

# ZONING NARRATIVE

## Pine Lakes Infill Redevelopment · Sudbury, Massachusetts

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**Prepared for:** Sudbury Housing Authority — in response to the RFP issued April 13, 2026 (Section V.2)

**Prepared by:** Carlos Ferreira, P.E. · Massachusetts #41423

**Date:** May 26, 2026

**Basis:** incorporates the Hancock Associates existing-conditions surveys, Sudbury Assessor records, and the AAC Steel design sets for all four sites. It supersedes the prior narrative, which carried estimated data and treated the Water Resource Protection zone as unconfirmed.

### Executive Summary

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This narrative responds to Section V.2 of the Request for Proposals, which requires Respondents to identify the special permits, variances, or other zoning relief required at each of the four Pine Lakes scattered-site properties: 21 Great Lake Drive, 8 Oakwood Avenue, 2 Beechwood Avenue, and 9 Richard Avenue.

All four parcels lie in the Town of Sudbury Single Residence “A” District (A-Res) and are preexisting nonconforming as to lot area, frontage, and (in most cases) setbacks. The proposed program — a single-family principal dwelling with an attached Accessory Dwelling Unit (ADU) on each site — delivers the eight-unit affordable rental program the Authority seeks while minimizing exposure to discretionary public hearings.

Since the prior narrative, the Hancock surveys and MC Steel designs have confirmed every site's lot data, building program, and — critically — its Water Resource Protection Overlay zone. That confirmation is the most consequential change in this revision: three of the four sites lie in nitrogen-sensitive Zone II, which adds a Planning Board / Title 5 track to the approval strategy that was previously unconfirmed.

### The Approval Strategy

Our approach combines three zoning levers of Massachusetts and Sudbury land-use law, plus a Water Resource Protection / Title 5 track for the Zone II sites:

- **Sudbury Zoning Bylaw §2460B (Construction After Demolition) — the controlling provision.** Reconstruction up to the original gross floor area is permitted by Inspector of Buildings determination only; reconstruction exceeding the original GFA requires a Special Permit from the Zoning Board of Appeals. All four sites require §2460B Special Permits; every proposed building is sized well within the precedent set by the 604 Peakham Road approval (~2,800 SF).
- **Sudbury Zoning Bylaw §2440 (Nonconforming Residential Structures) — preserves the preexisting nonconformities.** Each new building is sited within or near the existing setback footprint so the §2440 finding — that reconstruction does not increase the nonconforming nature of the structure — is supportable on the face of the plans.

- **Sudbury §5500 and Massachusetts 760 CMR 71.00 — the ADU pathway.** ADUs are permitted as-of-right via building permit. Protected Use ADU status under the Affordable Homes Act insulates the ADU component from local pushback grounded in lot area, frontage, or principal-dwelling dimensional nonconformities.
- **Sudbury §4200 (Water Resource Protection) and Title 5 (310 CMR 15.000).** Three of the four sites (Oakwood, Beechwood, Richard) lie in Water Resource Protection Zone II and the Wellhead Protection District. These require Innovative/Alternative Best Available Nitrogen Reducing Technology (I/A BANRT) septic systems with a Board of Health / MassDEP nitrogen-loading variance under 310 CMR 15.410, and — where impervious cover exceeds the 2,500 SF threshold — a §4243b Special Permit from the Planning Board. The fourth site, 21 Great Lake Drive, lies in Zone III only and takes a conventional Title 5 system with no nitrogen variance.

### Why Not a Two-Family Duplex

The RFP refers to the project as a redevelopment into “four (4) two-family homes.” We evaluated the duplex (two-family) configuration and selected the Principal + ADU configuration instead; page 8 of the RFP recognizes this alternative. The strategic basis:

- A two-family duplex in A-Res requires a Special Permit for two-family use — a discretionary use approval with abutter notice, public hearing, and a four-fifths supermajority to approve.
- A Principal + ADU configuration delivers the same number of dwelling units (two per site, eight total) under a procedurally lighter framework: only the GFA increase, not the use, triggers the ZBA, and the ADU itself is by-right and state-protected.
- Schedule and political risk are materially lower under Principal + ADU — fewer points where abutter opposition can stay the project.

