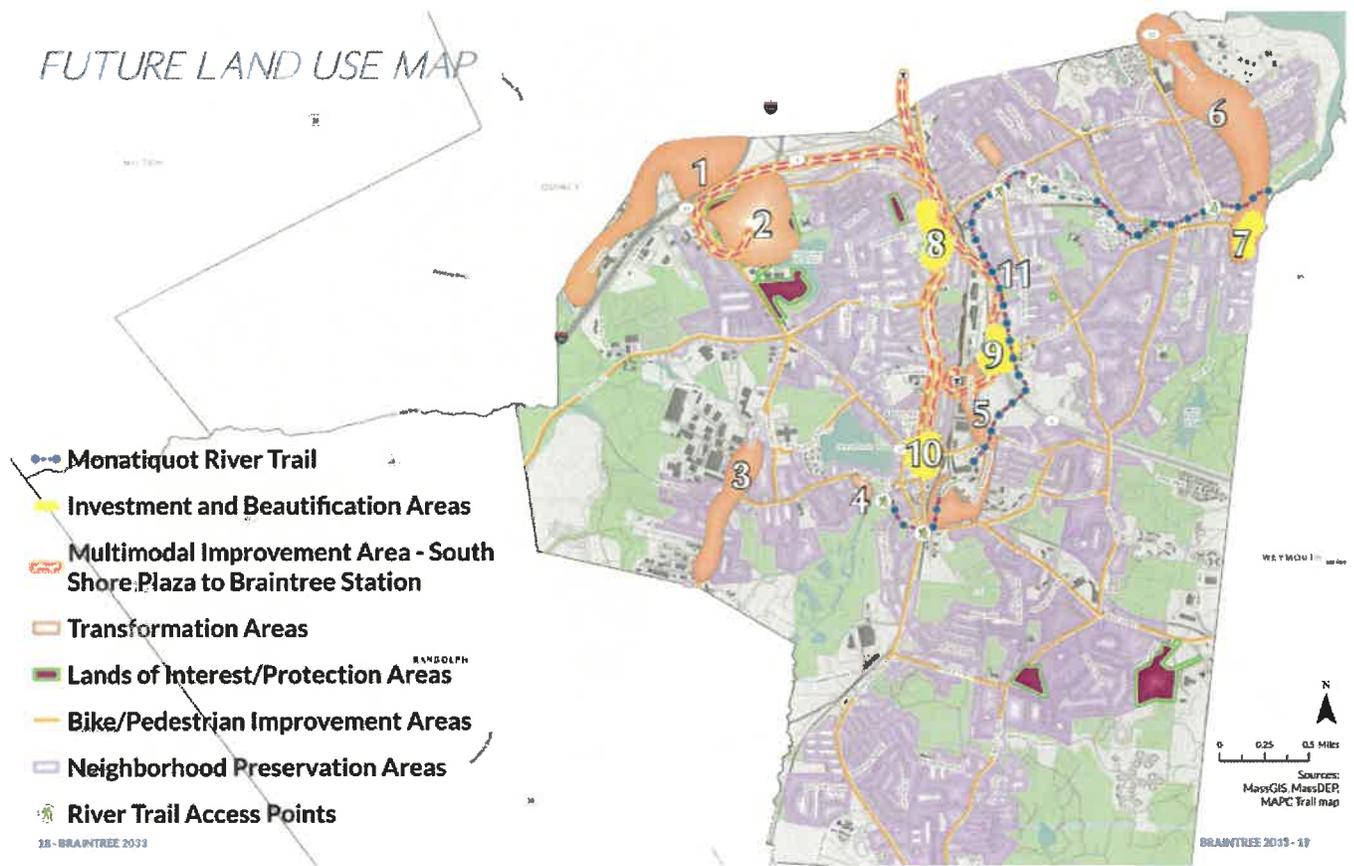
Staff Comment: No Comment Needed.

Planning Staff Comments

The Planning Staff is very familiar with the SSP, the property and surrounding area. This property and the SSP in its entirety are viewed as a prime opportunity for planning and visioning. Given the history of the property the SSP has been encouraged to do just that. The Braintree Master Plan Adopted in December 2023 highlighted the SSP as a Transition Area. The SSP needs to take steps in redevelopment in the trends we see all over the country in retail and service areas. Opportunities for improvement and diversification of uses, building form, façade's, hardscape, architecture, landscape, circulation, massing, parking and open spaces all exist at this location.

Several retail centers in Massachusetts contain Residential Uses as presented in this MUPUD. All of the examples that residents voice as desirable (Hanover Crossing, Westwood Station and Legacy Place) all have multi-family residential uses as part of the development program.

The MUPUD as proposed aids in satisfying the following Master Plan Strategies:



TRANSFORMATION AREAS

- 1 Wood Road offers the opportunity to promote more commercial uses and mixed-use developments. This area has the potential to become a vibrant area that attracts visitors.
- 2 South Shore Plaza is one of the Town's key economic assets and represents opportunities for redevelopment.
- 3 Granite/Pond Street Corridor presents redevelopment and public investment opportunities to promote economic vibrancy, walkability, traffic safety, and aesthetic enhancements.
- 4 90 Pond Street offers the opportunity for mixed-use development that incorporates commercial and residential uses.
- 5 Ivory Street Corridor also offers great opportunities to increase redevelopment and the Town's tax base.
- 6 Quincy Avenue provides opportunities for contextual infill and redevelopment for commercial, office, and mixed-use, coupled with streetscape and walking and biking safety improvements.

Core Theme 1

A SUSTAINABLE COMMUNITY WITH STRONG CONNECTIONS

Goal 1 - Open Space, Natural Resources, and Neighborhood Preservation: Protect, restore, and enhance water resources, natural landscapes, biodiversity, and wildlife habitat. Preserve and protect residential neighborhoods. Work to conserve 30 percent of the Town's total land area as permanently protected open space

Strategy 1B: Explore opportunities to preserve open space and invest in pedestrian infrastructure.

Core Theme 2

STRATEGIC ECONOMIC DEVELOPMENT AND VIBRANT LOCAL BUSINESSES

Theme Vision In 2033, Braintree's commercial squares and business areas will be vibrant. The Town has pursued strategic economic development that is respectful of surrounding land uses, promotes local business, repurposes developed sites that are blighted or underutilized, supports vibrant commercial squares, protects existing neighborhoods, and revitalizes business areas.

Goal 2 - Planning for Economic Development & Repurposing Properties: Develop strategic community-supported economic growth plans for any area of the Town that is appropriate for increased development. Repurpose key blighted and underutilized properties and areas of interest carefully and strategically based on comprehensive community-supported plans.

Strategy 2A: Create a community supported plan envisioning the transformation of South Shore Plaza site.

Strategy 2E: Incentivize redevelopment of underutilized properties to become more vibrant

Core Theme 3

A SAFE AND CONNECTED TRANSPORTATION NETWORK

Goal 3 - Pedestrian and Bicycling Infrastructure: Upgrade pedestrian and bicycle infrastructure including crossings that are ADA-compliant to promote safety; provide convenient walking and biking commuting alternatives to train stations and bus stops; and enhance options for getting safely around Town.

Strategy 3C: Invest in streetscape projects that improve walkability and bikeability from neighborhoods to commercial centers.

Core Theme 4

RESIDENTIAL NEIGHBORHOODS AND HOUSING OPTIONS

In 2033, Braintree will have a reasonable supply of diverse housing, including affordable housing options, that are compatibly scaled and well-designed to harmonize with the context of the surrounding neighborhood. The Town has carefully and strategically established growth policies that preserve, protect, and improve existing residential neighborhoods.

Goal 2 - Diverse Housing Options: Carefully consider a diverse range of well-designed and compatibly scaled housing options that are supported by the community

Strategy 2A: Consider community-supported refinements to the Zoning Bylaw to promote residential and mixed use zoning.

Goal 3 - Locations Accessible to Transit: Carefully consider options for housing that are accessible to mass transit.

Strategy 3B: Through zoning amendments, encourage development of new housing options within walking distance of new commercial and industrial uses and/or areas with employment opportunities.

Goal 4 - Maintain State's Current Housing Goals: Increase the affordable housing stock to reach the current State's housing goals. As of October 2023, the goal is for 10 percent of the year-round housing stock to be included in the Subsidized Housing Inventory

Strategy 4B: Continue to support the adoption of an Inclusionary Zoning Ordinance.

Core Theme 5

EXPANDING AND MODERNIZING TOWN FACILITIES, SERVICES, AND INFRASTRUCTURE

Goal 2 - Infrastructure: Improve and maintain public drinking water, sewer, stormwater, and electric infrastructure and increase efforts to ensure resilience and reliance on renewable energy.

Strategy 2A: Continue to invest in public infrastructure improvements to address infiltration and inflow (I/I) issues across the sewer system.

General Comments and Next Steps

1. The Planning Staff will be hosting a technical session during an upcoming Department Head Meeting to gather department comments and concerns.
2. The Planning Staff will be working with the Applicant to fine tune the language in the PUD as noted above and to ensure that all documents reference the current PUD current title.
3. The Department of behalf of the Planning Board will coordinate and oversee a complete Peer Review of the Fiscal Analysis Impact Report submitted with the project.

STAFF REPORT #2 Update and Recommendation

Since the August Public Hearing the Planning Staff have been working with the Karl Seidman on coordinating Town Departments participation, data collection and question answering. The work also included an on-site meeting with several Town Departments including Mayor Joyce. Mr. Seidman has completed his review and issued a report on October 2, 2024, which he will present at the Planning Board Public Hearing on Tuesday. While the report details all the sections that were reviewed by the Peer consultant the summary states:

In summary, the Fiscal Impact Analysis provides a sound and reasonable assessment of the proposed project's direct impact on Town revenues and expenses. Its conclusion that the project will provide a substantial positive net fiscal impact is sound. Based on my analysis of the likely assessed valuation range for the project and the potential for lower cost impacts, the net positive fiscal impact is likely to be between \$400,000 and \$600,000.

In addition to the PEER work, the Staff has had an opportunity to work with the Applicant Team to fine tune the MUPUD text to ensure the overlay is comprehensive, complete and covers all the language to ensure the proposed text is compliant with 135-612. Both a redline version and a clean copy are attached. The MUPUD Ordinance is just that and NOT a Special Permit Decision. All of the items specifically related to the Site Plan Review criteria and PUD Special Permit Criteria will be addressed in future Decisions when and if sought.

