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

- SHI 10% Threshold (Weston 3.82%)
- Land Area (<1.5%)
- Recent Progress (2%)
- HPP Certification (Up to 2 years for 40 units)
- Large Project (>200 units)
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