### Coordinated Filing — Two Parallel Dockets

All four §2460B Special Permit applications will be filed concurrently and presented to the ZBA as a single coordinated docket, in cooperation with the Authority. In parallel, the three Zone II sites' §4243b Water Resource Protection applications will be filed as a coordinated Planning Board docket, timed to run alongside the ZBA proceeding. Running the two dockets in parallel keeps the critical path at a single ~90–120 day window rather than stacking proceedings sequentially. We will request consolidation of each docket at the pre-application meetings.

### Wetlands and Conservation Status

The Hancock existing-conditions surveys show no Wetlands Protection Act resources (Bordering Vegetated Wetlands, Banks, or Land Under Water) on or within the jurisdictional buffer of any of the four parcels, and no Riverfront Area applies. A Request for Determination of Applicability will be filed with the Sudbury Conservation Commission at each site as a defensive measure to confirm no jurisdiction before Building Permit issuance. Conservation Commission action is not anticipated on the project's critical path.

## Water Resource Protection and Septic

The headline change in this revision. Each survey identifies the parcel's Water Resource Protection Overlay zone; the consequences for septic design and §4200 review are summarized below and detailed in §1.6 and the per-site sections.

Site	WRPOD / Wellhead	Septic Consequence	§4200 Consequence
21 Great Lake Dr	Zone III only	Conventional Title 5 (no I/A, no variance)	Light — confirm Planning Board applicability; straightforward findings
8 Oakwood Ave	Zone II & III; Wellhead II	I/A BANRT + nitrogen variance (440 gpd vs ~101 allowed; ~4.4×)	§4243b required — impervious ~3,200 SF > 2,500 SF
2 Beechwood Ave	Zone II & III; Wellhead II	I/A BANRT + nitrogen variance (440 gpd vs ~112 allowed; ~4×)	§4243b if impervious > 2,500 SF (~2,400–2,600 SF; avoidable with pervious paving)
9 Richard Ave	Zone II; Wellhead II	I/A BANRT + nitrogen variance (330 gpd vs ~50 allowed; ~6.5×)	§4243b likely; fit-on-lot is the governing constraint

The net effect: 21 Great Lake Drive is the lowest-risk, fastest-permitting site (Zone III, conventional septic, vacant) and should be built first; the three Zone II sites share a common I/A-septic-plus-nitrogen-variance strategy modeled on the same engineering argument (net aquifer nitrogen load reduced despite increased flow); and 9 Richard Avenue remains the most constrained, with a fit-on-lot condition governing its two-unit program.

## Unit Configuration

The configuration below is confirmed from the MC Steel design sets. It delivers the RFP-required program: one 3-bedroom single-floor ADA-accessible unit (Oakwood), one 2-bedroom single-floor unit (Great Lake), and a unit mix in which no more than half of total units are one-bedroom.

Site	Principal Unit	ADU	Total GFA	WRPOD Zone	Septic
21 Great Lake Dr	2BR single-floor (1,200 SF)	1BR (690 SF)	1,890 SF	III	330 gpd — conventional
8 Oakwood Ave	3BR ADA single-floor (1,430 SF)	1BR (580 SF)	2,010 SF	II & III	440 gpd — I/A BANRT
2 Beechwood Ave	3BR two-story (1,510 SF)	1BR (670 SF)	2,180 SF	II & III	440 gpd — I/A BANRT
9 Richard Ave	2BR two-story (1,000 SF)	1BR (500 SF)	1,500 SF	II	330 gpd — I/A BANRT
<b>TOTAL</b>	<b>8 units / 4 buildings</b>		<b>7,580 SF</b>		<b>1,540 gpd</b>

