

SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

 Project Name:
 Project Number:
 Program Name:
 Date:

| | |
|------------------|----------|
| Fieldstone Farms | |
| | |
| | |
| | 4/3/2016 |

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Prior to completing this form, please refer to the Commonwealth's Sustainable Development Principles (adopted May 2007) available at: [Sustainable Development Principles](#)

DEVELOPER SELF-ASSESSMENT
 (for consistency with the Sustainable Development Principles)

Method 1:

| | Check "X" Below | | |
|-----------------|--------------------------|--------------------------|--------------------------|
| | Yes | No | NA |
| Redevelop First | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Rehabilitation:

| | Check "X" below if applicable |
|---|-------------------------------|
| Rehabilitation/Redevelopment/Improvements to Structure | <input type="checkbox"/> |
| Rehabilitation/Redevelopment/Improvements to Infrastructure | <input type="checkbox"/> |

Construction:

| | |
|--|--------------------------|
| - Contributes to revitalization of town center or neighborhood | <input type="checkbox"/> |
| - Walkable to: | |
| (a) transit | <input type="checkbox"/> |
| (b) downtown or village center | <input type="checkbox"/> |
| (c) school | <input type="checkbox"/> |
| (d) library | <input type="checkbox"/> |
| (e) retail, services or employment center | <input type="checkbox"/> |
| - Located in municipally-approved growth center | <input type="checkbox"/> |

Explanation (Required)



Optional - Demonstration of Municipal Support:

Check "X" below if applicable

- Letter of Support from the Chief Elected Official of the municipality*
- Housing development involves municipal funding
- Housing development involves land owned or donated by the municipality

| |
|--------------------------|
| <input type="checkbox"/> |
| <input type="checkbox"/> |
| <input type="checkbox"/> |

Other acceptable evidence: Zoning variance issued by ZBA for project; Minutes from Board of Selectman meeting showing that project was discussed and approved, etc.

Explanation (Required)

Method 2: Development meets a minimum of **five (5)** of the Commonwealth's *Sustainable Development Principles*, as shown in the next section below.

If the development involves strong **municipal support** (evidence of such support must be submitted as an attachment), the development need only meet **four (4)** of the *Sustainable Development Principles*. However, one of the Principles met must be **Protect Land and Ecosystems**.

Please explain at the end of each category how the development follows the relevant *Sustainable Development Principle(s)* and explain how the development demonstrates each of the checked "X" statements listed under the *Sustainable Development Principle(s)*.

Concentrate Development and Mix Uses

| Yes | No | NA |
|-----|--------------------------|--------------------------|
| X | <input type="checkbox"/> | <input type="checkbox"/> |

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

Check "X" below if applicable

- Higher density than surrounding area
- Mixes uses or adds new uses to an existing neighborhood
- Includes multi-family housing
- Utilizes existing water/sewer infrastructure
- Compact and/or clustered so as to preserve undeveloped land
- Reuse existing sites, structures, or infrastructure
- Pedestrian friendly
- Other (discuss below)

| |
|--------------------------|
| X |
| <input type="checkbox"/> |
| <input type="checkbox"/> |
| X |
| X |
| <input type="checkbox"/> |
| <input type="checkbox"/> |
| <input type="checkbox"/> |

Explanation (Required)

The project is located in a Residential R40 district with its property lines adjacent to open space owned by the Grafton Land Trust as well as privately held undeveloped land. This proposed residential use will compliment the nearby existing residential uses. The development pattern is comparatively compact, intended to preserve undeveloped land and natural resources. There is no common open space in the proposed plans as each unit has been assigned a very generous lot size which ranges from 10,042 SF to 41,882 SF. The project complies with the municipal water distribution and wastewater collection system infrastructure, as well as being serviced by gas and electricity. The site is proximate to, and located to provide easy access to local schools, active and passive recreational opportunities, and less than 0.7 miles to a variety of shopping amenities.

2) Advance Equity & Make Efficient Decisions

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions.

Promote development in accordance with smart growth and environmental stewardship.

Check "X" below if applicable

- Concerted public participation effort (beyond the minimally required public hearings)
- Streamlined permitting process, such as 40B or 40R
- Universal Design and/or visitability
- Creates affordable housing in middle to upper income area and/or meets regional need
- Creates affordable housing in high poverty area
- Promotes diversity and social equity and improves the neighborhood
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community
- Other (discuss below)

Explanation (Required)

The project create affordable housing for households caring up to 80% of AMI. The project will be designed, constructed and managed with sensitivity to the environmnet. The developer and longtime resident of the town of Grafton and former member of the Grafton ZBA, will continue to maintain an open line of communications with Town Officials and abutters throughout the permitting process, providing opportunities for feedback and keeping them informed of any project modifications.

3) Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

Check "X" below if applicable

- Creation or preservation of open space or passive recreational facilities
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands
- Environmental remediation or clean up
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.)
- Eliminates or reduces neighborhood blight
- Addresses public health and safety risk
- Cultural or Historic landscape/existing neighborhood enhancement
- Other (discuss below)

The project design is sensitive to resource areas; existing wetland resources will remain protected. There is no common space in the proposed plans as each unit has been assigned a very generous lot size which ranges from 10,042 SF to 41,882 SF. The site plan features an abundance of undeveloped area to provide a plan that is consistent and contextual to the rural nature of the surrounding environment.

4) Use Natural Resources Wisely

Check "X" Below

| Yes | No | NA |
|-------------------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, and materials.

- Uses alternative technologies for water and/or wastewater treatment
- Uses low impact development (LID) or other innovative techniques
- Other (discuss below)

Check "X" below if applicable

| |
|-------------------------------------|
| <input type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |

Explanation (Required)

The project will be designed for energy efficiency, with a goal of reducing its overall energy consumption by approximately 20% over the baseline. Homes will be supplied with Energy Star rated lights and appliances and low flow plumbing fixtures. The site development involves no wetlands alteration and will mitigate negative impacts to wetland resources.

5) Expand Housing Opportunities

Check "X" Below

| Yes | No | NA |
|-------------------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

- Includes rental units, including for low/mod households
- Includes homeownership units, including for low/mod households
- Includes housing options for special needs and disabled population
- Expands the term of affordability
- Homes are near jobs, transit, and other services
- Other (discuss below)

Check "X" below if applicable

| |
|-------------------------------------|
| <input type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input type="checkbox"/> |

Explanation (Required)

The project will provide moderate income and workforce households a 4BR single family homeownership option which is very rare in MOB developments. The project expands the affordable housing stock in Grafton, adding 9 units of housing priced for families earning up to 80% of the area median income.

6) Provide Transportation Choice

Check "X" Below

| Yes | No | NA |
|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling, and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

- Walkable to public transportation
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses)
- Increased bike & ped access
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations
- Other (discuss below)

Check "X" below if applicable

Explanation (Required)

The site is approximately 6 minutes from the Grafton commuter rail station. The project is located proximate to Route 122 with immediate access to the MassPike. These services reduce dependence on private automobiles via proximity to basic needs and public transportation.

7) Increase Job and Business Opportunities

Check "X" Below

| | | |
|--------------------------|-------------------------------------|--------------------------|
| Yes | No | NA |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training, and entrepreneurial opportunities. Support growth of local businesses, including sustainable natural resource-based businesses, such as aquaculture, forestry, clean energy technology, and fisheries.

- Permanent jobs
- Permanent jobs for low- or moderate-income persons
- Jobs near housing, service or transit
- Housing near an employment center
- Expand access to education, training, or entrepreneurial opportunities
- Support local businesses
- Support natural resource-based businesses (i.e., farming, forestry, or aquaculture)
- Re-uses or recycles materials from a local or regional industry's waste stream
- Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials
- Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products
- Other (discuss below)

Check "X" below if applicable



Explanation (Required)

The project will create housing near job opportunities in the retail, services, and professional sectors. The project will create new opportunities for area businesses.

3) **Promote Clean Energy**

Check "X" Below

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

- Energy Star or equivalent*
- Uses renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in waste reduction and conservation of resources
- Other (discuss below)

Check "X" below if applicable

All units are required by MassHousing to be Energy Star Efficient. Please include in your explanation a description of how the development will meet Energy Star criteria.

Explanation (Required)

The overall efficiency and sustainability goals of the project will help reduce greenhouse gas emissions. The residential use in an industrial zoned area would be an expansion of the adjacent greener and cleaner residential community eliminating any emissions from a facility or continued tractor trailer traffic. Homes will be supplied with Energy Star rated lights and appliances and low flow plumbing

4) **Plan Regionally**

Check "X" Below
Yes **No** **NA**

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long-term costs and benefits to the Commonwealth.

- Consistent with a municipally supported regional plan
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing
- Measurable public benefit beyond the applicant community
- Other (discuss below)

Check "X" below if applicable

Explanation (Required)

The project supports a local and regional housing need and provides moderately priced single family homeownership units.