

Table 1 - Summary of Implementation Strategies

			Responsible Parties								
Strategy/Implementing Activity	Priority	Year(s)	PB	TP	ZBA	MAHTF	BoH	TA	CPC	H@HHC	HC
1. Identify zoning districts or geographic areas in which the municipality proposes to modify current regulations for the purposes of creating affordable housing developments to meet its production goals.											
A. Implement Standards and Map for the RM District	2	2-4									
B. Revise OSC-PRD Bylaw *In progress/STA2020 target	1	1-2									
C. Allow Development of Nonconforming Lots for Affordable Units	2	2-4									
2. Identify specific sites for which the municipality will encourage the filing of comprehensive permit projects											
A. Construct Hildreth Senior Housing Project	1	1-2									
B. Inventory Town-Owned Land	2	2-4									
C. Utilize Local Initiative Program	2	1-5									
3. Identify characteristics of proposed residential or mixed-use developments that would be preferred by the municipality											
A. Prepare Mixed-Use Development Guidelines * ARV-SP is a good interim. FPC is better	2	3									
B. Create Town Center Overlay District * Discussions underway. Recommend a committee but may require a specific plan as a precursor	2	3-5									
C. Revise Accessory Apartment Bylaw	1	2									
4. Identify municipally-owned parcels for which the municipality commits to issue requests for proposals to develop affordable housing											

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A. Conduct Screening Analysis of Town-Owned Land	2	2-5									
B. Adopt Housing Overlay Districts * Senior housing and OSRD could be included here. Others?	2	As Needed									
5. Participate in regional collaborations addressing housing development											
A. Seek Housing Rehab Funds	2	1-5									
B. Engage in Regional Housing Plan	2	1-5									
6. Other Housing Strategies											
A. Subsidized Private Housing for Affordability	1	On-Going									
B. Encourage Smaller Units	1	On-Going									
C. Continue CPC Funding for Affordable Housing	1	On-Going									
D. Achieve 25% Affordability at Devens	1	On-Going									
E. Study Innovative/Alternative Septic Systems for Affordable Housing	1	2									

Key:

PB: Planning Board
BoH: Board of Health
TA: Town Administrator

TP: Town Planner
ZBA: Board of Appeals
HC: Historical Commission

MAHTF: Municipal Affordable Housing Trust Fund
CPC: Community Preservation Committee
H@HHC: Housing at Hildreth House Committee