## Recommended Pathway Summary by Site

Site	Required Approvals	Public Hearings
21 Great Lake Dr	§2460B SP (ZBA); §2440 finding; conventional Title 5 (BOH); §4200 Zone III confirmation (Planning Bd — light); ConCom RDA (defensive); Building Permit	ZBA only
8 Oakwood Ave	§2460B SP (ZBA); §2440 finding; §4243b Water Resource SP (Planning Bd — impervious > 2,500 SF); Title 5 I/A BANRT + 310 CMR 15.410 nitrogen variance (BOH/MassDEP); ConCom RDA; Building Permit	ZBA + Planning Board
2 Beechwood Ave	§2460B SP (ZBA); §2440 finding; §4243b Water Resource SP (Planning Bd — if impervious > 2,500 SF; avoidable with pervious paving); Title 5 I/A BANRT + nitrogen variance (BOH/MassDEP); ConCom RDA; Building Permit	ZBA + Planning Board (if §4243b triggered)
9 Richard Ave	§2460B SP (ZBA — envelope preservation critical); §2440 finding; §4243b Water Resource SP (Planning Bd); Title 5 I/A BANRT + nitrogen variance (BOH/MassDEP); ConCom RDA; Building Permit. Two-unit program contingent on Title 5 fit-on-lot.	ZBA + Planning Board

The §2460B hearings are filed concurrently as one ZBA docket; the §4243b hearings (Oakwood, Beechwood if triggered, Richard) are filed concurrently as a parallel Planning Board docket. Estimated proceeding: 90–120 days from filing to written decision, with a 20-day appeal period after.

## 1. Regulatory Framework

### 1.1 A-Res Dimensional Standards

The Sudbury Zoning Bylaw places all four parcels in the Single Residence A (A-Res) district (the Hancock surveys note the local “Residence A-1” designation; the dimensional standards are those of A-Res). The Table of Dimensional Requirements (Appendix B, referenced in §2620) imposes:

Standard	A-Res Requirement	Bylaw Reference
Minimum lot area	40,000 SF	Appendix B
Minimum lot frontage	180 ft	Appendix B
Front yard setback	40 ft	Appendix B / §2640
Side yard setback (each)	20 ft	Appendix B
Rear yard setback	30 ft	Appendix B
Maximum building height	35 ft / 2½ stories	Appendix B / §2327

## 1.2 §2460B — Construction After Demolition (Controlling Provision)

Sudbury Zoning Bylaw §2460B governs reconstruction after demolition of a nonconforming structure or a structure on a nonconforming lot, paraphrased as follows:

*A nonconforming structure, or a structure on a nonconforming lot, may be reconstructed after demolition, provided that it is no greater in total floor area than the original structure, and provided the owner applies for a building permit and starts construction within two years after demolition. If the proposed construction would exceed the total floor area of the original nonconforming structure, a Special Permit from the Zoning Board of Appeals is required.*

Every Pine Lakes site requires a §2460B Special Permit because the proposed gross floor area exceeds the original structure's GFA. The required findings are conventional special-permit findings: the proposed structure is in harmony with the general purposes of the bylaw and will not be substantially more detrimental to the neighborhood. The GFA overages range from +516 SF (Beechwood, the smallest) to +768 SF (Oakwood); all four buildings are smaller than the 604 Peakham Road precedent.

**The 604 Peakham Road §2460B Special Permit, approved by the Sudbury ZBA for an approximately 2,800 SF reconstruction, is a directly applicable precedent. Every building proposed under this submission is smaller than the Peakham Road precedent.**

## 1.3 §2440 — Nonconforming Residential Structures

§2440 provides that nonconforming single- and two-family residential structures may be reconstructed, extended, altered, or structurally changed upon a determination by the Inspector of Buildings that the work does not increase the nonconforming nature of the structure. Where the §2460B Special Permit pathway is pursued (as at all four sites), the §2440 framework supports the parallel Inspector of Buildings finding that the new building does not increase the nonconforming nature of the structure relative to the existing nonconforming setbacks and footprint.

