**INTERAGENCY PERMITTING BOARD**

**Application for Chapter 43D Designation**

**PART I – APPLICATION SUMMARY AND SITE INFORMATION** (*Part I may be substituted with the responses from a Community One Stop Application.)*

If applicant has completed/submitted a Community One Stop for Growth Full Application (including site information), please check box and proceed to Part II of this application.

**SECTION 1. Applicant Information**

1. Municipality:
2. Applicant Organization Name:
3. Applicant Organization Legal Address:
4. City/Town:
5. State: MA
6. Zip Code:
7. CEO Name:
8. CEO Title:
9. CEO Tel.:
10. CEO Email:

**SECTION 2: Applicant / Community Background**

1. Describe applicant’s primary economic development goals, assets, and opportunities.
2. Describe the main challenges and/or obstacles to progress.
3. Describe any major community and economic development project(s) that the applicant has undertaken in the past 5 years.
4. If the community has completed any community economic development (including housing) best practices through the [Community Compact Best Practices Program](https://www.mass.gov/best-practices-program), specify which ones and describe the outcome(s) of that process. *(If none, enter “N/A”.)*
5. Indicate which, if any, of the following tools/strategies have been adopted by the community to promote economic development and growth. *(Check all that apply or None)*

|  |  |
| --- | --- |
| **X** | **Economic Development Tools / Strategies** |
|  | Approved Master Plan |
|  | Approved Urban Renewal Plan |
|  | 43D Expedited Permitting District |
|  | Priority Development Site(s) Designation |
|  | Approved Tax Increment Financing District |
|  | Business Improvement District, Main Streets, or similar District |
|  | Federal Economic Development District |
|  | Designated Opportunity Zone(s) |
|  | Community Compact Best Practices and/or Regionalization Project |
|  | Complete Streets Prioritization Plan |
|  | Commercial zoning by-right |
|  | Other. Specify: |
|  | None |

1. Indicate which, if any, of the following tools/strategies have been adopted by the community to promote housing development. *(Check all that apply or None.)*

|  |  |
| --- | --- |
| **X** | **Housing Development Tools / Strategies** |
|  | Inclusionary Zoning with density bonus |
|  | 40R Smart Growth or Starter Home District zoning |
|  | Zoning that allows mixed-use development near transit and activities |
|  | Zoning that allows multifamily development near transit and activities |
|  | Zoning that allows duplexes in most residential districts |
|  | Zoning that allows Accessory Dwelling Units in most residential districts |
|  | Zoning that requires no more than 1 parking space per unit for multifamily units |
|  | Majority of land use board members receive training on a regular basis |
|  | Approved Housing Production Plan |
|  | CERTIFIED Housing Production Plan |
|  | Subsidized Housing Inventory (SHI) above 10% |
|  | Subsidized Housing Inventory (SHI) increased by 2.5% in last 5 years |
|  | Designated local funds (e.g. Affordable Housing Trust or CPA Funds) |
|  | Donated municipal land for housing |
|  | Local property tax relief programs for income eligible seniors (MGL c 59 S. 5) |
|  | Plan to address homelessness of a high need group |
|  | Urban Center Housing Tax Increment Financing, Housing Development Incentive Program (HDIP), or an Urban Renewal Plan with significant housing |
|  | Federal Choice Neighborhood |
|  | HUD Fair Housing Assessment |
|  | Other. Specify: |
|  | None |

**SECTION 3: Project Summary**

*If no project is planned for parcel(s) included in this application, please proceed to Section 4.*

* 1. Project Name:
  2. Brief Project Description / Abstract: (*1,000 characters*)
  3. Is this project located in any of the following designated areas? (*Check all that apply or None*)

Downtown or Commercial Area

43D Expedited Permitting District

Opportunity Zone

Transformative Development Initiative (TDI) District

None

* 1. If located in an Opportunity Zone, will the project be directly supported by an Opportunity Fund investment? Note: If yes, name of the Fund and/or managing entity will be required during the review.

|  |  |  |
| --- | --- | --- |
| Yes | No | Not Applicable |

* 1. Does the project support and/or directly result in any of the following (particularly as they relate to the state’s Sustainable Development Goals)? (*Check all that apply or None*)

Transit-Oriented Developments (located within a half mile of a transit station)

Developments that contain a mix of residential and commercial uses

Production or Preservation of Housing, with density of at least four units to the acre

Developments that are re-using previously developed sites

Development of under-utilized properties

Development of Small Businesses

None

* 1. Does the community have an active housing moratorium or any type of restriction of new housing?

|  |  |
| --- | --- |
| Yes | No |

* 1. In what ways does this project support housing development? (*Check all that apply or None*)

