

FREQUENTLY ASKED QUESTIONS

MACHON ELEMENTARY SCHOOL RFP – TOWN OF SWAMPSCOTT

Q1 : If the proposal includes tearing down the existing addition and replacing it with something new, would the new construction/addition have to comply with the zoning regulations?

A1 : The RFP has a number of requirements (as opposed to recommendations). One of those is that any new construction or additions must meet all dimensional requirements as stipulated in the Zoning By-Laws Section 2.3.2.0 for the A-3 zoning district. Removing the existing addition and replacing it with a new structure or addition would apply to this RFP requirement.

Q2 : Would the Town want this to go through 40B?

A2 : The RFP is silent on 40B. There is no limitation that would preclude a respondent from proposing a 40B process.

Q3 : Has the Town spoken with the Department of Housing & Community Development (DHCD) to determine their appetite for senior housing in order to receive tax credits?

A3 : No, the Town has not discussed this with DHCD. The Town is currently finishing its Housing Production Plan which identifies the need for both affordable and senior housing.

Q4 : Would the Town be willing to review a proposal with reduced parking?

A4 : The RFP requires that the parking requirement (per the proposed use) be met with on-site parking. Proposals that recommend fewer spaces should outline the rationale for the reduction and acknowledge the need for zoning relief via a special permit to do so.

Q5 : How many parking spaces are required for senior housing?

A5 : Assisted and independent living (senior housing) do not have a specific parking requirement. The requirement is determined by the Zoning Board of Appeals as part of the use special permit process. It's recommended that you utilize parking needs of similar projects (size, scope, location) for precedent.

Q6 : In order to apply for state/federal funding for affordable housing developments, the state requests local participation (examples include CDBG, HOME, CPA Funds, etc...). Does the Town of Swampscott have any local monies (soft loans) earmarked for affordable housing.

A6 : The Town does not receive any CDBG funds nor have we adopted the Community Preservation Act. No Town Affordable Housing Trust exists at this time. Swampscott is part of the North Shore HOME Consortium and does receive an annual fund. A proposal could request that the Town commit its current HOME funds for this project.