*One design note carried from the surveys: at the two single-story sites (Great Lake and Oakwood), the new one-floor footprints are larger than the footprints of the existing structures (Great Lake's existing house is two-story). The §2440 narrative at those sites should confirm by survey scale that the new footprint does not extend further into any setback than the existing structure; the generous lot sizes (7,500 SF and 10,000 SF) make this achievable.*

## 1.4 §5500 and 760 CMR 71.00 — ADU as Protected Use

Sudbury adopted a revised §5500 ADU bylaw at the 2025 Annual Town Meeting (Article 28) to implement the Affordable Homes Act of 2024; the Attorney General partially approved it on October 14, 2025. The operative provisions:

- ADUs are permitted by right via building permit — no special permit, no public hearing.
- Maximum ADU size: 900 SF or 50% of the principal dwelling's gross floor area, whichever is smaller. The state regulation 760 CMR 71.00 (effective February 2, 2025) applies the identical “whichever is smaller” test and controls over any conflicting local provision.

- ADUs may be attached; every ADU proposed here is attached, with a separate exterior entrance; short-term rental prohibited; principal and ADU in common SHA ownership.

Under MGL c.40A §3 as amended by the Affordable Homes Act, each attached ADU is a Protected Use ADU. The Attorney General's October 2025 ruling specifically deleted the §5522 provisions that would have imposed minimum lot-size and setback requirements on the principal dwelling for a Protected Use ADU, so the nonconforming lot area and frontage of the four parcels do not, on their own, bar the ADU component.

### **1.5 Wetlands and Water Resource Considerations**

The Hancock surveys confirm no Wetlands Protection Act resources on or adjacent to any of the four parcels; no Riverfront Area applies. RDAs will be filed defensively at each site. Conservation Commission action is not anticipated on the critical path.

### **1.6 §4200 — Water Resource Protection Overlay and Title 5 Nitrogen (the New Track)**

The Sudbury Water Resource Protection Overlay District (§4200) protects the Town's aquifer through two zones: Zone II, the aquifer contribution / wellhead-recharge zone (the more restrictive, nitrogen-sensitive zone), and Zone III, the aquifer recharge zone. The Planning Board is the Special Permit Granting Authority under §4200. The Hancock surveys confirm that three of the four sites lie in Zone II (with Wellhead Protection Zone II), and one — 21 Great Lake Drive — lies in Zone III only.

#### **Impervious cover (§4243b)**

In Zone II, residential development is permitted provided no more than 15% of the lot — or 2,500 SF, whichever is greater — is rendered impervious; exceeding that threshold requires a §4243b Special Permit from the Planning Board. On these lots the controlling threshold is 2,500 SF. Oakwood's single-story footprint pushes impervious to roughly 3,200 SF (§4243b required); Richard is near the threshold (§4243b likely); Beechwood is at the margin and can be held under 2,500 SF with pervious paving (§4243b avoidable). In Zone III, this impervious cap is not the operative mechanism, so Great Lake is not expected to need a §4243b permit (on-site recharge is provided as good practice).

#### **Nitrogen loading and I/A BANRT (Title 5)**

Zone II is a Nitrogen Sensitive Area under Title 5. Aggregate design flow is limited to 440 gpd per acre unless Best Available Nitrogen Reducing Technology is used or a variance is obtained. On the three Zone II lots, the proposed flows exceed the unaided limit substantially — Oakwood ~4.4x, Beechwood ~4x, Richard ~6.5x — so each requires an I/A BANRT system and a Board of Health / MassDEP nitrogen-loading variance under 310 CMR 15.410. The supporting engineering argument, common to all three, is that I/A treatment reduces the net aquifer nitrogen load (on the order of 60%) relative to the existing conventional systems, so the wellhead resource is better protected after redevelopment even though total flow increases. Zone III (Great Lake) is not nitrogen-sensitive; a conventional Title 5 system is acceptable there.

