

TOWN OF CHATHAM

"FRIENDLY 40B" POLICY LOCAL INITIATIVE PROGRAM (LIP) PROJECT APPROVAL

1. POLICY STATEMENT

It shall be the policy of the Town of Chatham to pursue and promote the development of low and moderate income housing pursuant to current applicable federal and state regulations. Further, the Board of Selectmen (Board) shall actively encourage the development of low and moderate income housing through the Local Initiative Program (LIP) pursuant to the Comprehensive Permit Law, M.G.L. Chapter 40B, ss. 20-23. Chapter 40B requires that municipalities provide low and moderate income housing equal to 10% of the community housing stock. Low and moderate income housing units developed through the Local Initiative Program that meet applicable regulatory requirements are eligible for inclusion on the Subsidized Housing Inventory and count toward Chatham's 10% requirement

2. SUBMITTAL REQUIREMENTS

Any developer seeking to obtain the Board's LIP endorsement shall submit the information described below. Application materials shall be filed **not less than two (2) weeks prior** to the anticipated meeting of the Board. The actual date of the meeting will be determined by the Board. Supplemental materials and materials showing any changes to the project shall be provided not less than **seven (7) days** prior to the Board meeting in order to facilitate distribution to Board members and municipal staff.

2.1. Plans

2.1.1 Site Plan(s) showing all existing and proposed structures, driveways, parking areas, landscape areas, and site amenities, such as courtyards or play areas. Plans shall show the distance of proposed structures to property lines and shall depict buildings on abutting properties.

2.1.2 Architectural Plans consisting of building elevations and floor plans. Architectural plans shall note the length, width, and height of all structures. Building height shall be shown in two measurements: as defined in the Chatham Zoning Bylaw and as measured to the highest point of the roof.

2.2. Project Narrative

The Developer shall provide a Project Narrative describing the proposed project, including the proposed affordability component. The Narrative shall describe the affordable and market rate unit components in sufficient detail to establish unit quantity, type, placement within the project, and proposed pricing. The Board shall normally require a higher percentage of affordable units than is required by

3. STAFF INPUT

Prior to filing with the Board, the Developer shall initiate discussions with relevant municipal departments in order to identify and address potential issues. Municipal departments must include the Community Development Department, Fire Department, Police Department, DPW, Conservation Commission, Water and Sewer Department and Board of Health.

4. CHATHAM AFFORDABLE HOUSING COMMITTEE INPUT

The Developer shall review the Project's affordable component with the Chatham Affordable Housing Committee. The review shall include a determination of pricing of the affordable units, affordable unit location, and the type of housing proposed. The Chatham Affordable Housing Committee shall provide its comments and recommendations to the Board relative to the affordable housing proposed.

5. ADDITIONAL REQUIREMENTS

The Board reserves the right to require the Developer to provide additional information to assist the Board in making a decision.

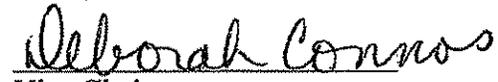
6. BOARD OF SELECTMEN ACTION

The Board may grant, grant with conditions, or deny its endorsement of any LIP under consideration.

Approved: September 4, 2007

Board of Selectmen


Chair,


Vice Chair,


Clerk