The Planning Staff is in a position to recommend that this MUPUD Zoning move forward. The Town and State's policies on development and housing are clear. If people are not spending money and creating new real estate growth in Braintree are financial base isn't growing either. The trends in new retail centers and transitioning older centers all provide for Residential uses. The live, work, model is alive and thriving in Massachusetts and it's time that Braintree uses their existing retail stock, land and excess infrastructure for something more productive. The days of empty parking lots, excess asphalt, open space with no public use or recreating benefit need to end. This zoning process has allowed and further encouraged discussion and dialogue with Town Staff, the Administration and Residents. The dialogue has been informative, cooperative and educational. Allowing the SSP to diversify and partner with ZOM living is the first step in transforming the Regional Shopping Center in a manner that will serve the public and benefit the community as a whole. This process has enabled the Planning Staff to complete the analysis, work with the appropriate professionals and most of all have dialogue with several residents both in favor and opposition. There is no development without dialogue. Our Master Plan highlighted the SPP as a transition area, this MUPUD proposal is one of many steps this Town will take to aide in that transition. For the reasons contained in this Staff Report the Planning Staff recommends the Planning Board make a favorable recommendation on this Zoning Text and Map Amendment.

Attachments

1. ***Mark Up Copy 10/3/24 of MUPUD Text***
2. ***Clean Copy 10/3/24 of MUPUD Text***
3. ***Fiscal Peer Review Report dated 10/2/24***
4. ***Public Comments Received Since August 13***

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~~Chapter 135. Zoning Ordinances Article~~

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~~VI. Permitted Uses in Districts~~

~~Section: 135-6172.1~~

~~Mixed Use Planned Unit Development District.~~

~~[Added -- 24 by Ord. No.]~~

The Town of Braintree shall have a designated Mixed Use Planned Unit Development District (the "MUPUD") described herein and added to Sec 135-301 (Districts established) and shall be shown on the Braintree Zoning Map dated January 8, 2011, as revised and amended to date on file in the office of the Town Clerk.

~~Sec 135-612.1~~

~~(A). Purpose.~~

~~[Added -- 24 by Ord. No.]~~

A. The purpose of the Mixed Use Planned Unit Development District (the "MUPUD") is to establish a specific zoning overlay district for the development of multi-family housing at the described approximate 10.3-acre site, uniquely situated within the southeasterly portion of the existing regional shopping center property and adjacent to the Old Quincy Reservoir property (the "MUPUD"), generally in accordance with the following purpose and intent and the purpose(s) set forth in 135-612(A), Braintree Zoning Ordinances ("BZO"). Per Sec. 135-102, BZO, the MUPUD contains at least two (2) of the following: residential use, business use, commercial use and open space.

1. Provide new multi-family housing for people of different stages of life and create work/live/recreate options for residents of the MUPUD.
2. Provide housing for a variety of multi-generational residents in the MUPUD and promote synergy with adjacent business, the regional shopping center and/or the proximate Granite/Forbes/Wood Road commercial area; to attract potential new businesses, augment tax base and promote a sustainable work/live/recreate MUPUD community within the Town.
3. Provide multi-family housing in the MUPUD District (a) where employees

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and/or potential employees of new and/or existing area business and/or commercial establishments can live; and (b) where resident consumers of the MUPUD can walk to/from retail locations (goods and services) dining locations and public bus transportation.

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4. Provide affordable housing units in addition to market rate multi-family housing units.
5. Promote compact design in the development of new multi-family housing; provide flexibility regarding dimensional and density requirements ~~in order to assure improve~~ the development of multi-family housing, particularly where public and/or private open space is provided and/or improved as part of the development.
6. ~~Allow Assist~~ the regional shopping center ~~in evolving to-evolve~~ in a reasonable manner by ~~allowing constructing housing to-be-constructed~~ at, or proximate to, the regional shopping center; ~~and to~~ promote the prevalence and benefit of housing at large retail.
7. ~~Promote-Integrate~~ a higher and better use of underutilized infrastructure and/or vacant acreage (or portion thereof) in the MUPUD and at the regional shopping center by allowing multi-family housing to be constructed at the regional shopping center; promote the development of underutilized existing property and/or infrastructure to create a mixed-use environment that includes multi-family housing located within the regional shopping center, proximate to businesses and open space.
8. Provide efficient parking and lower impact design that reduces impervious coverage and promotes a transportation environment including the use of buses, vans, ride share and/or uber-type services.
9. ~~Promote-Provide~~ publicly accessible open space, walking path and/or accessible community space.
10. ~~Provide a greater degree of flexibility for-Enable~~ the development of multi-acre sites that provide residential, commercial and business uses, and which may contain individual building sites developed as an integrated mixed-use venue.
11. Facilitate construction and maintenance of streets, utilities and public —

services in an efficient manner; promote retail and service uses closely related to the residential section of the planned unit development.

~~135-612.1~~

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(B). Applicability.

Land located within the Mixed Use Planned Unit Development District (the "MUPUD") shall be subject to the provisions of ~~Sec. 612.1 Section 135-612 and 135-617~~ relative to new development. The following sections of the Zoning Ordinance are not applicable to land within the MUPUD:

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Zoning Ordinance sec. 135-601, 603, 604 605 and 610.

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Zoning Ordinance sec. 135-701, 135-702~~B~~, 135-703, 135-705, 135-707(A), 135-708, 135-709 and 135-710.

Zoning Ordinance sec. 135-802, 135-803, 135-804, 806 ~~(multifamily)~~ and ~~135-807~~.

Zoning Ordinance sec. 135-904.1, 904.2 (A).

~~Sec. 612.1 Section 135-617~~ shall control in the event of any conflict with other Articles provisions of the BZO Zoning Ordinance. As set forth in ~~Sec. Section 135-612(G)~~, in a PUD overlay district, all the zoning requirements of the underlying zoning districts shall apply unless and until a Special Permit for a PUD has been issued by the SPGA.

~~Sec. 135-612.1~~

(C). Process.

The Braintree Town Council (Town Council) shall consider and may approve the MUPUD (a PUD zoning overlay district), concept plan(s) for the PUD and provisions of 135-612.1, ~~135-617~~ BZO (collectively the "MUPUD"). If the MUPUD is approved by the Town Council, the Braintree Planning Board (the "SPGA") may grant a Special Permit for the construction of a PUD in the MUPUD. ~~Section: 135- 612 (B), BZO.~~

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Sec. 135-612.1

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(D). Uses Permitted by Right and by Special Permit within the MUPUD.

~~[Added --24 by Ord. No.]~~

~~Multi-family dwellings are allowed uses in the MUPUD. See Table 1, Table of Principal Uses in the MUPUD. Fitness center, management offices and other interior and exterior amenities accessory to multi-family housing are permitted as part of the principal use in the MUPUD. Principal business use(s) are listed in Table 1 and are allowed in the westerly portion of the MUPUD. The Braintree Planning Board is the Special Permit Granting Authority (SPGA). Vehicular use in the MUPUD may be served by any new and existing driveways, streets or ways (excluding Lakeside Drive) and infrastructure and improvements thereto.~~

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Table 1: MUPUD Table of Principal Uses

~~Use _____ By right By Special Permit~~

~~Multi-family dwellings a/k/a _____~~

~~multi-family housing _____ X _____~~

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~~Public Open space _____ - _____ X _____~~

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~~Access across another zone _____ - _____ X _____~~

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~~Public Amenity or Community Space X (interior and /or exterior)~~

~~Restaurant X~~

~~Brewery with Tap Room _____ X Fast~~

~~Food Establishment _____ X~~

~~Retail Store and/or Services (less than 30,000 s.f.) _____ X~~

~~Retail Store and/or Services (more than 30,000 s.f.)~~ X

~~Commercial Recreation (less than 16,000 s.f.)~~ X

~~Commercial Recreation (more than 16,000 s.f.)~~ X

~~Amusement or Assembly, Place of (less than 16,000 s.f.)~~ X

~~Amusement or Assembly, Place of (more than 16,000 s.f.)~~ X

~~Business or Professional Offices~~ X Medical Center/Clinic

X

~~Day Care, Commercial~~ X

<u>USE</u>	<u>BY-RIGHT</u>	<u>SPECIAL PERMIT</u>
<u>Multi-Family Dwellings</u>	<u>YES</u>	<u>NO</u>
<u>Public Open Space</u>	<u>YES</u>	<u>NO</u>
<u>Access Across a Zone to Serve a Different Zone</u>	<u>YES</u>	<u>NO</u>
<u>Public Amenities or Community Space (Interior or Exterior)</u>	<u>YES</u>	<u>NO</u>
<u>Restaurant</u>	<u>YES</u>	<u>NO</u>
<u>Brewery with Tap Room</u>	<u>YES</u>	<u>NO</u>
<u>Fast Food Establishment</u>	<u>YES</u>	<u>NO</u>
<u>Retail Store and Services (Not Elsewhere Classified)</u>	<u>YES</u>	<u>NO</u>
<u><30,000 Sq. Ft.</u>		
<u>Retail Store and Services</u>	<u>NO</u>	<u>YES</u>

<u>(Not Elsewhere Classified)</u>		
<u>>30,000 Sq. Ft.</u>		
<u>Commercial Recreation</u> <u><16,000 Sq. Ft.</u>	<u>YES</u>	<u>NO</u>
<u>Commercial Recreation</u> <u>>16,000 Sq. Ft.</u>	<u>NO</u>	<u>YES</u>
<u>Place of Amusement or Assembly</u> <u><16,000 Sq. Ft.</u>	<u>YES</u>	<u>NO</u>
<u>Place of Amusement or Assembly</u> <u>>16,000 Sq. Ft.</u>	<u>NO</u>	<u>YES</u>
<u>Business or Professional Office</u>	<u>YES</u>	<u>NO</u>
<u>Medical Center/Clinic</u>	<u>YES</u>	<u>NO</u>
<u>Hotel or Motel</u>	<u>YES</u>	<u>NO</u>
<u>Day Care, Commercial</u>	<u>YES</u>	<u>NO</u>
<u>Animal clinic/hospital</u>	<u>YES</u>	<u>NO</u>
<u>Animal retail and grooming service</u>	<u>YES</u>	<u>NO</u>

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~~Sec. 135-612.1~~

(E). Dimensional and Density requirements for Development in the MUPUD.

~~[Added --24 by Ord. No.]~~

Allowed Dimensional and density requirements for development in the MUPUD are set forth in Table 2, Table of Dimensional and Density Requirements.

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Table 2: Table of Dimensional and Density Requirements in the MUPUD.

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Criteria Required

~~Lot Area - - - - Three (3) acres of land minimum~~

~~Lot Width - - - - 150 feet minimum~~

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~~Lot Frontage - - - - 100 feet minimum Lot~~

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~~Depth - - - - 150 feet minimum~~

~~Height - - - - Four (4) stories maximum~~

~~Building Coverage - - - - Fifty (50%) Percent maximum~~

~~Lot Coverage - - - - Sixty-Five (65%) Percent maximum~~

~~Open Space - - - - Thirty (30%) Percent minimum Front,
rear and side yard setbacks Not less than 10-feet~~

<u>CRITERIA</u>	<u>REQUIREMENTS</u>
<u>Lot Area</u>	Minimum of 3 Acres
<u>Lot Width</u>	Minimum of 100 Feet
<u>Lot Frontage</u>	Minimum of 100 Feet
<u>Lot Depth</u>	Minimum of 100 Feet
<u>Height (Stories)</u>	Maximum 4
<u>Building Coverage</u>	Maximum 50%
<u>Lot Coverage</u>	Maximum 70%
<u>Open Space</u>	Minimum 30%
<u>Yards (Front/Rear and Side)</u>	Minimum 10 Feet

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The Table of Dimensional and Density Requirements (Table 2) shall control concerning development in the MUPUD. Noting that Pursuant to Section 135-612(E)(2) fFinal dimensional and density requirements, including but not limited to setbacks, residential density, yard and height requirements, and parking and loading dock requirements, shall be determined by the SPGA.

