

Section 1.

One Stop Full Application

FULL-FY22-Chelmsford-Chelmsford-00416

Applicant Information

1.1. Primary Location:

Chelmsford

Regional Planning Agency	Northern Middlesex Council of Governments	Housing Choice	No	Rural or Small Town	N/A
MDFA Regional Office	North	MVP Community	Yes - MVP	Gateway City	N/A
MassDOT Highway Division	District 4	Green Community	Yes - Green	EOHED Region	Northeast

1.2. Organization Type



Public Entity



Municipality



Public Housing Authority



Redevelopment Authority or Similar Quasi-Governmental Agency



Other Public Entity,

please specify:



Non-Public Entity

1.3. Applicant Organization Name:

Town of chelmsford

1.4. Applicant Organization Legal Address:

50 billerica Road

1.5. City/Town:

Chelmsford

1.6. State:

Massachusetts

1.7. Zip Code:

01824

1.8. CEO Name:

Paul Cohen

1.9 CEO Title:

Town Manager

1.10. CEO Tel.:

(978) 250-5231

1.11. CEO Email:

pcohen@chelmsfordma.gov

1.12. Project Contact Name/Title (if different)

Evan Belansky

1.13. Contact Tel.:

(978) 250-5231

1.14 Contact Email

ebelansky@chelmsfordma.gov

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1.15. If applicable, list the name and contact for any additional partner organizations:

North Chelmsford Water District
Bruce Harper, Superintendent

Section 2.

Applicant / Community Background

2.1 Describe applicant's primary economic development goals, assets, and opportunities.

After several years of extensive review and consideration of future land uses / zoning of the Groton Road (rt. 40) and a failed attempt to rezone the northly side to permit an "age in place senior housing", the Town's primary land use and economic development goals for this area are to continue to see it evolve based upon currently zoning. Current zoning for this area is split zoned; the southerly side is zoned RC (duplexes) while the northerly side is zoned RC (Duplex) and IA (Limited Industrial). While rezoning efforts have not been successful; existing zoning and existing conditions have provided assets and opportunities. Specifically, the south side is currently occupied with 9 single family houses. The north side is occupied with 10 single family house along the roadway and Industrial uses behind. A fully approved private development (subject of this application) consisting of 12 duplexes will replace two existing single family houses on the south side. The same developer also owns property on the north side consisting of several existing residences and industrial zoned land. The developer is interested in continuing to develop duplexes and is also considering advancing an industrial development.

The approved private development has been required to upgrade and lengthen the waterline in the area for approximately 1700 linear feet along Groton Road. The existing water system is inadequate to allow for the approved and / or future development in this area. The private development will provide for moderate priced two family homes. This will also allow for the further development of the area including underutilized and underdeveloped Industrial Area.

2.2 Describe the main challenges and/or obstacles to progress

The limited access to sufficient utility infrastructure in the area, including water is the main challenge. The cost for individual developers or lot owners to create the infrastructure needed to develop their underutilized lots is cost prohibitive.

2.3 Describe any major community and economic development project(s) that the applicant has undertaken in the past 5 years.

2016 - major re-zoning to adopt a commercial / industrial redevelopment bylaw that also permits by-right and special permit multi-family
2016 - Major re-zoning of the rt. 129 area to permit multi-family, retail, restaurants to serve as amenities to day time employee workforce
2017 - received \$370K massworks grant to upgrade public roadway, sidewalks and burying of overhead wires associated with a 32 unit multifamily development
2018 - Completed \$100K Mass Development Site Readiness grant for a market analysis of the rt. 129 area
2018 - Received \$225K Housing Choice Grant for the construction of sidewalks associated with a 164 unit multi-family development in the rt. 129 area
2019 - major re-zoning to adopt fast casual restaurants with Drive-thrus in the rt. 120 area.
2020 - received \$62K State planning grant to conduct real estate market analysis of the three interchanges along rt. 3

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2.4 If the community has completed any community economic development (including housing) best practices through the [Community Compact Best Practices Program](#), specify which ones and describe the outcome(s) of that process. (If none, enter "N/A".)

While not completed via the State's Community Compact Program, the Town has completed the following:

- Age and Dementia Friendly - The Chelmsford Select Board, at their 8 Feb meeting, approved the Age-Friendly Chelmsford Action Plan. This plan has been sent to AARP for their review/approval.
- Climate Change Adaptation and Resilience - Completed a Climate Vulnerability Assessment and Adaptation Plan through the Municipal Vulnerability Preparedness (MVP) Program and have applied to Use Municipal Vulnerability Action Grant to Implement Adaptation Actions
- Housing and economic Development
- Regionalization - participating in NMCOG's Stormwater Collaborative
- Energy Efficiency and Renewable Energy - Planning Ahead to mitigate climate change by establishing goals, creating an action plan, assigning responsibility, and tracking progress via Energy Committee, full time Sustainability Manager, leasing town owned land for solar farms, roof mount solar.

2.5 Indicate which, if any, of the following tools/strategies have been adopted by the community to promote economic development and growth. (Check all that apply or None.)

