

**From:** Don Seltzer

**Sent:** Saturday, September 13, 2025 8:31 PM

**To:** Rachel Zsembery; Kin Lau; Eugene Benson; Stephen Revilak; Shaina Korman-Houston

**Cc:** Claire Ricker

**Subject:** Affordable Apartments at 882 and 455 Mass Ave

Comments regarding compliance with Sect 8.2 of the Zoning bylaw, Affordable Housing Requirements:

The letter submitted to the Board by MacLean Holloway Doherty, P.C. seems to indicate that 20 of the 21 tenants are being charged \$50 per month for parking at 882 Mass Ave. This would be in violation of the approved Transportation Demand Management Plan which specifically exempts the residents of the three designated affordable units from this parking charge.

The required Transportation Demand Plan for 455 Mass Ave has yet to be approved by the Planning Department. Will it follow the precedent of 882 Mass Ave and exempt the two designated Affordable units from paying a parking fee?

Zoning Bylaw Sect 8.2 requires that qualifying Affordable units *shall conform to all requirements for inclusion in the Chapter 40B Subsidized Housing Inventory*. These requirements include certain minimum sizes for these apartments. For a 1 bedroom unit, the minimum size required by the state is 700 sf.

At the time of the granting of the Special Permit for 882 Mass Ave, this requirement was not known by the responsible Town officials, and three severely undersized units were approved as Affordable. The same developer is now preparing to seek Certificates of Occupancy for the building at 455 Mass Ave with full knowledge of this state requirement. Eight of the one bedroom apartments meet the standard of 700 sf or more and would be eligible for the two required Affordable units. Five of the apartments are undersized and would not be eligible.

The most recent plans have not been available to the public. Older plans indicate that of the two designated affordable units, one is of sufficient size and one is not.

Thank you for your consideration,

Don Seltzer