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Notes:

1. The Braintree Planning Board (SPGA) can determine reasonable setbacks based upon, without limitation, whether the common boundary line is within the regional shopping center (i.e. internal) or with a different property owner.

2. Nothing contained herein shall prevent the projection into any determined setback of balconies, steps, stoops, eaves, cornices, belt courses, windowsills or like projections. The limitation of height shall not apply to chimneys, elevator penthouses or equipment rooms which extend 12 feet or less above

the roof, parapets which are four feet or less in height. The sum of the footprints of all chimneys, elevator penthouses or equipment rooms **and parapets** shall not exceed 25% of the roof area of any building.

3. No setbacks from any property line are is required for monument ground or blade signage, which are allowed, but said signage shall be wholly contained within the property limits and shall not overhang any sidewalks.

4. Renewable Energy Installations shall not be considered a story and may be located on any building rooftop in the MUPUD. This applies to the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create any detriment or impact to abutters in terms of visual occurrence, noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

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Sec. 135-612.1 (F). General Requirements. -

1. Underground utility lines and connections are required for all new buildings; unless BELD confirms a the applicant can demonstrate a physical restriction or that underground installation would not be possible due to existing will be blocked by existing underground obstructions.

2. All external units for heating, cooling (HVAC), other etc., mechanical units shall be screened and located on rooftops or within the building, where feasible.

3. Pedestrian access shall be incorporated into plans for new construction of buildings and parking areas and should be designed in concert with landscaping plans. All Development New construction shall should be encouraged to provide multi-use (pedestrian/ and/or bicycle) paths connecting their site with abutting areas in order to promote pedestrian and bicycle use, circulation and safety, in the RCOS/PUD District.

4. Terms shall have the meaning indicated in this article. In the event of any conflict, the provisions of this article shall control.

4. Gas station and billboard are expressly prohibited uses. -

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Sec. 135-612.1 (G). Parking Requirements in the MUPUD.

The parking requirement for each multi-family housing unit in the MUPUD is one (1) parking space per bedroom. The parking requirement for each business use in the

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~~MUPUD is per the parking requirement for said use(s) contained in Sec. 135-806, Braintree Zoning Ordinances.~~

-Vehicle Parking Requirements

<u>USE</u>	<u>REQUIREMENT</u>
<u>Multi-Family Dwellings</u>	<u>1 Space per Bedroom</u>
<u>Hotel/Motel</u>	<u>1 Space per Guest Room</u>
<u>Retail and Services</u> <u>Office</u> <u>Medical Office</u> <u>Restaurant</u> <u>Fast Food</u> <u>Commercial Recreation</u> <u>Place of Amusement or Assembly</u> <u>Animal Retail and Grooming Service</u> <u>Animal Clinic/Hospital</u>	<u>1 Space per 250 Sq. Ft.</u>
<u>Public Amenities or Community Space</u> <u>(Interior or Exterior)</u>	<u>Set by the SPGA</u>
<u>Brewery with Tap Room</u>	<u>Production area: 1 parking space/1,000 sq. ft.</u> <u>Tap room: 1 parking space/3.5 seats</u>
<u>Day Care, Commercial</u>	<u>1 Space per 500 Sq. Ft.</u>

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Bicycle Parking Requirements

All Multi-Family Dwellings shall provide interior bicycle parking/storage within the residential building or parking structure in a secured area for residents and staff. One bicycle parking/storage space shall be provided for every 8 residential units in the development.

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Sec. 135-612.1 (H). Market Rate and Affordable Housing Units.

1. Applicability

This requirement is applicable to all Multi-Family Dwelling Developments and Mixed-Use Developments with ten (10) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion. No project may be segmented, divided or phased to avoid the requirements of this section. Segmentation

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shall mean one or more divisions of land or buildings that cumulatively result in a net increase of ten (10) dwelling units above the number existing 24 months prior to an application to develop any parcel or set of contiguous parcels in common ownership or under common control, on or after the effective date of this section.

2. Percentage and Level of Affordable Housing

In Applicable Projects, not fewer than [ten percent (10%)] of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded down to the next whole number. The Affordable Units shall be available to households earning income up to [eighty percent (80%)] of the AMI.

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3. Selection Process for Affordable Units

The selection of qualified purchasers or qualified renters for the Affordable Units shall be carried out under an Affirmative Fair Housing Marketing Plan (AFHMP). The AFHMP shall comply with the EOHLC's requirements in effect on the date the application was filed with the Town and shall be complied with to ensure that all Affordable Units are SHI eligible.

4. Comparability

Unless otherwise approved by the SPGA, all affordable housing units in all Multi-Family Dwelling Developments shall be;

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- a. Dispersed throughout the development and buildings and shall be indistinguishable from market-rate units. (Floating and Fixed are Permitted)
- b. The number of bedrooms in affordable and workforce housing units shall be comparable to the bedroom mix in market-rate units in the development.
- c. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and buildings.
- d. Located such that the units have equal access to shared amenities and common areas including light and air, outdoor areas, open space, other areas of the development and utilities within the development.
- e. Located such that the units have equal avoidance of any potential nuisances as [market-rate units] within the development.

5. Building Permit and Occupancy Conditions

- a. Building Permit Conditions. An agreement with the Town of Braintree, acknowledging understanding of and commitment to all of the occupancy conditions contained here within shall be executed and delivered to the Department of Planning and Community Development (DPCD) prior to and as a condition of the issuance of any building permit required to commence construction. The Building Inspector shall not issue a building permit with respect to any project or development subject to this article unless and until the DPCD has verified in writing to the Building Inspector that such agreement has been executed and delivered.
- b. Occupancy Conditions. No certificate of occupancy shall be issued for any market-rate units in a development subject to this section until all documents necessary to ensure compliance by the Applicant (and any purchasers of the affordable housing units) with the requirements of this Inclusionary Housing section have been executed and recorded, including:
 - 1. The Applicant has an approved Local Initiative Program Application for Local Action Units from EOHLC;
 - 2. The Applicant has satisfied all of the Fair and Affirmative marketing requirements for occupancy including conducting the lottery for the Affordable Units.
 - 3. Ongoing Requirement for and Agreement with a third-party Affordability Monitoring Agent (Monitoring Agent).

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6. Timing of Construction

Where feasible, affordable housing units may be provided coincident with the development of market-rate units, but in no event shall the development of affordable and workforce housing units be delayed beyond the following schedule:

<u>Market Rate Units % Ready For Occupancy</u>	<u>Affordable and Workforce Unit % Ready for Occupancy</u>
<u>Up to 30%</u>	<u>None required</u>
<u>30% up to 50%</u>	<u>At least 10%</u>
<u>50% up to 75%</u>	<u>At least 40%</u>
<u>75 up to 90%</u>	<u>At least 70%</u>
<u>By 90%</u>	<u>100%</u>

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~~Not less than ten (10%) percent of any multi-family housing units shall be affordable. Up to ninety (90%) percent of the development of multi-family housing units shall be market rate housing units.~~

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~~Sec. 135-612.1 (I). Signage. The SPGA shall have authority to approve MUPUD signage as part of a Special Permit or Site Plan Review in the MUPUD:~~

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- (1) Wall signage. The SPGA shall approve wall signage of appropriate dimensions for the respective buildings and which provide reasonable identification for both pedestrians and motorists. Two (2) wall signs are permitted per building, which may include blade-style signage. Total wall signage per building shall not exceed 150 square feet.
- (2) Monument signage. The SPGA shall approve monument-type signage of appropriate dimensions for the respective buildings and which provide reasonable identification for both pedestrians and motorists. Two (2) monument-type signs are permitted per building. Total monument signage per building shall not exceed 100 square feet.
- (3) Illumination. Internally lit channel letters, halo lighting and gooseneck- type lighting are allowed. Neon illumination, animated, moving or bulletin board-type signage are prohibited.
- (4) Wayfinding signage. Ground level wayfinding and directional signage are allowed of such customary size and in locations deemed appropriate by the SPGA to facilitate the safety and convenience of pedestrians and motorists.

~~Sec. 135-612.1 (J). Definitions.~~

~~1. Public Amenity or Community Space (interior and/or exterior) means exterior, publicly accessible open space areas and/or interior meeting space as designated by the particular Development.~~

~~2:Multi-family means any building that has three (3) or more residential dwelling units.~~

~~3:Affordable Unit means a multifamily unit where the occupant's income is limited to 80% of area median income.~~

~~For purposes of this Section 135-617, the following definitions shall apply. Please refer to Section 135-102 for other definitions of terms already defined within the BZO.~~

Public Amenity or Community Space (interior and/or exterior) means exterior, publicly accessible open space areas and/or interior meeting space as designated by the particular Development

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Multi-Family Dwelling/Housing: A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.

Affordable Housing Unit: A dwelling unit that is affordable to and occupied by an eligible household and meets all requirements for inclusion on the Massachusetts Executive Office of Housing and Livable Communities Subsidized Housing Inventory (SHI). Affordable units shall remain as affordable units in perpetuity or for the maximum period allowed by law. Such units shall have the same construction methods and exterior physical characteristics as, and be intermingled with, other units in the development.

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Area Median Income (AMI): The median family income for the metropolitan statistical region that includes the Town of Braintree as defined by the U.S. Department of Housing and Urban Development (HUD).

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Subsidized Housing Inventory (SHI): A list of qualified Affordable Housing Units maintained by EOHLC used 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.

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10/3/2024

Section 135-617

Mixed Use Planned Unit Development District

The Town of Braintree shall have a designated Mixed Use Planned Unit Development District (the “MUPUD”) described herein and added to Sec 135-301 (Districts established) and shall be shown on the Braintree Zoning Map dated January 8, 2011, as revised and amended to date on file in the office of the Town Clerk.

(A). Purpose.

The purpose of the Mixed Use Planned Unit Development District (the “MUPUD”) is to establish a specific zoning overlay district for the development of multi-family housing at the approximate 10.3-acre site, uniquely situated within the southeasterly portion of the existing regional shopping center property and adjacent to the Old Quincy Reservoir property (the “MUPUD”), generally in accordance with the intent and purpose(s) set forth in 135-612(A), Braintree Zoning Ordinances (“BZO”).

Per Section 135-102, BZO, the MUPUD contains at least two (2) of the following: residential use, business use, commercial use and open space.

1. Provide new multi-family housing for people of different stages of life and create work/live/recreate options for residents of the MUPUD.