Creates new housing units

Supports the creation of new housing units

Preserves existing affordable housing

Studies/analyzes the feasibility of new housing on a site/area

None. Not related to housing

* 1. For municipal applicant that is an MBTA Community: Does the municipality have a current zoning ordinance or by-law that provides for at least 1 district, located within a half mile of a transit station, in which multi-family housing is permitted by right?

|  |  |  |
| --- | --- | --- |
| Yes | No | Not Applicable |

* 1. If no, describe if/how the community currently permits multi-family housing in general and what efforts, if any, it is making to increase housing production. (*Applicant may be required to provide additional information during the review.*) (*1,000 characters*)
  2. If yes, describe how this project specifically aligns with economic recovery planning and efforts. (*2,000 characters*)
  3. Does this project promote Equitable Opportunities, supporting jobs and/or economic growth for underserved and vulnerable populations?

|  |  |
| --- | --- |
| Yes | No |

* 1. If yes, describe how this project specifically promotes Equitable Opportunities, supporting jobs and/or economic growth for underserved and vulnerable populations? (*2,000 characters*)
  2. Does this project create any environmental benefits and/or build the community’s resilience to existing or future impacts of climate change?

|  |  |
| --- | --- |
| Yes | No |

* 1. If yes, describe the environmental and/or resiliency benefits (ecological or habitat restoration, improved air/water quality, pretreatment of stormwater discharge, flood protection, carbon sequestration, etc.). (*2,000 characters*)

**SECTION 4: Site Information**

* 1. Project Address(es):
  2. Parcel ID(s):
  3. Describe the project site(s), including any unique challenges that may exist at this location.
  4. Is the project site publicly owned?

|  |  |
| --- | --- |
| Yes | No |

* 1. If yes, describe the type of public ownership (*Check all that apply*).

|  |  |
| --- | --- |
| Public Land | Easement |
| Leasehold | Other. Specify: |
| Right of Way |  |

* 1. If no, explain how the site will be publicly acquired/owned by the project start date or if public ownership is not applicable.
  2. What type of use is currently allowed by zoning on the project site(s)? (*Check all that apply*)

Industrial

Commercial

Residential – Single Family / Townhome

Residential – Multi-family

Mixed - Use

Other:

* 1. Is any part of the project in the current 1% annual chance (100-year) floodplain, the current 2% annual chance (500-year) floodplain, and/or within 0.1 miles of a water body?

|  |  |
| --- | --- |
| Yes | No |

* 1. Does any part of the project have a history of flooding during extreme precipitation or coastal events? (*Guidance for evaluating the history of flooding may be found through review of your local Hazard Mitigation Plan, the State Hazard Mitigation Plan, and/or other municipal historical records.)*

|  |  |
| --- | --- |
| Yes | No |

* 1. Will the project result in a net increase to impervious area at the site?

|  |  |
| --- | --- |
| Yes | No |

* 1. If yes to any of the above, describe how the project design will mitigate flood risks and/or heat-island impacts based on available [climate change science and data](http://resilientma.org/). If applicable, indicate any nature-based solutions that will be implemented on the site. (*2,000 characters*)

**ATTACHMENT: *Attach a copy of the project's Climate Exposure and Risk Ratings Report.  The report can be obtained through the state's new online Climate Resilience Design Standards Tool. Click*** [***HERE***](https://resilientma.org/rmat_home/designstandards/) ***to register and access the tool. The website will guide the user to input basic project information and will generate a downloadable report. The entire process, exclusive of registration, should take no more than 15 minutes per project. For technical assistance with this tool, please contact the RMAT Team at*** [***rmat@mass.gov***](mailto:rmat@mass.gov)***.***

**PART II – ADDITIONAL PRIORITY DEVELOPMENT SITE (PDS) INFORMATION**

**SECTION 5: Additional Information Required**

Chapter 43D requires that one person be designated as the single point of contact on behalf of the municipality for all matters related to a Priority Development Site. The individual must be an employee of the municipality or the quasi-public agency that will be charged with responding to inquiries about the site, providing and accepting permit applications, communicating decisions to applicants, etc. It is recommended that the designee not be an elected official.

1. Designated Point of Contact (POC) Name/Title:
2. POC Tel:
3. POC Email:
4. Which of the following technical resource providers advised and/or assisted with this application:

Regional Planning Agency

Mass Office of Business Development

MassDevelopment

Mass Alliance for Economic Development

EOHED (Permit Regulatory Office)

None

Chapter 43D also requires adoption of the specific Priority Development Site, and approval of this application submission, by the local governing body of the municipality. Applications must be accompanied by a true attested and certified copy of the municipal vote – stamped by the City/Town Clerk.