## 2. Site 1 — 21 Great Lake Drive

### 2.1 Existing Conditions

Address	21 Great Lake Drive, Sudbury, MA 01776
Assessor's parcel ID	F04-0601 (confirmed)
Lot area	7,500 SF record (Hancock); Assessor 0.170 ac (~7,405 SF)
Lot frontage	~75 ft on Great Lake Drive (~100 ft × 75 ft lot)
Existing structure	1,166 SF, 3-bedroom two-story Colonial (1950); vacant
Existing septic	Tank + 2 leach pits located on survey (BOH tie cards)
Overlay districts	<b>Water Resource Protection Zone III only — no Zone II, no Wellhead</b>
Zoning district	A-Res (Single Residence A)
Tenant status	Vacant — no relocation required (build first)

### 2.2 Proposed Development

Proposed use	Principal dwelling (2BR single-floor) + attached 1BR ADU
Principal / ADU GFA	1,200 SF / 690 SF
Total proposed GFA	1,890 SF
GFA increase over existing	+724 SF over 1,166 SF → §2460B Special Permit
Configuration / height	Single-story; 20.5 ft to roof peak (lowest massing of the four)
Bedrooms / Title 5 flow	3 BR total; 330 gpd, 1,500-gal multi-compartment, conventional system
Construction	Panelized cold-formed steel
Sequencing	<b>Site 1 of 4 — first to build (vacant, Zone III, conventional septic)</b>

### 2.3 §2460B Findings and Approval Notes

- The proposed 1,890 SF building is well below the 604 Peakham Road precedent (~2,800 SF); the overage above existing is +724 SF.
- Single-story massing keeps the roof peak at 20.5 ft — sympathetic to neighbors; confirm the larger single-floor footprint does not extend further into setbacks than the existing two-story house (§2440).
- The 1BR ADU is protected under 760 CMR 71.00; the ZBA is asked to permit only the GFA above 1,166 SF, not the ADU use.
- Zone III: conventional Title 5; no I/A or nitrogen variance. Confirm with the Planning Board whether a §4200 Zone III special permit applies (findings are light). Public hearing: ZBA only.
- Approvals: §2460B (ZBA); §2440 (Building Dept); conventional Title 5 (BOH); ConCom RDA (defensive); Building Permit. Fastest, lowest-risk path of the four.

### 3. Site 2 — 8 Oakwood Avenue

#### 3.1 Existing Conditions

Address	8 Oakwood Avenue, Sudbury, MA 01776
Assessor's parcel ID	F04-0302
Lot area	10,000 SF record (100 ft × 100 ft); Assessor 0.230 ac
Lot frontage	100 ft on Oakwood Avenue
Existing structure	1,242 SF, 3-bedroom one-story Ranch (1962); occupied
Existing septic	Tank + 2 leach pits + DBOX located on survey (BOH tie cards)
Overlay districts	<b>Water Resource Protection Zone II &amp; III; Wellhead Protection Zone II</b>
Zoning district	A-Res (Single Residence A)
Tenant status	Occupied — temporary relocation required per RFP §IV

#### 3.2 Proposed Development — the ADA-Accessible Site

Oakwood hosts the RFP-required 3-bedroom single-floor ADA-accessible unit. The existing one-story structure and the square 10,000 SF lot align cleanly with 521 CMR-compliant single-floor design.

Proposed use	Principal dwelling (3BR ADA single-floor) + attached 1BR ADU
Principal / ADU GFA	1,430 SF / 580 SF (ADU complies: < 715 SF and < 900 SF)
Total proposed GFA	2,010 SF
GFA increase over existing	+768 SF over 1,242 SF → §2460B Special Permit
Configuration / height	Single-story; 17.7 ft to roof peak (lowest of the four); 521 CMR-compliant principal
Bedrooms / Title 5 flow	4 BR total; 440 gpd, 1,500-gal multi-compartment + I/A BANRT
Impervious / §4243b	~3,200 SF > 2,500 SF → §4243b Planning Board Special Permit required
Construction / sequencing	Panelized cold-formed steel (MC Steel / InHabit); Site 2 of 4

