

WESTON 751 BOSTON POST ROAD, INFORMATION SESSION

June 4, 2019



*RHSO: Regional Agreement between Acton, Bedford, Burlington,
Concord, Lexington, Sudbury, Wayland and Weston*

40B Permit Process

Project Eligibility

- Notice to Town for Site Visit, Town Comment
- Determination if Project is eligible, appropriate and complies with standards

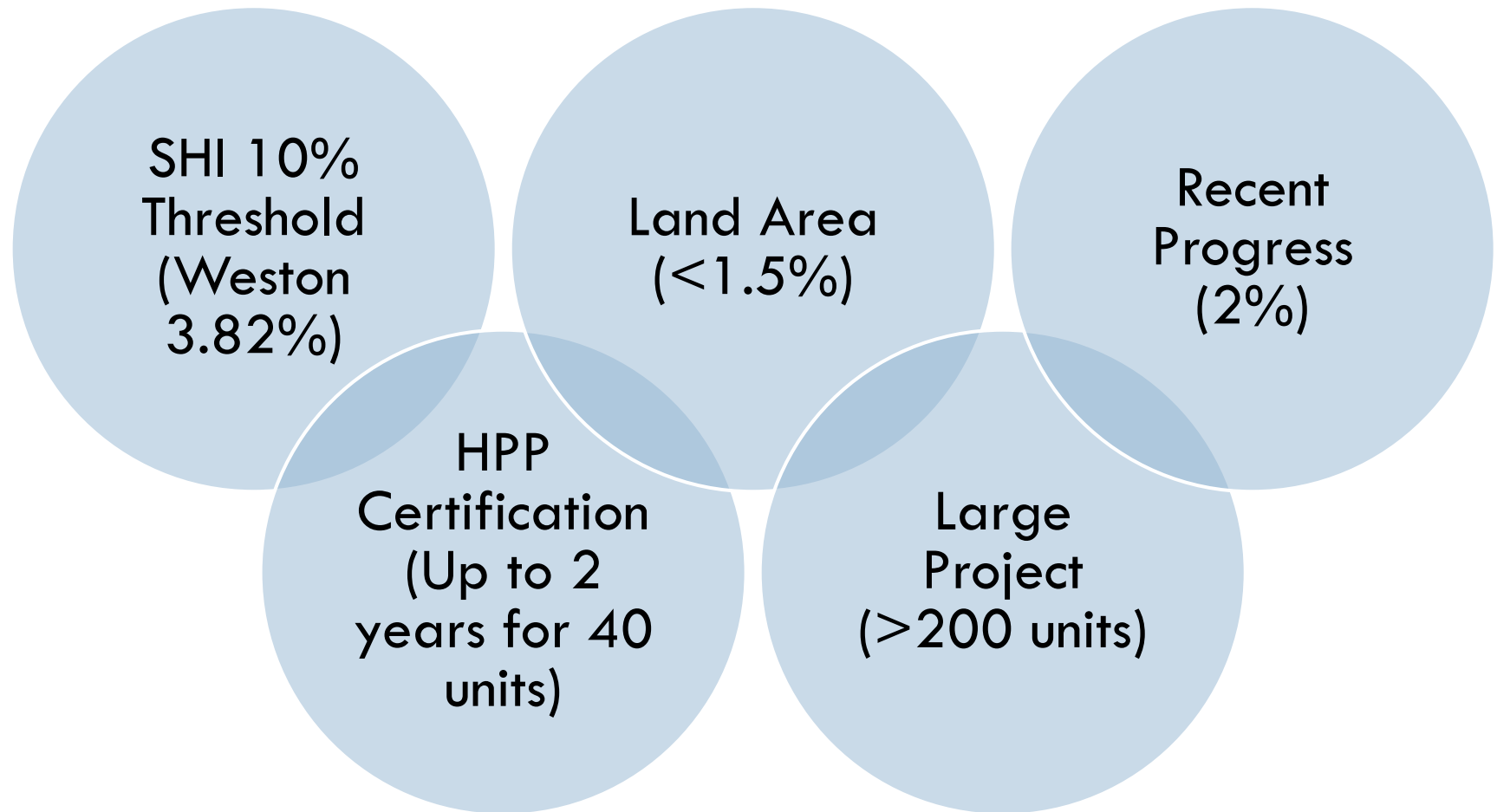
Comprehensive Permit Hearings

- ZBA collects evidence on **environmental, public health, safety**
- Able to waive local bylaws, not State/Fed
- Fair Housing upheld

40B Permit

- Approve with Conditions, or Deny
- Units are eligible for SHI when permit filed with Town Clerk
- Need Building permit within 12 months, Occupancy permits within 18 months

‘Safe Harbor’ - conditions under which a ZBA’s decision to deny a comprehensive permit will qualify as **consistent with local needs** and not be overturned by the HAC



Resources

- Town Website:
 - Application and development details
 - 40B background
- MHP.net:
 - Chapter 40B Handbook for ZBA
- Mass.Gov:
 - DHCD 40B Guidelines
 - 760 CMR 56 – Comp permit regulations