2. Provide housing for a variety of multi-generational residents in the MUPUD and promote synergy with adjacent businesses, the regional shopping center and the proximate Granite/Forbes/Wood Road commercial area; to attract potential new businesses, augment the tax base and promote a sustainable work/live/recreate MUPUD community within the Town.

3. Provide multi-family housing in the MUPUD (a) where employees and potential employees of new and existing area business and commercial establishments can live; and (b) where resident consumers of the MUPUD can walk to/from retail locations (goods and services) dining locations and public bus transportation.

- 4. Provide affordable housing units in addition to market rate multi-family housing units.**
- 5. Promote compact design in the development of new multi-family housing; provide flexibility regarding dimensional and density requirements to improve the development of multi-family housing, particularly where public and/or private open space is provided and/or improved as part of the development.**
- 6. Assist the regional shopping center in evolving in a reasonable manner by constructing housing at, or proximate to, the regional shopping center; and to promote the prevalence and benefit of housing at regional shopping centers.**
- 7. Integrate a higher and better use of underutilized infrastructure and/or vacant acreage (or portion thereof) in the MUPUD and at the regional shopping center by allowing multi-family housing to be constructed at the regional shopping center; promote the development of underutilized existing property and/or infrastructure to create a mixed-use environment that includes multi-family housing located within the regional shopping center, proximate to businesses and open space.**
- 8. Provide efficient parking and lower impact design that reduces impervious coverage and promotes a transportation environment including the use of buses, vans, ride share and/or uber-type services.**
- 9. Provide publicly accessible open space, walking path and/or accessible community space.**
- 10. Enable the development of multi-acre sites that provide residential, commercial and business uses, and which may contain individual building sites developed as an integrated mixed-use venue.**
- 11. Facilitate construction and maintenance of drives, streets, utilities and public services in an efficient manner; promote retail and service uses closely related to the residential section of the planned unit development.**

(B). Applicability

Land located within the Mixed Use Planned Unit Development District (the “MUPUD”) shall be subject to the provisions of Section 135-612 and 135-617 relative to new development. The following sections of the Zoning Ordinance are not applicable to land within the MUPUD:

BZO Section: 135-601, 603, 604 605 and 610.

BZO Section: 135-701, 135-702B, 135-703, 135-705, 135-707(A), 135-708, 135-709 and 135-710.

BZO Section: 135-802, 135-803, 135-804, 806 and

BZO Section: 135-904.1, 904.2 (A).

Section 135-617 shall control in the event of any conflict with other Articles of the BZO. As set forth in Section 135-612(G), in a PUD overlay district, all the zoning requirements of the underlying zoning districts shall apply unless and until a Special Permit for a PUD has been issued by the SPGA.

(C). Process.

The Braintree Town Council (Town Council) shall consider and may approve the MUPUD (a PUD zoning overlay district), concept plan(s) for the PUD and provisions of 135-617 BZO (collectively the “MUPUD”). If the MUPUD is approved by the Town Council, the Braintree Planning Board (the “SPGA”) may grant a Special Permit for the construction of a PUD in the MUPUD. Section 135- 612 (B), BZO.

(D). Uses Permitted by Right and by Special Permit within the MUPUD

Table of Principal Uses in the MUPUD. Fitness center, management offices and other interior and exterior amenities accessory to multi-family housing are permitted as part of the principal use in the MUPUD. Principal business use(s) are listed in Table 1.

Table 1: Table of Principal Uses

USE	BY-RIGHT	SPECIAL PERMIT
Multi-Family Dwellings	YES	NO
Public Open Space	YES	NO
Access Across a Zone to Serve a Different Zone	YES	NO

Public Amenities or Community Space (Interior or Exterior)	YES	NO
Restaurant	YES	NO
Brewery with Tap Room	YES	NO
Fast Food Establishment	YES	NO
Retail Store and Services (Not Elsewhere Classified) <30,000 Sq. Ft.	YES	NO
Retail Store and Services (Not Elsewhere Classified) >30,000 Sq. Ft.	NO	YES
Commercial Recreation <16,000 Sq. Ft.	YES	NO
Commercial Recreation >16,000 Sq. Ft.	NO	YES
Place of Amusement or Assembly <16,000 Sq. Ft.	YES	NO
Place of Amusement or Assembly >16,000 Sq. Ft.	NO	YES
Business or Professional Office	YES	NO
Medical Center/Clinic	YES	NO
Hotel or Motel	YES	NO
Day Care, Commercial	YES	NO
Animal clinic/hospital	YES	NO
Animal retail and grooming service	YES	NO

(E). Dimensional and Density requirements for Development in the MUPUD.

Dimensional and density requirements for development in the MUPUD are set forth in Table 2: Table of Dimensional and Density Requirements.

Table 2

CRITERIA	REQUIREMENTS
Lot Area	Minimum of 3 Acres
Lot Width	Minimum of 100 Feet
Lot Frontage	Minimum of 100 Feet
Lot Depth	Minimum of 100 Feet
Height (Stories)	Maximum 4
Building Coverage	Maximum 50%
Lot Coverage	Maximum 70%
Open Space	Minimum 30%
Yards (Front/Rear and Side)	Minimum 10 Feet

The Table of Dimensional and Density Requirements shall control development in the MUPUD. Noting that Pursuant to Section 135-612(E)(2) final dimensional and density requirements, including but not limited to setbacks, residential density, yard and height requirements, and parking and loading dock requirements, shall be determined by the SPGA.

Table 2 Notes:

- 1. The SPGA can determine reasonable setbacks based upon, without limitation, whether the common boundary line is within the regional shopping center (i.e. internal) or with a different property owner.**
- 2. Nothing contained herein shall prevent the projection into any determined setback of balconies, steps, stoops, eaves, cornices, belt courses, windowsills or like projections. The limitation of height shall not apply to chimneys, elevator penthouses or equipment rooms which extend 12 feet or less above the roof, parapets which are four feet or less in height. The sum of the footprints of all chimneys, elevator penthouses or equipment rooms shall not exceed 25% of the roof area of any building.**
- 3. No setback from any property line is required for monument ground or blade signage, which are allowed, but said signage shall be wholly contained within the property limits and shall not overhang any sidewalks.**
- 4. Renewable Energy Installations shall not be considered a story and may be located on any building rooftop in the MUPUD. This applies to the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create any detriment or impact to**

abutters in terms of visual occurrence, noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

5. Parking garages/structures do not count towards building coverage unless they contain residential units that are vertically integrated above or below them.

(F). General Requirements

1. Underground utility lines and connections are required for all new buildings; unless BELD confirms a physical restriction or that underground installation would not be possible due to existing underground obstructions.

2. All external units for heating, cooling (HVAC), other mechanical units shall be screened and located on rooftops or within the building or parking garage.

3. All Development shall provide multi-use (pedestrian/bicycle) paths connecting their site with abutting areas in order to promote pedestrian and bicycle use, circulation and safety.

(G). Parking Requirements in the MUPUD

Vehicle Parking Requirements

USE	REQUIREMENT
Multi-Family Dwellings	1 Space per Bedroom
Hotel/Motel	1 Space per Guest Room
Retail and Services Office Medical Office Restaurant Fast Food Commercial Recreation Place of Amusement or Assembly Animal Retail and Grooming Service Animal Clinic/Hospital	1 Space per 250 Sq. Ft.
Public Amenities or Community Space (Interior or Exterior)	Set by the SPGA
Brewery with Tap Room	Production area: 1 parking space/1,000 sq. ft. Tap room: 1 parking space/3.5 seats

Day Care, Commercial	1 Space per 500 Sq. Ft.
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Bicycle Parking Requirements

All Multi-Family Dwellings shall provide interior bicycle parking/storage within the residential building or parking structure in a secured area for residents and staff. One bicycle parking/storage space shall be provided for every 8 residential units in the development.

(H). Market Rate and Affordable Housing Units

1. Applicability

This requirement is applicable to all Multi-Family Dwelling Developments and Mixed-Use Developments with ten (10) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion. No project may be segmented, divided or phased to avoid the requirements of this section. Segmentation shall mean one or more divisions of land or buildings that cumulatively result in a net increase of ten (10) dwelling units above the number existing 24 months prior to an application to develop any parcel or set of contiguous parcels in common ownership or under common control, on or after the effective date of this section.

2. Percentage and Level of Affordable Housing

In Applicable Projects, not fewer than [ten percent (10%)] of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded down to the next whole number. The Affordable Units shall be available to households earning income up to [eighty percent (80%)] of the AMI.

3. Selection Process for Affordable Units

The selection of qualified purchasers or qualified renters for the Affordable Units shall be carried out under an Affirmative Fair Housing Marketing Plan (AFHMP). The AFHMP shall comply with the EOHLC’s requirements in effect on the date the application was filed with the Town and shall be complied with to ensure that all Affordable Units are SHI eligible, or otherwise in compliance with the EOHLC’s requirements in effect on the date the application was filed with the Town to ensure that all Affordable units are SHI Eligible.

4. Comparability

Unless otherwise approved by the SPGA, all affordable housing units in all Multi-Family

Dwelling Developments shall be;

- a. Dispersed throughout the development and buildings and shall be indistinguishable from market-rate units. (Floating and Fixed are Permitted)
- b. The number of bedrooms in affordable and workforce housing units shall be comparable to the bedroom mix in market-rate units in the development.
- c. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and buildings.
- d. Located such that the units have equal access to shared amenities and common areas including light and air, outdoor areas, open space, other areas of the development and utilities within the development.
- e. Located such that the units have equal avoidance of any potential nuisances as [market-rate units] within the development.

5. Building Permit and Occupancy Conditions

- a. **Building Permit Conditions.** An agreement with the Town of Braintree, acknowledging understanding of and commitment to all of the occupancy conditions contained here within shall be executed and delivered to the Department of Planning and Community Development (DPCD) prior to and as a condition of the issuance of any building permit required to commence construction. The Building Inspector shall not issue a building permit with respect to any project or development subject to this article unless and until the DPCD has verified in writing to the Building Inspector that such agreement has been executed and delivered.
- b. **Occupancy Conditions.** No certificate of occupancy shall be issued for any market-rate units in a development subject to this section until all documents necessary to ensure compliance by the Applicant (and any purchasers of the affordable housing units) with the requirements of this Inclusionary Housing section have been executed and recorded, including:
 1. The Applicant has an approved Local Initiative Program Application for Local Action Units from EOHLC;
 2. The Applicant has satisfied all of the Fair and Affirmative marketing requirements for occupancy including conducting the lottery for the Affordable Units.
 3. Ongoing Requirement for and Agreement with a third-party Affordability Monitoring Agent (Monitoring Agent).

6. Timing of Construction

Where feasible, affordable housing units may be provided coincident with the development of market-rate units, but in no event shall the development of affordable and workforce housing units be delayed beyond the following schedule:

Market Rate Units % Ready For Occupancy	Affordable and Workforce Unit % Ready for Occupancy
Up to 30%	None required
30% up to 50%	At least 10%
50% up to 75%	At least 40%
75 up to 90%	At least 70%
By 90%	100%

(I). Signage.