#### 3.3 §2460B Findings and Approval Notes

- The proposed 2,010 SF building is well below the 604 Peakham Road precedent; overage +768 SF.
- The single-floor 3BR principal is fully accessible under 521 CMR — a tangible advance of the Town's affordable and accessible housing objectives.
- Single-story footprint (~2,160 SF) is larger than the existing ranch; confirm it does not increase setback nonconformity (§2440). The 10,000 SF lot leaves ample room for building, parking, and the I/A septic with reserve.
- **Zone II: I/A BANRT + nitrogen variance (440 gpd vs ~101 gpd allowed, ~4.4x); §4243b required because impervious exceeds 2,500 SF.** Public hearings: ZBA + Planning Board.

- Confirm the parcel-ID map designation (F05 vs F04) before filing. Approvals: §2460B (ZBA); §4243b (Planning Board); §2440; Title 5 I/A + nitrogen variance (BOH/MassDEP); ConCom RDA; Building Permit.

## 4. Site 3 — 2 Beechwood Avenue

### 4.1 Existing Conditions

Address	2 Beechwood Avenue, Sudbury, MA 01776
Assessor's parcel ID	F05-0219 (confirmed)
Lot area	11,068 SF record (largest of the four); Assessor 0.250 ac
Lot frontage	106.07 ft on Beechwood Avenue
Existing structure	1,664 SF, 3-bedroom two-story Colonial (1973); occupied
Existing septic	Tank + leach pits shown on survey; to abandon
Overlay districts	Water Resource Protection Zone II & III; Wellhead Protection Zone II
Zoning district	A-Res (Single Residence A)
Tenant status	Occupied — temporary relocation required per RFP §IV

### 4.2 Proposed Development

Beechwood is the largest lot of the four. Its §2460B overage is the smallest, which makes it the strongest §2460B finding; its constraints are concentrated in the Zone II septic and impervious reviews.

Proposed use	Principal dwelling (3BR two-story) + attached 1BR ADU
Principal / ADU GFA	1,510 SF / 670 SF (ADU complies: < 755 SF and < 900 SF)
Total proposed GFA	2,180 SF
GFA increase over existing	+516 SF over 1,664 SF — smallest overage of the four → §2460B SP
Configuration / height	Two-story principal + single-story ADU; 25.8 ft to roof peak
Bedrooms / Title 5 flow	4 BR total (up from existing 3BR); 440 gpd + I/A BANRT — flow increases over existing
Impervious / §4243b	~2,400–2,600 SF — at the 2,500 SF margin; pervious paving can avoid §4243b
Construction / sequencing	Panelized cold-formed steel

### 4.3 §2460B Findings and Approval Notes

- The proposed 2,180 SF building is below the 604 Peakham Road precedent; the +516 SF overage is the smallest of the four — the strongest §2460B finding in the program.
- Two-story massing is consistent with the existing Colonial and with neighborhood massing on Beechwood Avenue.

- Impervious is at the 2,500 SF margin: specifying pervious driveway/parking holds it under and avoids the §4243b permit; otherwise §4243b is filed concurrently. Public hearings: ZBA + Planning Board (if §4243b triggered).
- Approvals: §2460B (ZBA); §2440; §4243b (Planning Board, if triggered); Title 5 I/A + nitrogen variance (BOH/MassDEP); ConCom RDA; Building Permit.

