AGENDA

Introduction

Project Overview

Local Issues

Owner | Jonathan Buchman
Manager
518 South Ave, LLC

Developer | David Hall
Development Partner
Hanover Company

Development Consultant | Thad Palmer
Palmer Real Estate Advisors
PROJECT TEAM

Owner | Jonathan Buchman
Developer | Hanover Company
Development Consultant | Palmer Real Estate Advisors
Architect | Cube 3
Landscape | GWH Architects
Legal | Nutter McClennen & Fish
Traffic | Vanasse & Associates
Fiscal Impact Consultant | Fougere Planning & Development
PROJECT TIMELINE

11/14/2018  First meeting with various Town Departments
12/7/2018  Town Planner and Town Manager
12/13/2018  518 South Ave Purchase Date
1/24/2019  Abbutter Meeting
1/30/2019  Affordable Housing Trust
2/6/2019  Fire Department
2/13/2019  Town Manager, Town Planner, and Building Inspector/ZBA Agent
2/14/2019  Abbutter Meeting
2/19/2019  DPW
2/28/2019  School Committee
2/28/2019  Land Use Departments, Police, and Fire
3/7/2019  Town’s Consultant for Route 30 Improvements
3/12/2019  Conservation Commission
3/13/2019  Traffic and Sidewalk Committee
3/19/2019  MassHousing PEL Filing Date
3/26/2019  Board of Health Meeting

3/26/2019  Board of Selectmen
3/28/2019  Finance Committee
4/10/2019  Planning Board
4/17/2019  Traffic and Sidewalk Committee
Hanover Company

• Headquartered in Houston, TX, Hanover stands as one of the most active, privately held, multifamily development companies in the country

• Strategic focus on luxury rental properties

• Developed over 55,000 apartment homes across the country since inception in 1982 with another 10,000+ currently being developed

• Developed 4,832 apartment homes in the Boston MSA since 2003 with another 2,000+ currently being developed.

• Total of 25 projects in 19 Eastern MA Towns/Cities. 11 40B projects.

www.Hanoverco.com
University Station - Westwood
350 Units, 8 Acres

Building Form
“Wrap”
Arsenal Street – Watertown
296 Units, 6.3 Acres

Building Form
“Wrap”
Charles River Landing - Needham
350 Units, 7.9 Acres

Building Form
“Wrap”
Alternate Building Form
Suburban Garden Apartments

Hanover at Andover, Andover
248 Units, 10.4 Acres
Weston | Institutional Uses in Area
Weston | Institutional Uses in Area
Weston | Institutional Uses in Area
Weston | Section & Building Height
## Weston | Unit Mix

**Market Rents**
- 1Br-$3,100
- 2Br-$3,900
- 3BR-$4,900

**Affordable Rents**
- 1Br-$1,496
- 2Br-$1,637
- 3BR-$1,787

### Unit Mix Table

<table>
<thead>
<tr>
<th>Type</th>
<th>Size</th>
<th>Market Rate</th>
<th>Affordable</th>
<th>Totals</th>
<th>% of total</th>
</tr>
</thead>
<tbody>
<tr>
<td>ONE BEDROOM UNITS</td>
<td>850</td>
<td>Avg SF 91</td>
<td></td>
<td>122</td>
<td>61.0%</td>
</tr>
<tr>
<td>TWO BEDROOM UNITS</td>
<td>1,160</td>
<td>Avg SF 44</td>
<td></td>
<td>58</td>
<td>29.0%</td>
</tr>
<tr>
<td>THREE BEDROOM UNITS</td>
<td>1,480</td>
<td>Avg SF 15</td>
<td></td>
<td>20</td>
<td>10.0%</td>
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<tr>
<td>PROJECT TOTALS</td>
<td>985</td>
<td>Avg SF 150</td>
<td></td>
<td>200</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surface</th>
<th>Garage</th>
<th>Total</th>
<th>Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>26</td>
<td>300</td>
<td>326</td>
<td>1.63</td>
</tr>
</tbody>
</table>

