

# RESIDENCES AT EDAVILLE

CARVER SELECT BOARD

JANUARY 23, 2022



# PEL Process

## RESIDENCES AT EDAVILLE PROJECT TEAM

### Developer:

Residences at Edaville  
Jon Delli Priscoli and Brenda Johnson

### Architect:

Gorman Richardson Lewis Architects (GRLA)

### Civil Engineer:

Arthur F. Borden & Associates, Inc.

### Environmental Consultant:

Goddard Consulting, LLC

### Traffic Consultant:

MDM Traffic Consultants

### 40B Consultant:

LDS Consulting Group

### Wastewater Consultant:

Onsite Engineering, Inc.

### Construction Manager:

R.P. Masiello

# PEL Process

- **Request to DHCD for a Project Eligibility Letter**
  - **Approval by Housing**
  - **Approval by Highest Elected Official**
  - **Submit to DHCD**
  - **Town has 30 day comment period**
  - **Site Walk with DHCD and Town Officials and Boards**
  - **DHCD has to make 7 findings**
  - **PEL Typically issues in 60-90 days**

# ZBA PROCESS

- **File Comprehensive Permit Application with the Zoning Board of Appeals**
  - **Town can request MHP Grant for board training and technical assistance**
  - **Distribute Application - 7 Days**
  - **Notice of Public Hearing - 14 days**
  - **Open public hearing within 30 days**
  - **Close Public Hearing - 180**
    - **Peer reviews can commence (cost to town).**
    - **Discuss waivers and conditions**
  - **Vote on decision - 40 days**
- **Back to DHCD for final closing and regulatory agreement before obtaining building permit**

# Residences at Edaville

- **336 Rental Units**
- **7 Residential Buildings**
- **Clubhouse**
- **Walking trails/reservoir**
- **Private Water and Sewer**
- **512 Parking Spaces , 1.64 per unit**
- **182 One Bedroom (891-963 sq. ft.)**
- **119 Two Bedroom (1,021-1,152 sq. ft.)**
- **35 Three bedroom (1,300 sq. ft.)**
  - **40B Requires 10% 3 bedrooms**

# Affordability

## Affordable Units

- **25% at 80% of AMI or 85 units**
  - **46 One Bedroom Units**
  - **30 Two Bedroom Units**
  - **9 Three bedroom units**
- **Local preference of 70%**
- **All units will count on SHI**
- **Affordable in perpetuity**
- **Town will have the ability to sign on to the regulatory agreement**
- **All interiors and exteriors are the same**
- **Subject to a lottery based on a DHCD approved affirmative marketing and tenant selection plan**
- **DHCD Oversight:** Annual reporting on profit and yearly tenant income certifications



**THANK  
YOU**

**Lynne Sweet  
Principal**

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