The SPGA shall have authority to approve MUPUD signage as part of any Special Permit and/or Site Plan Review Applications in the MUPUD.

Wall signage. The SPGA shall approve wall signage of appropriate dimensions for buildings and uses in the MUPUD which provide reasonable identification for both pedestrians and motorists. Two (2) wall signs are permitted per building, which may include blade-style signage. Total wall signage per building shall not exceed 150 square feet.

Monument signage. The SPGA shall approve monument-type signage of appropriate dimensions for buildings and uses in the MUPUD which provide reasonable identification for both pedestrians and motorists. Two (2) monument-type signs are permitted per building. Total monument signage per building shall not exceed 100 square feet.

Wayfinding signage. Ground level wayfinding and directional signage are allowed of such customary size and in locations deemed appropriate by the SPGA to facilitate the safety and convenience of pedestrians and motorists and to identity amenities and open space

areas.

NOTE: Illumination is allowed by internally or externally lit channel letters, halo lighting and gooseneck- type lighting. Neon illumination, animated, moving or bulletin board-type signage are prohibited.

(J). Definitions

For purposes of this Section 135-617, the following definitions shall apply. Please refer to Section 135-102 for other definitions of terms already defined within the BZO.

Public Amenity or Community Space (interior and/or exterior): Exterior, publicly accessible open space areas and/or interior meeting space as designated by the particular Development.

Multi-Family Dwelling/Housing: A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.

Affordable Housing Unit: A dwelling unit that is affordable to and occupied by an eligible household and meets all requirements for inclusion on the Massachusetts Executive Office of Housing and Livable Communities Subsidized Housing Inventory (SHI). Affordable units shall remain as affordable units in perpetuity or for the maximum period allowed by law. Such units shall have the same construction methods and exterior physical characteristics as, and be intermingled with, other units in the development.

Area Median Income (AMI): The median family income for the metropolitan statistical region that includes the Town of Braintree as defined by the U.S. Department of Housing and Urban Development (HUD).

Subsidized Housing Inventory (SHI): A list of qualified Affordable Housing Units maintained by EOHLC used 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.

Memorandum

To: Town of Braintree Planning Board
From: Karl F. Seidman Consulting Services
Re: Peer Review of Fiscal Impact Analysis for ZOM Residences at South Shore PUD District prepared by Fougere Planning and Development, Inc.
Date: October 2, 2024

This memo summarizes the results from my review of the Fiscal Impact Analysis Report prepared by Fougere Planning and Development, Inc. for the ZOM Residences at South Shore PUD District dated June 19, 2024. My review included:

- Reviewing the Fiscal Impact Analysis Report (FIAR) including its assumptions, data sources used and revenue and cost estimates;
- Reviewing the PUD application and related materials submitted to the Braintree Planning Board;
- A kick-off meeting and tour of the site on August 28, 2004 with representatives of developer, Mark Fougere, and Town staff;
- A follow-up interview with Mark Fougere to review questions on the FIAR;
- Review of a market study of competitive area apartment complexes prepared for the project developer;
- Interviews with: (1) the Assessor and Finance Director; (2) School Superintendent; (3) Police Chief; (4) DPW Commissioner and Assistant Commissioner/Town Engineer and (5) Fire Chief to review and gain feedback on the assumptions, data sources and revenue and cost estimates in the FIAR;
- Collecting and reviewing data on town motor vehicle excise valuations and collections;
- Collecting and reviewing assessed valuations for comparable apartment complexes;
- Estimating the project's assessed valuation using an income valuation approach similar to assessor practices; and
- Reviewing the town's pipeline of future housing development to assess the potential cumulative impact on school enrollment of the ZOM project in conjunction with other potential multifamily housing developments.

In summary, the Fiscal Impact Analysis provides a sound and reasonable assessment of the proposed project's direct impact on Town revenues and expenses. Its conclusion that the project will provide a substantial positive net fiscal impact is sound. Based on my analysis of the likely assessed valuation range for the project and the potential for lower cost impacts, the net positive fiscal impact is likely to be between \$400,000 and \$600,000.

A more detailed discussion of the review of revenue and cost estimates follows.

Tax Revenue Estimates

Property Taxes. The FIAR projects expected property tax revenue, motor vehicle excise tax revenue and, building permit, water connection and sewer connection fees. The property tax estimate applies Braintree’s FY24 tax rate of \$9.48 per thousand dollars of assessed valuation (AV) to an estimated AV of \$113,750,000 to yield annual tax revenues of \$1,078,350. The AV is based on the assessed valuation of \$343,000/unit for a comparable apartment complex in Quincy (Elevation Apartments) that was adjusted upward based on projected higher rents for the ZOM development.

To evaluate this estimate, I reviewed assessed valuations for two additional apartment complexes with average rents per square foot that are close to those projected for the ZOM apartments based on the market study prepared for the developer. I also estimated the AV based on an estimate of net operating income, using data from the market study and assumptions for other revenue and operating costs confirmed with the developer. Determining the assessed valuation based on the capitalized value of a project’s income is a common method used by local tax assessors and was confirmed in my interview with Assessor Paul Sullivan. The projected net income was then divided by an 8% cap rate, the lower end of the 8% to 10% range used by the assessor, to reflect that ZOM will be a new high-quality development. The results of these additional AV estimates, shown in Table 1, suggest that the project’s AV is likely to fall in a range of \$325,000 to \$350,000. This range would result in a total property AV of between \$105,625,000 and \$113,750,000, and annual tax revenues between \$1,001,325 and \$1,078,350 plus an additional \$10,013 to 10,784 with the CPA 1% surcharge.

Table 1. Additional Assessed Valuation Estimates

Assessment Case	AV/Unit	Total AV	Property Taxes
ZOM NOI @ 9,000 per unit operating cost	\$346,006	\$112,452,066	\$1,066,046
ZOM NOI @ 11,000 per unit operating cost	\$333,506	\$108,389,566	\$1,027,533
The Point at Weymouth	\$328,557	\$106,781,025	\$1,012,284
West of Chestnut- Downtown Quincy	\$348,817	\$113,365,525	\$1,074,705
Average	\$339,222	\$110,247,045	\$1,045,142
FIAR estimate	\$350,000	\$113,750,000	\$1,078,350

Source: Karl F. Seidman Consulting Services

There will be a loss of property tax revenue from the land transfer and loss of existing uses on the seven acres used for the ZOM development. The FIAR estimates a loss of \$104,026 in property taxes from reduced AV of \$5,961,492. This estimate is accurate taking into consideration the different valuations for unused mall land and the improved parking lots, as well as the different tax rates for residential and commercial property.

After deducting the loss of \$104,026 in property taxes from existing uses on the site, the net annual property tax revenue with CPA will likely fall in a range of \$907,312 to \$985,108. Motor Vehicle Excise (MVE) Taxes. The fiscal impact analysis projects \$89,250 in annual MVE tax revenue assuming an average of 1.1 vehicle per household (one vehicle per studio and one-bedroom apartments and 1.25 vehicles per household in two-bedroom apartments), and an average vehicle valuation of \$10,000. This estimate is reasonable but may be on the conservative side based on the low estimate for vehicles per household.

The \$10,000 valuation assumption is above Braintree's average vehicle valuation of \$8,198 in FY2024, but there are reasons to expect that the vehicles at ZOM will have higher valuations. A major target tenant group at ZOM is young professionals, who are more likely to have purchased their cars more recently than all Braintree residents, so their vehicles will reflect higher current vehicle prices and be less depreciated in value for tax purposes than all vehicles in Braintree. Second, there is likely to be considerable tenant turnover each year, reducing the number of long-term residents with older vehicles.

The FIAR vehicle per household estimates seem conservative since some studio and one-bedroom units may be occupied by a couple that have two vehicles. Based on census data from the 2022 five-year American Community Survey, there were 1.17 vehicles for all renter households and 1.5 for those households with a vehicle. Moreover, the ZOM developers are assuming 1.5 car per unit.

If ZOM tenants do end up with 1.5 vehicles per apartment, then annual MVE revenues would be \$99,908 based on Braintree's FY2024 average valuation and \$121,875 with a \$10,000 average valuation.

Meals Tax. Braintree has adopted the .75% local option meals tax and will receive some additional tax revenue from local dining by new residents at the ZOM development. The 325 ZOM households are estimated to spend \$1.565 million annually on dining out, based on \$4,816 in average annual spending for a Boston metro area household.¹ Only part of this spending will occur in Braintree. Assuming half of the spending occurs at Braintree businesses, the annual meals tax increase would be modest at \$5,870.

Table 2 summarizes the recurring annual revenue estimate range from the ZOM project based on the above discussion.

¹ The 2021-2022 US Bureau of Labor Statistics Consumer Expenditure survey for the Boston region reported in annual spending of \$4,312 for food away from home, which was increased by 11.7% based on price increases for food away from home from January 2022 to July 2024.

Table 2. Braintree Annual Revenue Estimate Ranges from the ZOM Development

Revenue Source	Low Estimate	High Estimate
Net Property Taxes	\$907,312	\$985,108
Motor Vehicle Excise	\$89,250	\$121,875
Meals Tax	\$5,870	\$5,870
Total	\$1,002,432	\$1,112,853

Source: Karl F. Seidman Consulting Services

Water and Sewer Connection Fees. The Department of Public Works confirmed that the FIAR estimate of \$429,580 for these fees is accurate.

Building Permit Fees. Building permit fees were estimated at \$1.9 million dollars, based on Braintree's fee schedule of \$20/\$1000 of construction costs and estimated total construction costs of \$90 million. The construction cost estimate amounts to \$277,000 per unit, which is on the conservative side given recent increases in construction costs and Boston area contractor estimates for similar scale multifamily housing in the \$300,00 to \$350,000 cost range.

Service Cost Estimates

The fiscal impact analysis identified the main Town departments that will be impacted by the ZOM project are Police, Fire, and Schools. For the Police and Fire Department, the additional service needs from the new development were estimated based on the projected number of service calls from the development using data for service calls per housing unit from a sample of comparable apartment developments. The consultant reviewed the service call estimates and their cost impact with Fire and Police Department staff to arrive at the final cost impact figures.

Police. For the Police Department, the cost impact was based on adding a new police officer at an annual cost of \$125,000, which is a reasonable and conservative figure. My interview with the Police Chief confirmed that these estimates are reasonable with some caveats. Police Chief Cohoon confirmed that additional staffing will be needed to respond to additional calls from the project and that adding one new police officer was an appropriate estimate. He noted that there is a large variation across apartment complexes in the number of calls generated and that the impact will ultimately depend on the tenants who occupy the project. Several factors are increasing the demand on the Police Department and its staffing needs, including an increase in more serious calls, longer call response times, the impact of the drug epidemic and having to deal with more mental health issues. Based on information from the Police Department and Finance Department, the annual salary and fringe cost would be \$104,400 with additional costs for equipment and the police academy would add \$10,100.