122 Units (61% of total) are 1 Bedroom and under 950 SF
• Private Wastewater Treatment
• On-Site Irrigation Well
• Drip Irrigation
• Drought Tolerant Plants
• Low-Flow Plumbing Fixtures
• EnergyStar Appliances
• High Efficiency Water Heaters
• Solar Panels
• Electric Vehicle Parking
• Preservation of Existing Vegetation Where Possible
• Tenant Education on Energy Conservation
<table>
<thead>
<tr>
<th>By-law or Regulation</th>
<th>Zoning By-law</th>
<th>Requirement</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section V.B</td>
<td>Multifamily is not permitted in Residence A</td>
<td>Multifamily</td>
<td></td>
</tr>
<tr>
<td>Section V.G</td>
<td>Wetlands &amp; Floodplain Protection District A</td>
<td>Existing Driveway in Wetlands &amp; Floodplain Protection District</td>
<td></td>
</tr>
<tr>
<td>Section V.1.3</td>
<td>Earth Removal</td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td>Section V.1.5</td>
<td>Permit required for construction trailers</td>
<td>Addressed through comprehensive permit process.</td>
<td>TBD</td>
</tr>
<tr>
<td>Section VI.B</td>
<td>Minimum setback from street side line: 60 ft.</td>
<td>34.5'</td>
<td></td>
</tr>
<tr>
<td>Section VI.B</td>
<td>Minimum setback from street center line: 85 ft</td>
<td>40'</td>
<td></td>
</tr>
<tr>
<td>Section VI.B</td>
<td>Minimum setback from lot line: 45 ft.</td>
<td>14.5'-69.6'</td>
<td></td>
</tr>
<tr>
<td>Section VI.E</td>
<td>Height</td>
<td>5 stories, 55'</td>
<td></td>
</tr>
<tr>
<td>Section VI.F</td>
<td>Maximum Gross Floor Area Limitation: .1</td>
<td>1.15</td>
<td></td>
</tr>
<tr>
<td>Section VII.B</td>
<td>Restricts number and type of signs</td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td>Section VIII.A</td>
<td>Parking Space Count</td>
<td>326 spaces</td>
<td></td>
</tr>
<tr>
<td>Section VIII.A</td>
<td>Loading areas</td>
<td>TBD</td>
<td></td>
</tr>
<tr>
<td>Section XI</td>
<td>Site Plan Approval</td>
<td>Addressed by comprehensive permit process.</td>
<td></td>
</tr>
</tbody>
</table>

**Wetlands**

- 25' No Disturbance Policy
  - No disturbance permitted
  - Existing Driveway in No-Disturb Policy
- Tree Removal Policy
  - Tree Removal
  - TBD

**Site Plan Approval Regulations**

- Section 4
  - Content of Site Plan Approval Submission
    - Addressed by comprehensive permit process.
- Section 5
  - Site Walk and Public Hearing Requirement
    - Addressed by comprehensive permit process.
- Art. XXVII: Stormwater & Erosion Control By-law and Regulations
  - Land Disturbance
    - Will comply with MassDEP Stormwater Handbook and will obtain and Order of Conditions.
- Art. XXIII: Scenic Road By-law
  - Work in Scenic Road R.O.W.
    - TBD

**Planning Board Rules & Regulations**

- Art. 1
  - General Filing Requirements & Information
    - Comprehensive Permit Process
- Art. 2
  - Approval Not Required Plans
    - Comprehensive Permit Process
- Art. 3
  - Subdivisions
    - Comprehensive Permit Process
- Art. 4
  - Design Standards
    - Comprehensive Permit Process
- Art. 5
  - Construction Standards
    - Comprehensive Permit Process
- Planning Board Project Review Fees
  - Project Review Fees
  - Comprehensive Permit Process
Local Issues
40B Development with Unique Advantages

- Minimal commuter traffic impact to Route 20, Highland Street and Love Lane
- Minimal impact to 4 abutting homes
  - 1 removed as part of the development
  - 1 supports this development
  - 1 is owned by a Sunnyside Realty Trust out of Ohio and is unoccupied
- No Impact to Rail Trail
- No Impact to Weston’s Historic Resources
- No Impact to Cambridge Watershed
- Designed to minimize impact on schools and traffic
  - 60% of Units are 1 BR units
  - Average Unit size = 985 sq. ft.
- Development team has already closed on the majority of the site
- This development is being built to be owned by a Town Resident
- Provides relief from 40B projects for at least a decade
Local Initiative Program

• Developer Works with Town to Create Acceptable Affordable Housing Solution

• Board of Selectmen and Developer are Co-Applicants to DHCD, Increasing Likelihood of Approval

• Issuance of a Comprehensive Permit

• Safe Harbor
Thank You