

Zoning board OKs Atwood Acres II

By Damien Fisher
Staff Writer
Nashoba Publishing

Posted: 01/23/2009 08:41:04 AM EST

TOWNSEND -- The Zoning Board of Appeals has approved a 36-unit elderly housing complex that expands the existing Atwood Acres facility.

The board voted unanimously last week to approve the draft decision for a second senior housing project located behind Dudley Road. The project falls under the state affordable housing law, Chapter 40B.

Jesse Johnson, the project engineer, said every unit in the proposed apartment building will be deemed affordable for low- to moderate-income seniors.

The one-bedroom apartments will only be open to people at least 60 years of age or older, Johnson said.

The project is considered a "friendly 40B," project, said ZBA Vice Chairman Darlene Sodano.

Projects that have at least 25 percent of the units set aside as affordable housing qualify under 40B to bypass local zoning regulations, Johnson said.

The town still has input on the project, as the developer and the town must negotiate on what regulations will be adhered to in the project, Sodano said.

The last 40B development approved, Turnpike Village, took more than a year to get approval because of lengthy negotiations, she said. The Atwood Acres project took about three months.

"You're talking three months for a friendly 40B versus a year," Sodano said.

Since the project is 100 percent affordable, and it is being built by the nonprofit organization Rcap Solutions Inc., the town was eager to help with the project, Sodano said.

This is the second phase of the Atwood Acres elderly housing project. The first, 50-unit apartment building was built about 18 years ago, according to Selectman David Chenelle.

Damien Fisher can be reached at dfisher@sentinelandenterprise.com.

Close Window

Send To Printer