Fire. For the Fire Department, the annual cost impact was estimated at \$83,720 based on the ZOM project generating 56 new calls per year and an average cost per call of \$1,595. This estimate is reasonable and well supported by data, although it may overestimate the number

of new calls, according to the Fire Chief. The cost per call was calculated by dividing the FY2024 Fire Department budget by the number of annual calls. The estimate of 56 new calls was based on data from 15 apartment complexes in the Boston region that averaged .172 calls per unit, annually. Data from three projects in Braintree projects had a similar annual average of .164 calls per unit. The Fire Chief thought this estimate was high and believed that the number of new calls were likely to be half of the estimated level.

School Costs Impacts. The FIAR estimates net new school costs of \$370,552 based on additional school costs of \$279,000, special education costs of \$204,000 and an offset of \$112,448 for increased state Chapter 70 aid generated by the new students at ZOM project. The overall estimate is reasonable, although the new costs may be driven by the need for new teacher rather than aid and section costs, depending on the distribution of grades for the new school enrollment at ZOM and school enrollment impacts from other multifamily housing development.

The FIAR school cost estimate is based on the expected number of new school age students (SAC) at the ZOM project, the school system's capacity to absorb these new students with existing facilities and staffing, and the resulting marginal costs to educate the expected number of new students.

An additional 28 SAC are projected to enter the school system from the ZOM development. The FIAR consultant used average SAC ratios for studio, one-bedroom and two-bedroom units from a database of mixed-income apartment developments in the Greater Boston region and the planned unit mix for ZOM to arrive at the 28 SAC estimate. Separate ratios were used for market rate and affordable units, since the data indicated that SAC ratios for affordable units are higher than those for market rate units. The estimate of 28 new SAC at ZOM is reasonable and well supported by data. Based on grade profile data from two Braintree apartment complexes, the FIAR projected 10 new students each for the neighborhood elementary school and high school and eight new middle school students. With recent declines in enrollment and expansions at the two middle schools, and discussions with Superintendent Lee, the FIAR concluded that school system could absorb these new students without any additional teachers, new facilities and additional student transportation costs. Therefore, the additional costs for the 28 school children were estimated to be \$279,000 for aides and potential section costs along with \$204,000 for special education costs, based on 22% of Braintree students needing special education services at an average cost of \$34,000.

Since the ZOM project is one of several new multifamily projects either proposed or permitted in Braintree, the combined number of new SAC from these projects, if they are all completed, could have a greater impact on school costs than what the FIAR estimated for the ZOM project alone. Table 3 summarizes the total number of units and unit size mix for five multifamily housing projects (other than ZOM) in Braintree's current development pipeline. Two are permitted projects (87 units), two are proposed projects (165 units) and one is a Chapter 40B

project (78 units) that is in litigation. These five projects could add another 333 units, if they are all built as currently proposed, with 37% two-bedroom units and 6% three-bedroom units, potentially more than doubling the school enrollment impact from ZOM alone.

Table 3. Braintree Multifamily Development Pipeline With ZOM*

Development Name	Status	Total Units	Studio	1BR	2BR	3BR
99/107 Hancock Street	Permitted	31	0	8	23	0
44 Allen Street	Permitted	56		22	29	5
37-89 Pearl Street	Proposed	105	21	63	21	0
1139-1151 Washington Street	Proposed	63		41	22	
Chapter 40B/383 Washington Street	In Litigation	78	4	30	29	15
Total Housing Pipeline		333	25	164	124	20

Source: Braintree Planning and Community Development Department
 * Omits 338 Elm Street which is a 55+ development that will not have school children

When the potential school cost impact from the ZOM project alone and the potential combined impact from multiple housing developments were discussed with School Superintendent Lee, he was concerned about the potential need for additional school teachers. He noted that the need for additional school teachers will depend on whether the SAC at ZOM are concentrated in a particular grade. If the projected 10 new elementary school students are all in the same grade at the Flaherty School, then adding a new teacher would be necessary. Superintendent Lee estimated that a combined enrollment increase of 60 new students from ZOM and the other 333 units in the pipeline might require 3 to 4 new teachers, but it will depend on the new students' grades. With a \$109,000 combined salary and fringe benefit cost for a new teacher, the cost impact of four new teachers would be \$436,000. ZOM would represent 47% of these new costs, or \$204,920, based on it generating 28 of the assumed 60 new students, which is slightly less than the \$279,000 cost estimate in the FIAR.

Superintendent Lee confirmed that the assumptions used for special education costs, 22% of students receiving special education services at an average cost of \$34,000 are reasonable. He also confirmed that there would no additional student transportation costs, even with an enrollment increase of 60 to 70 students.

Braintree's per student Chapter 70 aid for FY2024 was \$3,944, slightly less than the \$4,016 used in the FIAR, which is probably due to different year used in the FIAR(FY25). This small difference is not significant, representing only \$2,016 for 28 students.

Other costs. It is difficult to estimate the impact of ZOM on other Town services, such as Elder Affairs and the Library, as these impacts are highly dependent on the project's residents and

the nature and extent of their use of these services. The FIAR allowance of \$125 per unit is a reasonable way to account for some cost impact on these services.

There is no expected cost impact on the Department of Public Works since the project is located on a state road, the internal driveways will be privately owned and maintained, trash pick-up will be handled privately and the developer will be responsible for the cost of any needed upgrades to water and sewer pipes and pump stations that will serve the project.

Other Potential Costs and Benefits. The FIAR identifies the major fiscal benefits and costs that are likely to result from the ZOM development. Additional non-fiscal benefits from the project include the provision of 33 new affordable housing units, increasing housing options in Braintree to serve current and future residents and increasing open space and public walking trails. One potential cost issue is the increased risk of sanitary sewer overflows that occur a few times a year with heavy rain events. The ZOM project will add sewer flows to the system and thus the potential for additional overflow events that generate fines for the Town.

ZOM will establish a new residential community in a heavily commercial area of Braintree. This has potential economic benefits for Braintree by increasing consumer spending and demand for Braintree business, and the adjacent South Shore Plaza Mall, to the extent ZOM residents shop locally and use local services. It may also lay the foundation for a larger residential or mixed-use district if the economic fortunes of the South Shore Plaza Mall change and some redevelopment is needed to preserve the Town's tax and economic base. A new residential community may also create strong voice and demand for some Town services, such as increased police and recreational services in the neighborhood or better maintenance of the grounds of the Old Braintree reservoir, which is Braintree's responsibility. The new ZOM community also will create a new set of abutters that the Town will need to consider in future planning for the area and that might oppose some types of new development in the area.

Additional Economic and Other Factors. Property taxes from the ZOM project, which account for close to 90% of the annual revenue impact, depend on the project's market and financial performance. If the project does not achieve its projected rents and occupancy rates, then its income and assessed valuation will be lower, resulting in lower than projected tax revenue. If new apartment development in the region outpaces demand over the next few years, then market rents may be less than projected for the project. Alternatively, the project might not achieve projected rent levels if renter households in the region view its location adjacent to the South Shore Plaza as less preferable as other apartment locations. The existing housing shortage, the project's planned quality and amenities and the careful market analysis conducted for project all mitigate against this risk.

The property's assessment and tax revenue are also affected by interest rates and investor return requirements, which affect the market cap rate used to value the property. If there is a new bout of inflation that is accompanied by higher interest rates, cap rates will increase and

the assessed valuation and property taxes will be lower. For example, if the cap rate increases to 10%, the AV and property tax revenue would decrease by 20%.

As discussed in the memo, the composition of the households renting the ZOM apartments will affect the actual impact on Town services and costs. If the tenant households have more SAC than projected or the children are concentrated in one or two grades or need more special education services than estimated, then the project will have a larger impact on school costs. Similarly, if there is more domestic conflict, drug-related activity or emergencies at the ZOM project than at the apartment complexes used to estimate police and fire calls, then Braintree may incur higher public safety costs.

Henry A. Russell Jr PE
10 Norton St
Braintree Ma 02184

October 1, 2024

Ms. Milissa M. Santucci-Rozzi
Director
Department of Planning and Conservation
Town of Braintree
1 JFK Memorial Drive
Braintree Ma 02184

Re: Proposed Multifamily Development - 250 Granite Street (South Shore Plaza)

Dear Ms. Santucci-Rozzi:

I have reviewed the proposed residential development for the subject site, as an interested citizen and as a past long-term Conservation Commission Member. The project as proposed, is significantly smaller than the previous proposal and is no longer a "mega project" as proposed in 2023, and reflects many of the community's comments. The current proposal has reduced the number of residences to 325 units with 32 affordable units.

I have extensive experience in regard to the groundwater regime and flooding of this area. The project has added 170,000 SF of open space, to improve groundwater recharge, and includes an earthen berm between the Flaherty school area and Granite Street area, thereby reducing the potential impact of rapid runoff and flooding of the adjacent Flaherty neighborhood.

After reviewing, the fiscal Impacts of the project to the town of Braintree as prepared by *Fougere Planning and Development Inc* of June 5, 2024, which identifies the fiscal impacts to the town including town services and schools. The gross annual taxes (2024) for the project are \$1,178,383, with town services being \$619,897, leaving a net revenue to the town of \$558,486 per year.

I have reviewed of the *Vanasse Associates (Vi)*, memorandum of June 19, 2024, regarding traffic impacts. I agree with Vi's assumptions and conclusions regarding traffic impacts from the project. Based on that review, and my knowledge of the area, I agree that the project will have minimal traffic impacts.

Based on the need for affordable housing, and financial benefits to the town, I strongly recommend the Planning Board to approve this project, which will allow the citizens of Braintree to have future input into project.

Sincerely,



Henry A. Russell Jr. PE

Cc: File E. Joyce, J. Reynolds, F. Marinelli

Quinlan, Louise

From: Derric Small <derric.small@yahoo.com>
Sent: Thursday, September 26, 2024 10:00 AM
To: Santucci, Melissa; Murphy, Connor R; Quinlan, Louise
Subject: Support Letter for Zom Living
Attachments: LETTER OF SUPPORT ZOM LIVING.pdf

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Hi Braintree Planning Board,

Please accept this support letter for the Residences at South Shore Plaza.

Thanks,

Derric

LETTER OF SUPPORT

Dear Honorable Mayor Joyce, Members of the Town Council, and Members of the Braintree Planning Board.

As a twenty year resident of 51 Dobson Road, I am submitting this letter in strong support of the proposed Planned Unit Development Project by Zom Living for the residences at South Shore Plaza. The residences at South Shore Plaza would be a welcomed addition to the Braintree community.

The Braintree business community carries the brunt of the town's financial support, and rightfully so. However, to attract people to our community, to grow our businesses and continue to financially support Braintree, we need people to see our community as a welcoming, vibrant, active area that offers live, work and play experiences.

The South Shore Plaza continues to be an economic engine that draws regional shoppers and those seeking food and entertainment experiences. The proposed development project would help increase the positive ripple effect that the local businesses are experiencing in Braintree.

