

## **Powdermill Place Project review**

We have received an application for a Local Initiative Petition (LIP) for the Powdermill Place affordable housing development. The following is a summary of next steps / options.

### **Powdermill Place Project review**

- Initial Proposal Spring 2017
- Town of Maynard / developer discussions 2017 – 2018
  - The developer paid for a traffic impact study and a sewer line analysis, and the Town conducted a financial impact analysis (see referenced 'Resources' in this document).
  - Adam Costa, Town Counsel, has attended two BOS meetings to provide the legal and contextual framework for how LIPs and Comprehensive Permits are managed by communities.
- Application received July 2018.

### **Next steps**

- BOS Meeting Review with Atty. Adam Costa
- Plan and schedule meeting(s) with Town of Acton
- Consider negotiation position vis-à-vis development agreement discussions
- If an agreement is reached, the Town will sign the LIP endorsement letter
- Application then proceeds to Dept. Housing & Community Development (DHCD) for approval

The above steps are not on any specific timeline.

- Application returns from DHCD and proceeds to Maynard ZBA for review/approval which then has 180 days to issue a decision.

### **Resources:**

A set of documents pertaining to the project will be created on the Town Website which can be accessed here: <https://www.townofmaynard-ma.gov/projects/>

This will include the application, traffic studies, sewer analysis, and financial impact analysis, etc.