## 5. Site 4 — 9 Richard Avenue

### 5.1 Existing Conditions and Building-Envelope Constraint

Address	9 Richard Avenue, Sudbury, MA 01776
Assessor's parcel ID	G06-0558 (confirmed)
Lot area	5,000 SF record (50 ft × 100 ft) — smallest of the four; Assessor 0.160 ac (~6,970 SF), record controls
Lot frontage	50 ft on Richard Avenue
Existing structure	752 SF, one-story Ranch (1952); occupied
Existing septic	Location unknown — BOH has no record on file (survey Note 7); locate by test pits
Overlay districts	<b>Water Resource Protection Zone II; Wellhead Protection Zone II</b>
Zoning district	A-Res (Single Residence A)
Tenant status	Occupied — temporary relocation required per RFP §IV

Richard is the smallest and most constrained site — one-eighth of the A-Res minimum lot area. Under strict A-Res setbacks (40/20/20/30), the conforming building envelope is roughly 30 ft × 10 ft (~300 SF); no viable building fits within strict setbacks. The §2440 protection of preexisting setback nonconformities is therefore essential to buildability, not merely advantageous.

### 5.2 Proposed Development

Proposed use	Principal dwelling (2BR two-story) + attached 1BR ADU
Principal / ADU GFA	1,000 SF / 500 SF (ADU = 50% of principal — at the \$5500 ceiling)
Total proposed GFA	1,500 SF — smallest of the four
GFA increase over existing	+748 SF over 752 SF (~99%, near-doubling) → §2460B SP — largest proportional ask
Configuration / height	Two-story principal + single-story ADU; ~24 ft to roof peak
Bedrooms / Title 5 flow	3 BR total; 330 gpd + I/A BANRT (330 vs ~50 gpd allowed, ~6.5× — most severe of the four)
Construction / sequencing	Panelized cold-formed steel

### 5.3 §2460B Findings and Approval Notes

- The proposed 1,500 SF building is the smallest of the four and far below the 604 Peakham Road precedent; the absolute size is modest even though the proportional increase (~99%) is the largest.
- The §2440 envelope-preservation finding is critical: confirm the new building occupies substantially the same nonconforming setback positions as the existing structure.
- Panelized construction directly addresses the minimal on-site staging room on a 5,000 SF lot — a neighborhood-protection argument unique to this site.
- **Zone II: I/A BANRT + nitrogen variance (~6.5× over) and §4243b are required; the existing septic location is unknown and must be found by test pits.** Public hearings: ZBA + Planning Board.

### 5.4 Contingent Program Disclosure (Fit-on-Lot)

The two-unit program at Richard is contingent on Hancock confirming that a compact I/A Title 5 system — tank, soil absorption system, and mandatory equal-area reserve — can be sited on the 5,000 SF lot with required separations, alongside the building footprint, driveway, and parking. An order-of-magnitude tally commits roughly 3,150–3,750 SF of the 5,000 SF lot to building and hardscape plus the septic system and reserve, leaving little margin. On a 50 ft-wide lot with a ~42 ft-wide building, the SAS and reserve must go in the front or rear yard, not beside the building.

**Fit-on-lot is the go/no-go gate for the Richard two-unit program. If Hancock confirms feasibility at 330 gpd with a compact I/A system, the project proceeds as described. If not, the site reverts to a single-family 2BR reconstruction (~1,000–1,200 SF, 220 gpd, no ADU) under the same §2460B framework. The contingency is disclosed transparently here so the Authority is informed of the gating condition before MOU execution.**

## 6. Composite Approval Timeline

All four sites advance through approvals concurrently. The critical path is governed by two parallel coordinated dockets — the §2460B Special Permit (ZBA, all four sites) and the §4243b Water Resource Protection Special Permit (Planning Board, the Zone II sites) — running alongside the Title 5 / I/A and nitrogen-variance reviews at the Board of Health.