Braintree, its leaders and residents need to embrace change as it is happening all around the Commonwealth of Massachusetts. We must adapt, thrive and take advantage of growth opportunities in our community or we will revel in the status quo.

The Town of Braintree and its hard-working residents deserve to experience the benefits of a business-friendly community. Investments such as what Zom Living is proposing will have a positive and lasting financial impact on Braintree. The impact can help pay teachers, improve infrastructure, support police and fire departments and much more.

Now is the time to embrace change through growth and economic development. I strongly encourage you to work collaboratively with the developer to bring the Residences at South Shore Plaza to Braintree.

Thank you for your time and consideration.

Sincerely,

Derric Small

Quinlan, Louise

From: Santucci, Melissa
Sent: Wednesday, September 18, 2024 9:10 AM
To: Quinlan, Louise
Subject: FW: The residences at South Shore

Print for file

Mrs. Melissa M. SantucciRozzi, Director
Department of Planning and Community Development Town of Braintree
1 JFK Memorial Drive
Braintree, Massachusetts 02184
www.Braintreema.gov
OFFICE: 781-794-8234
WORK CELL: 617-639-4150

-----Original Message-----

From: fhussain83@gmail.com <fhussain83@gmail.com>
Sent: Thursday, August 29, 2024 4:12 PM
To: Mayors Office <mayorsoffice@braintreema.gov>; Santucci, Melissa <msantucci@braintreema.gov>; Murphy, Connor R <crmurphy@braintreema.gov>; Quinlan, Louise <lquinlan@braintreema.gov>
Subject: The residences at South Shore

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Hello,

I support the residences at South Shore from Zom living. It will provide much needed revenue that can be used to help fill the budget gap, including for education, and will help increase housing in Braintree, including affordable housing. I have been a Braintree resident for two decades and I urge you to please accept this project.

Thank you,
Fatima

Sent from my iPhone

Quinlan, Louise

From: Quinlan, Louise
Sent: Tuesday, September 17, 2024 2:45 PM
To: Quinlan, Louise
Subject: FW: Zom Project - Full Support for Residences @ South Shore

PLEASE PRINT TO FILE:

From: Danny Nguyen <dan.nguyen.v@gmail.com>
Sent: Monday, September 16, 2024 8:40 PM
To: Santucci, Melissa <msantucci@braintree.ma.gov>; Cimino, Susan M. <scimino@braintree.ma.gov>
Subject: Zom Project - Full Support for Residences @ South Shore

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Hello Ms. M Santucci (Planning Board) and Town Council,

My family and I are residential of Braintree @ 126 Kensington St. We have lived here for almost 6 years. We want to see Braintree continue to grow and flourish! We moved here, because of the many reputations such as schools, and safety. Along with the easy access to all highways. Braintree offers so many things that we are so blessed with.

We have grown so much as a Town, therefore we would like to see Braintree maintain our standard of living with new ideas, and better businesses. Along with new residents to this wonderful town. As we are growing we need infrastructure with it.

It saddened us last year when our town was in deep financial broken state. We had to left go educators, town works, and many other jobs. Without new businesses, and new residents here our town will continue to spiral in a downward trend.

We are giving a great opportunity with ZOM development to help with our financial situation. We have seen how many GREAT neighborhood towns flourish with new developments - such as Weymouth, Quincy, Hanover. etc..... Braintree needs to step into the future and into these steps to take advantage of these new GROWTH!

We FULLY SUPPORT ZOM to be here and be apart of BRAINTREE!. We can't continue to tax our residents, and find this as a long term solution. We urge you to consider the Residences @ South Shore benefits to Braintree.

Thank you so much for your time.

Danny Nguyen
126 Kensington St
617.799.7570

Santucci, Melissa

From: Lisa Fitzgerald <lfitzidx@hotmail.com>
Sent: Wednesday, August 21, 2024 3:35 PM
To: Santucci, Melissa
Subject: Zom living

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Hello,

I am AGAINST the Zom project. The traffic in Braintree is terrible. Try getting more more money from existing businesses.

Thanks,
Lisa

Santucci, Melissa

From: Diane Ronayne <diane.f.ronayne@gmail.com>
Sent: Monday, August 19, 2024 9:56 AM
To: Mayors Office; Santucci, Melissa; Murphy, Connor R; Quinlan, Louise; Town Councilors; mark.cusack@mahouse.gov
Cc: jrd@zomliving.com
Subject: NO! NAY! NEVER! NO CONSTRUCTION OF MULTI-FAMILY HOUSING IN BRAINTREE.

CAUTION: This email was sent from an external source. Please be extra vigilant when replying, opening attachments or clicking links.

Good morning:

I am steadfastly opposed to The Residences at South Shore, future tenement construction on Allen Street, or anywhere else in Braintree. By MAPC's own admission, Braintree is already the most densely populated local community. More congestion is not the answer. There is no housing shortage--there IS an overpopulation problem, particularly of non-productive people. Braintree needs industry with healthy payrolls, residents with high (not low) incomes that will help pay for the recent taxpayer-approved override. The override is supposed to "help pay teachers", "improve infrastructure", "support public safety", so the South Shore Plaza development is not needed. Try making this community a more attractive place for residents with deep pockets. I thought the Shore Shore Plaza is in a business zone, so keep it business zoned. How about some agricultural greenhouses to grow fresh produce for sale in local markets? Even a solar panel farm would be better than housing.

Crime is already increasing in Braintree, such as the very recent shoot-up of a residence on Washington Street. Never forget the murder of Officer Kitt at the Monatiquot Village complex, which is a Section 8 haven. Officers were shot at the motel across from the Braintree MBTA station and thankfully the establishment has been demolished and will be replaced with a business.

This state is not doing well. The so-called "right to shelter" law needs to be repealed as soon as possible. Stop granting driver's licenses to illegal aliens. Repeal the state's version of Romney-Obamacare with the health insurance mandate. I believe this is one of the reasons that our hospitals are in financial distress (too much volume of low-reimbursement rates) and we will probably see more closures. Consider seceding to another fiscally responsible state (not a new idea that has been discussed in the northwest), or maybe it is time to start a discussion about splitting Massachusetts in two separate states, one of which would be fiscally responsible and legal productive-worker focused: No "free" community college, no subsidized housing, no "reduced" fares for public transportation, et cetera. I believe it was Margaret Thatcher who said, "Sooner or later, you are going to run out of other people's money."

Number of Mass. companies on Inc. 5000 hits a low point:

<https://link.bizjournals.com/click/36402399.20359/aHR0cHM6Ly93d3cuYml6am91cm5hbHMuY29tL2Jvc3Rvbi9uZXdzLzlwMjQvMDgvMTMvbWFzc2FjaHVzZXR0cy1jb21wYW5pZXMtaW5jLTUwMDAtMjAyNC5odG1sP3V0bV9zb3VyY2U9c3QmdXRtX21lZGl1bT1lbiZ1dG1fY2FtcGFpZ249bWUmdXRtX2Nvb3RlbnQ9Qk8mYW5hPWVfQk9fbWUmaj0zNjQwMjM5OSZzZW5kZGF0ZT0yMDI0LTA4LTE0JmVtcG9zPXAxNg/601364e7028fbf163f874e27B3783fcf1>

Respectfully,
Diane Ronayne

Santucci, Melissa

From: Ann Marie Joyce <amjcommunications@icloud.com>
Sent: Wednesday, August 14, 2024 8:29 PM
To: Mayors Office
Cc: Santucci, Melissa; Murphy, Connor R; Quinlan, Louise; Town Councilors; Jim Dunlop
Subject: Yes to economic growth

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Hi Erin-

I am so glad you're steering the ship. Thoughtful, balanced consideration of projects such as The Residences at South Shore so critical if Braintree is to build the economic resources to sustain, support and build on an already great place to live.

In particular, we need to expand our inventory of living options suitable to young professionals and downsizing seniors so openness to projects such as this long overdue. To paraphrase the slogan that's being tossed around a lot these days, we can't afford to go back and must be open to commercial and residential development that synch with the town's character.

That said, I hope lessons will be learned regarding the decision to approve a Chick-A-Fil on the site of the infamous motel. In my opinion, it was neither a thoughtful or intelligent use of that parcel. Who knew that what Braintree desperately needed was another fast food place (and a drive-thru one at that.) Regardless of all the claims that traffic issues covered, it is a traffic mess in the making at an intersection that is already problematic. Also, I will be intrigued how it will add to the Rte 3 north backup getting on to Union St., already significant depending on the time of day.

Ann Marie Joyce
632 Washington St6

amj
Sent from my iPad

Sent from my iPad

Santucci, Melissa

From: Matthew McKenna <mmck4@yahoo.com>
Sent: Tuesday, August 13, 2024 4:13 PM
To: Mayors Office; Santucci, Melissa; Town Councilors; Murphy, Connor R; Quinlan, Louise
Cc: jrd@zomliving.com; Lauren Scribi
Subject: Support Residences @ South Shore

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Dear Honorable Mayor Joyce, Members of the Town Council and Members of the Braintree Planning Board:

As a resident at 80 West Street, I respectfully submit this letter of support for the Residences @ South Shore project being proposed by ZOM Living. Originally from the north shore, I am now a proud Braintree resident. We chose Braintree for its schools, access to all the amenities of a big city but with a "small-town" feel, and easy access to Boston and points beyond. If Braintree continues to stymie reasonable development, it will be difficult to attract new residents, support our existing businesses, and maintain the revenue needed to support our schools and town infrastructure. I believe that this project will provide housing options for those looking to live in our community, while also providing needed revenue to the town.

The Braintree business community carries the brunt of the financial support but in order to attract people to our doorstep, grow our businesses and continue to financially support Braintree, we need people to see our community as a welcoming, vibrant, active area that offers live, work and play experiences.

As the South Shore Plaza continues to be a draw for regional shoppers and those seeking food and entertainment experiences, our businesses would experience a positive ripple effect. That impact would only increase with this development.

Braintree and its hard-working residents deserve to experience the benefits of a business-friendly and housing-friendly community. Investments such as what ZOM Living is proposing will have a positive and lasting financial impact on Braintree—an impact that can help pay teachers, improve infrastructure, support police and fire departments and much more. Without these and other developments, the financial burden will continue to remain with the existing business community, but eventually, will be passed on to the residents.

Now is the time to embrace change. We strongly encourage you to work collaboratively with the developer, bring an investment such as the Residences @ South Shore, and support the growth of our community.

Thank you for your time and consideration.

Sincerely,

Matthew McKenna

80 West Street

Santucci, Melissa

From: Sara Forster <saraforster09@gmail.com>
Sent: Tuesday, August 13, 2024 5:41 PM
To: Murphy, Connor R; Iquinlan@braintreema.gov; Town Councilors; Mayors Office; jrd@zomliving.com; Santucci, Melissa
Subject: Letter of support for zom
Attachments: S Forster Letter of Suuport ZOM.pdf

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Please read my attached letter and include it as a positive letter of support. If you have any questions, please contact me.