1. Which local governing board has approved the submission of this application:

City/Town Council

Selectboard

Town Meeting

Other: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. List any communities that abut this Priority Development Site:
2. Have these communities been notified about this application?

|  |  |  |
| --- | --- | --- |
| Yes | No | Not Applicable |

1. What is the total acreage of the PDS?
2. How many contiguous parcels are included?
3. Is the site eligible, under current zoning, for the construction or development of at least 50,000 SF of commercial, housing, and/or industrial space?

|  |  |
| --- | --- |
| Yes | No |

1. Utilities – Describe the availability of utility services to the project site.

|  |  |
| --- | --- |
| Public Water: | ☐ Available ☐ Not Available ☐ Needs Upgrade ☐ Unknown |
| Public Sewer: | ☐ Available ☐ Not Available ☐ Needs Upgrade ☐ Unknown |
| Electricity: | ☐ Available ☐ Not Available ☐ Needs Upgrade ☐ Unknown |
| Natural Gas: | ☐ Available ☐ Not Available ☐ Needs Upgrade ☐ Unknown |

1. Is the site located close to appropriate transportation facilities, including transit? Locations served by adequate transit (within .5 miles of a bus stop, subway, train, or ferry stop), close to existing major transportation and freight routes—e.g. existing highway interchanges, heavily developed commercial corridors, rail lines, etc., and accessible by bike or on foot are preferred.

|  |  |
| --- | --- |
| Yes | No |

1. Does the site include underutilized buildings or facilities? Previously developed brownfield or greyfield sites & buildings - abandoned or underutilized shopping centers, institutions, big-box stores, mills or industrial sites, former military bases, etc. - are preferred locations.

|  |  |
| --- | --- |
| Yes | No |

1. If yes, describe the underutilized buildings and/or facilities.
2. Describe the total potential build out of the PDS.

5.15 Will sensitive or rare natural resources on or near the site be impacted? Sites that are flat, dry, and otherwise suitable for development (no sensitive natural resources; not identified as a conservation priority for habitat, water supply, agriculture, or other purpose) are preferred.

|  |  |
| --- | --- |
| Yes | No |

5.16 Does the Municipality anticipate applying for or Has the municipality received state funds other than those available through the OneStop for Growth Program for this site?

If yes, please identify the program(s), dates applied for/anticipated to apply for and amount received/anticipated, if applicable.

|  |  |  |
| --- | --- | --- |
| Program | Date of application/anticipated date of application | Funding received/anticipated |
|  |  |  |
|  |  |  |
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5.17 Chapter 43D requires an environmental analysis to be performed on the site to determine the extent of any natural resources which may affect site development. Please attach a City/Town wide map in the form of an orthophoto of the municipality indicating location of PDS(s) and a separate site map of each proposed PDS in the form of an orthophoto. PLEASE MAKE SURE THAT ALL PHOTOS ARE HIGH RESOLUTION.

**PART III – PROPERTY OWNER’S PERMISSION**

Chapter 43D requires that 100% of property owners endorse this application for PDS designation. Identify every parcel included in the PDS by map and parcel number. Scanned signatures are acceptable. Add signature pages as necessary.

**I, the undersigned, hereby certify under the pains and penalties of perjury that I am the legal owner of the property identified herein, and I approve the inclusion of my property in the proposed Priority Development Site nominated herein.**

|  |  |
| --- | --- |
| **Map and Parcel Numbers** |  |
| Printed Name of Legal Owner |  |
| Signature of Legal Owner |  |

|  |  |
| --- | --- |
| **Map and Parcel Numbers** |  |
| Printed Name of Legal Owner |  |
| Signature of Legal Owner |  |

|  |  |
| --- | --- |
| **Map and Parcel Numbers** |  |
| Printed Name of Legal Owner |  |
| Signature of Legal Owner |  |

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| Signature of Legal Owner |  |

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| --- | --- |
| **Map and Parcel Numbers** |  |
| Printed Name of Legal Owner |  |
| Signature of Legal Owner |  |

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| --- | --- |
| **Application Checklist**  Check off completed items – only submit application if all items are checked | |
|  | |
|  | Municipal contact information |
|  | Preparer of application’s signature and date |
|  | Clerk’s signature, date and/or town seal |
|  | Certified vote with clerk’s signature and town seal |
|  | Land owner’s original signature (in black or blue ink) for every parcel, public or private, included in a priority development site |
|  | Total potential build-out in square feet |
|  | City/town wide map in the form of an orthophoto of municipality indicating location of pds(s) Please make sure that all photos are high resolution. |
|  | A separate site map of each proposed pds in the form of an orthophoto. Please make sure that all photos are high resolution. |
|  | Maps and gis shape files sent to the Executive Office of Energy and Environmental Affairs, Kurt.Gaertner@Mass.Gov |

**Completed Chapter 43D Applications should be emailed to:**

[**Kevin.Staley@mass.gov**](mailto:Kevin.Staley@mass.gov)

**Paper copies, for archive purposes, can also be mailed to:**

Massachusetts Permit Regulatory Office

Executive Office of Housing and Economic Development

1 Ashburton Place, Room 2101

Boston, Massachusetts 02108