Activity	Sequence	Duration
Existing-conditions surveys (all 4) — COMPLETE (Hancock)	Pre-filing	Done
Title 5 perc / deep-hole tests + Hancock fit-on-lot (esp. Richard) + I/A sizing (3 Zone II sites)	Pre-filing — concurrent	4–8 weeks
Nitrogen-loading variance packages (Oakwood, Beechwood, Richard)	Pre-filing — concurrent	4–6 weeks
Impervious tabulation + Great Lake ADU rebalance + Oakwood parcel-ID confirmation	Pre-filing — concurrent	1–2 weeks
Pre-application meeting (Building Inspector + ZBA Chair + Planning Board staff)	After surveys + Title 5	1–2 weeks
<b>Coordinated §2460B filing (ZBA, all 4)</b>	<b>Filing day</b>	—
<b>Coordinated §4243b filing (Planning Board, 3 Zone II sites)</b>	<b>Filing day (parallel)</b>	—
<b>ZBA + Planning Board proceedings (parallel dockets)</b>	<b>Filing + 90–120 days</b>	<b>90–120 days</b>
Title 5 Disposal Works Permits + I/A approvals (BOH)	Concurrent	6–10 weeks
ConCom RDA filings (defensive)	Concurrent	3 weeks
Decisions → 20-day appeal period	After decisions	20 days
Building Permits (4 sites)	After appeal period + BOH	4–8 weeks
<b>Total predevelopment to Notice to Proceed</b>	<b>From MOU execution</b>	<b>6–9 months</b>

### 6.1 Tenant Relocation Coordination

Per RFP Section IV, the Authority is responsible for tenant relocation at the three occupied sites (Oakwood, Beechwood, Richard). Decant coordination begins concurrent with the Special Permit proceedings and is substantially complete before demolition. Construction is sequenced so the vacant 21 Great Lake Drive site proceeds first as the proof site for the panelized methodology — also the fastest permit path, being Zone III with a conventional septic — followed by Oakwood, Beechwood, and Richard, paced by the SHA-coordinated decant timeline. Richard proceeds last and only after its fit-on-lot condition is confirmed.

## 7. Risk Register

Risk	Likelihood	Impact	Mitigation
Title 5 nitrogen variance denied at a Zone II site (Oakwood/Beechwood/Richard)	Medium	High	I/A BANRT documents net aquifer N-load reduction (~60%) vs. existing conventional systems; 310 CMR 15.410 variance pursued early with BOH/MassDEP; budget carries I/A upcharge and 10% contingency
Title 5 fit-on-lot at Richard fails for the two-unit program	Medium	High at Richard	Hancock fit-on-lot confirmation BEFORE filing; compact I/A system; single-family 2BR fall-back (220 gpd) pre-staged; contingent program disclosed in §5
§4243b Planning Board Special Permit denied/conditioned at a Zone II site	Low–Med	Medium	On-site infiltration/recharge designed to satisfy §4200 findings (no adverse effect on water quality/quantity; 314 CMR 6.00); pervious paving reduces impervious; net N-load reduction is the centerpiece finding
§2460B Special Permit denied or conditioned at any site	Low	High at affected site	Every building below the 604 Peakham Road precedent (~2,800 SF); coordinated four-site filing; ADU protected under 760 CMR 71.00; pre-application meeting with ZBA Chair
Inspector of Buildings declines §2440 envelope finding (esp. single-story footprints at Great Lake/Oakwood)	Low–Med	Medium	Confirm new footprint does not extend further into setbacks than the existing structure; single-story footprints are larger than the prior two-story houses — verify by survey scale; or address via §2460B findings
Great Lake ADU as drawn (690 SF) exceeds 50%-of-principal cap	Certain (as drawn)	Low — design fix	Rebalance to ADU ≤ 50% of principal (≤630 SF), holding ~1,890 SF total, before filing; minor plan revision
ConCom finds wetlands jurisdiction (contrary to survey)	Very Low	Low	Hancock surveys show no wetland resource at any of the four lots; RDA filed defensively at each site prior to Building Permit
Abutter opposition / appeal of any §2460B or §4243b decision	Low–Med	High — stays affected site	Principal + ADU avoids the two-family use Special Permit; neighborhood outreach ahead of hearings; emphasis on affordable rental, ADA accessibility (Oakwood), and aquifer-protective I/A septic (net N reduction)
Tenant relocation slips at Oakwood, Beechwood, or Richard	Medium	Low–Med (schedule)	Vacant Great Lake sequenced first as proof site; SHA-coordinated relocation per RFP §IV; phased construction supported by the larger lots