Sara Forster
617-650-2760

Dear Mayor Joyce, Members of the Town Council, and Members of the Braintree Planning Board,

I am writing as a resident at 65 Harrison Avenue (East Braintree) to express my strong support for the proposed Planned unit development by ZOM Living for the Residences @ South Shore. This project promises to bring substantial benefits to our community for several reasons.

Our local businesses currently shoulder a significant portion of Braintree's financial responsibilities. To attract new residents and sustain our economic growth, we must present our community as a vibrant and inviting place that offers a range of living, working, and recreational opportunities.

The South Shore Plaza is a significant attraction for regional shoppers and those seeking dining and entertainment. Adding the Residences @ South Shore would further enhance this appeal, resulting in a positive ripple effect for our local businesses.

Embracing progress and change is crucial for Braintree's continued success. We can adapt and take advantage of new developments rather than sticking to the status quo and risking stagnation.

Additionally, Braintree and its residents deserve the benefits of a thriving, business-friendly environment. The investment from ZOM Living is expected to provide lasting financial gains for our town, supporting important services such as education, infrastructure, and public safety. Without such projects, the financial burden will remain heavily on our current businesses and eventually affect residents. The consequences of not approving this project could be significant.

I strongly encourage you to work with the developer, approve the Residences @ South Shore project, and support the growth and advancement of our community. Your support is crucial in making this vision a reality.

Thank you for considering my perspective.

Sincerely,

Sara Forster

Santucci, Melissa

From: Valerie Marks <marks.valerie@gmail.com>
Sent: Tuesday, August 13, 2024 6:30 PM
To: Santucci, Melissa
Subject: Reject ZOM

CAUTION: This email was sent from an external source. Please be extra vigilant when replying, opening attachments or clicking links.

Dear Planning Board Members:

As a Braintree resident, I ask that the members of the Planning Board provide an unfavorable recommendation for the PUD application known as MUPUD.

This proposal is no better than the prior proposal (RGPUD). It is not compatible with the abutting neighborhood. The proposal does not provide any zoning protection for the residents living in the neighborhood and if approved, this could happen in any neighborhood in Braintree.

I also do not think we should be doing any favors for the plaza when they have given us no update on their future plan. There is an increase in vacant stores within the plaza, and the decline in typical malls across the country does not make the situation any more promising. I think we need to demand a future plan from Simon Properties before we approve any housing on their property.

For these reasons, please reject this project with an unfavorable recommendation.

Thank you.

Valerie Cole
64 Parkside Ave

Sent from my iPhone

Santucci, Melissa

From: Audrey Andronico <audreyandronico@gmail.com>
Sent: Tuesday, August 13, 2024 6:53 PM
To: Mayors Office; Joyce, Erin; Nyman, Kara; Town Councilors; Santucci, Melissa; Murphy, Connor R; Kim & Bob Kroha
Subject: Letter of Support for the Residences at South Shore MUPUD.

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Dear Mayor Joyce, Planning Board, Planning Department, and Members of the Town Council,

I am writing to express my strong support for the proposal to grant a Mixed-Use Planned Unit Development (MUPUD) to ZOM Living for the Residences at South Shore. As a resident of Braintree, I care deeply about the future of our town and believe this project represents a crucial opportunity to move our community forward.

The South Shore Plaza has been a significant part of Braintree for decades, serving as a hub for commerce and providing the largest commercial tax revenue in Braintree. However, as the regional landscape changes and our town evolves, it is imperative that we adapt and reimagine this space to meet the needs of our residents today and in the future. The MUPUD proposal offers a forward-thinking solution that blends residential, commercial, and recreational spaces in a way that will benefit everyone in our community. The thoughtful design and planning behind this project prioritize green spaces, pedestrian-friendly walkways, and an energy-efficient, architecturally pleasing building that pays homage to the history of the area.

Approving this development would do more than just modernize the Plaza—it would breathe new life into our town. By integrating high-quality housing, we have the opportunity to edify this run-down and under-utilized area. This new housing development will encourage Simon Properties to reimagine the SSP into a lively, modern, profitable, SAFE area that attracts new residents, supports local businesses, and enhances the quality of life for all of us. This type of mixed-use development is precisely what Braintree needs to remain competitive, vibrant, and appealing to both current and future generations. The MUPUD at South Shore Plaza is an opportunity to revitalize an aging area, increase property values, and generate significant tax revenue that can be reinvested into our schools, public safety, and other essential services. As you are well aware, we are in serious financial peril, and we need sources of new revenue. Zom is here now, with the only proposal on the table for Braintree. Zom Living has made a concerted effort to implement community feedback in their plans, and have proved they are very willing to partner with our community. We need to ensure that Braintree continues to be a great place to live, work, and raise a family. We need to take definitive action.

Moreover, this development aligns with our town's long-term goals of sustainability and smart growth, which should be at the forefront of the Master Plan, which I understand has yet to be adopted. Before this happens, I strongly encourage you to re-examine the Master Plan and have adequate representation from **all** Districts within the Town of Braintree. I implore you to seek out the input from qualified Subject Matter Experts, so that we can have a well-thought out and considered plan for the generations to come.

In closing, I urge you to rise above the misinformation and inflammatory vitriol coming from a select few and consider the long-term benefits that the Residences at South Shore Plaza will bring to the **entire** Town of Braintree. This is more than just a development project; it is an opportunity to set the stage for the next chapter of our town's history. Let us seize this moment to move Braintree forward together.

Now is the time when your community and the people you serve need you to LEAD the most. I ask you, please vote in favor of this development and don't leave Braintree behind.

Thank you for your time and consideration. And thank you for your public service.

Sincerely,

Audrey Andronico

104 Weston Ave

audreyandronico@gmail.com

617-331-8948

Santucci, Melissa

From: Kerri Cusack <kerri.milligan@gmail.com>
Sent: Tuesday, August 13, 2024 8:48 PM
To: Mayors Office; Santucci, Melissa; Murphy, Connor R; Quinlan, Louise; Town Councilors
Cc: jrd@zomliving.com
Subject: Support for ZOM Living's proposed housing

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Dear Honorable Mayor Joyce, Members of the Town Council and Members of the Braintree Planning Board,

As a resident of Braintree, residing at 35 Arbutus Ave., I am submitting the following letter on behalf of both my husband and I in strong support of the proposed Planned Unit Development by ZOM Living for the Residences @ South Shore Plaza. For several reasons, the Residences @ South Shore would be a welcomed addition to the Braintree community.

First, the Braintree business community carries the brunt of the financial support, and rightfully so. However, to attract people to our doorstep, grow our businesses and continue to financially support Braintree, we need people to see our community as a welcoming, vibrant, active area that offers live, work and play experiences.

Second, as the South Shore Plaza continues to be a draw for regional shoppers and those seeking food and entertainment experiences, our businesses experience a positive ripple effect. That impact would only increase with this development.

Third, Braintree, its leaders and residents need to embrace progress. Change is happening all around us and either we adapt, thrive, and take advantage of these growth opportunities or we revel in the status quo.

Which leads to the last point; Braintree and its hard-working residents deserve to experience the benefits of a business-friendly community. Investments such as what ZOM Living is proposing will have a positive and lasting financial impact on Braintree—an impact that can help pay teachers, improve infrastructure, support police and fire departments and much more. Without these and other developments, the financial burden will continue to remain with the existing business community, but eventually, will trickle down to resident's wallets.

As has been discussed in many public meetings surrounding the school and town budget, the need to embrace development that makes sense for Braintree and increase tax revenue is necessary. The land that ZOM Living is proposing to develop is underutilized and this would allow an area of the Plaza to be revitalized from empty parking lots.

Now is the time to embrace change. We strongly encourage you to work collaboratively with the developer, bring an investment such as the Residences @ South Shore Plaza, and support the growth of your community.

Thank you for your time and consideration.

Sincerely,

Kerri Cusack
35 Arbutus Ave.

--

Kerri Milligan Cusack
kerri.milligan@gmail.com

Santucci, Melissa

From: Patti Milligan <patti.milligan@gmail.com>
Sent: Tuesday, August 13, 2024 9:01 PM
To: Santucci, Melissa

CAUTION: This email was sent from an external source. Please be extra vigilant when replying, opening attachments or clicking links.

Dear Honorable Mayor Joyce, Members of the Town Council and Members of the Braintree Planning Board,

As a resident of Braintree I am submitting the following letter in strong support of the proposed Planned Unit Development by ZOM Living for the Residences @ South Shore Plaza. For several reasons, the Residences @ South Shore would be a welcomed addition to the Braintree community.

First, the Braintree business community carries the brunt of the financial support, and rightfully so. However, to attract people to our doorstep, grow our businesses and continue to financially support Braintree, we need people to see our community as a welcoming, vibrant, active area that offers live, work and play experiences.

Second, as the South Shore Plaza continues to be a draw for regional shoppers and those seeking food and entertainment experiences, our businesses experience a positive ripple effect. That impact would only increase with this development.

Third, Braintree, its leaders and residents need to embrace progress. Change is happening all around us and either we adapt, thrive, and take advantage of these growth opportunities or we revel in the status quo.

Which leads to the last point; Braintree and its hard-working residents deserve to experience the benefits of a business-friendly community. Investments such as what ZOM Living is proposing will have a positive and lasting financial impact on Braintree—an impact that can help pay teachers, improve infrastructure, support police and fire departments and much more. Without these and other developments, the financial burden will continue to remain with the existing business community, but eventually, will trickle down to resident's wallets.

Now is the time to embrace change. We strongly encourage you to work collaboratively with the developer, bring an investment such as the Residences @ South Shore Plaza, and support the growth of your community.

Thank you for your time and consideration.

Sincerely,

Patricia Milligan

Sent from my iPad

Santucci, Melissa

From: Emily Levitt <emilyjlevitt@gmail.com>
Sent: Tuesday, August 13, 2024 5:13 PM
To: Mayors Office; Santucci, Melissa; Murphy, Connor R; Quinlan, Louise; Town Councilors; jrd@zomliving.com
Subject: in support of Residences at South Shore

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Dear Honorable Mayor Joyce, Members of the Town Council and Members of the Braintree Planning Board,

I am a resident of Granite Park and I have a daughter at Flaherty Elementary School. I am writing to you today to express support for changes in the zoning code necessary to allow Zom Living to develop the Residences at South Shore. We are currently in the midst of a housing crisis that has led to an affordability crisis for the middle class. It is past time for Braintree to actively partner with developers to create more housing. We are losing residents due to a lack of affordability as well as the lack of investment in our infrastructure and our schools.

Let's partner with Zom Living to bring more housing to our town, while benefiting from increased tax revenue. And then, let's welcome the next developer that comes to town.

There are many loud voices in Braintree that protest any change. However, they are always the same loud voices. I'm writing to you today to let you know that there are also residents of Braintree that are looking to the future and are ready to embrace change for our community's benefit.

Sincerely,

Emily Levitt

156 Eleanor Drive