



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Komegay, Undersecretary

August 18, 2015

Ms. Rebecca Mattson Stanizzi, Chair
Wayland Economic Development Committee
Wayland Town Building
41 Cochituate Road
Wayland, Massachusetts 01778

Re: River's Edge, Wayland, MA

Dear Ms. Stanizzi:

Thank you for your recent correspondence regarding the River's Edge proposal in Wayland. You have provided us with a very useful summary of the project and the various actions the town has taken to help prepare the River's Edge site for development. According to your correspondence, the town prepared the necessary zoning changes for the River's Edge project during 2012 and 2013. The changes – which allow development of 150-190 residential units, primarily one- and two-bedroom units – were denied at town meeting in 2013, but approved at town meeting in 2014.

Approximately 18 months after the town prepared the proposed zoning changes (subsequently denied, then approved, at town meeting), the Department and its affiliated quasi-public agencies issued a new policy relative to the minimum percentage (ten percent) of three-bedroom units required in projects to be included in the Subsidized Housing Inventory, or SHI. The zoning changes approved for River's Edge are not consistent with the new policy. However, it is clear from your summary and from our prior knowledge of River's Edge that the town of Wayland undertook numerous actions between 2012 and 2014 to promote the development of affordable rental housing, including securing approval from town meeting. It also is clear that the town did not intend to circumvent the 2014 policy regarding three-bedroom units; the town had completed much of the work required to change local zoning well before the policy was issued.

Although the Department wants new multifamily projects to conform to the new three-bedroom policy, we are aware of the importance of recognizing municipal actions that occurred before the policy was established. Please accept this letter as DHCD's approval of the River's Edge project as currently structured, with zoning changes approved at Wayland town meeting in 2014.

Rebecca Mattson Stanizzi
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Please let us know if you have any further questions. Thank you for all the work that you are doing to make the River's Edge project a reality.

Sincerely,

A handwritten signature in cursive script that reads "Chrystal Kornegay". The signature is written in black ink and is positioned to the right of the typed name.

Chrystal Kornegay
Undersecretary

cc: Paul McMorrow, EOHEd