X	Economic Development Tool / Strategy
<input checked="" type="checkbox"/>	Approved Master Plan
<input type="checkbox"/>	Approved Urban Renewal Plan
<input checked="" type="checkbox"/>	43D Expedited Permitting District
<input type="checkbox"/>	Priority Development Site(s) Designation
<input type="checkbox"/>	Approved Tax Increment Financing District
<input type="checkbox"/>	Business Improvement District, Main Streets, or similar District
<input type="checkbox"/>	Federal Economic Development District
<input type="checkbox"/>	Designated Opportunity Zone(s)
<input type="checkbox"/>	Community Compact Best Practices and/or Regionalization Project
<input checked="" type="checkbox"/>	Complete Streets Prioritization Plan
<input checked="" type="checkbox"/>	Commercial zoning by-right
<input checked="" type="checkbox"/>	Other. Specify: <div style="border: 1px solid black; padding: 2px; margin-top: 5px; width: 80%; display: inline-block;">redevelopment overlay district</div>
<input type="checkbox"/>	None
<input type="checkbox"/>	Do Not Know

2.6 Indicate which, if any, of the following tools/strategies have been adopted by the community to promote housing development. (Check all that apply or None. If unsure, check "Do not know".)

X	Housing Tools and Strategies
<input checked="" type="checkbox"/>	Inclusionary Zoning with density bonus
<input type="checkbox"/>	40R Smart Growth or Starter Home District zoning

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<input checked="" type="checkbox"/>	Zoning that allows mixed-use development near transit and activities
<input checked="" type="checkbox"/>	Zoning that allows multifamily development near transit and activities
<input type="checkbox"/>	Zoning that allows duplexes in most residential districts
<input checked="" type="checkbox"/>	Zoning that allows Accessory Dwelling Units in most residential districts
<input type="checkbox"/>	Zoning that requires no more than 1 parking space per unit for multifamily units
<input type="checkbox"/>	Majority of land use board members receive training on a regular basis
<input checked="" type="checkbox"/>	Approved Housing Production Plan
<input checked="" type="checkbox"/>	CERTIFIED Housing Production Plan
<input checked="" type="checkbox"/>	Subsidized Housing Inventory (SHI) above 10%
<input checked="" type="checkbox"/>	Subsidized Housing Inventory (SHI) increased by 2.5% in last 5 years
<input checked="" type="checkbox"/>	Designated local funds for housing (e.g. Affordable Housing Trust or CPA Funds)
<input type="checkbox"/>	Donated municipal land for housing
<input type="checkbox"/>	Local property tax relief programs for income eligible seniors (MGL c 59 S. 5)
<input checked="" type="checkbox"/>	Plan to address homelessness of a high need group
<input type="checkbox"/>	Urban Center Housing Tax Increment Financing, Housing Development Incentive Program (HDIP), or an Urban Renewal Plan with significant housing
<input type="checkbox"/>	Federal Choice Neighborhood
<input type="checkbox"/>	HUD Fair Housing Assessment
<input type="checkbox"/>	Other. Specify: <div style="border: 1px solid black; height: 20px; width: 600px; margin-top: 5px;"></div>
<input type="checkbox"/>	None
<input type="checkbox"/>	Do Not Know

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Project Summary

3.1. Project Categories for Grant Considerations (all that apply). Please note, that by checking a box in this question, additional questions will appear in the application related to that funding type (**note: Section 1.1 and 1.2 must be completed before selecting an option here**).

Community Capacity Building

Planning and Zoning

Site Preparation

Predevelopment and Permitting

Building

Infrastructure

3.2. Project Name:

Groton Road (rt. 40) water main upgrade

3.3. Brief Project Description/Abstract:

The Massworks grant will upgrade and lengthen the water line within Groton Rd for approximately 1700 linear feet from the Rt 3 off ramps to the town line with Westford. The existing water system is inadequate to allow for development of this area. The water system in this area of Chelmsford is owned by the North Chelmsford Water District, an independent governing authority from the Town. As part of the project development review of a proposed 12 unit duplex project on the south side of Groton Rd, the Water District identified the capacity / supply deficiency of the existing water main to provide adequate supplies to this proposed development AND any future re/development along this portion of Groton Rd. This project has been fully approved with a condition that the water main be upgraded per the Water District's requirements. alternative options are not viable as a the Chelmsford Board of Health does not permit on-site drinking wells when an existing connection is available.

3.4. Is this project located in any of the following designated areas? (Check all that apply or None):

Downtown or commercial area

Transformative Development Initiative (TDI) District

43D Expedited Permitting District

None

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Opportunity Zone

3.5. If located in an Opportunity Zone, will the project be supported by an Opportunity Fund Investment?

Note: If yes, the name of the Fund and/or the managing entity will be required during the review.

Yes No Not Applicable

3.6. Does the project support and/or directly result in any of the following (particularly as they relate to the state's Sustainable Development Goals)? (Check all that apply or None)

Transit-Oriented Developments (located within a half mile of a transit station)

Developments that contain a mix of residential and commercial uses

Production or Preservation of Housing, with density of at least four units to the acre

Developments that are re-using previously developed sites

Development of under-utilized properties

Development of Small Businesses

None

3.7. Does the community have an active housing moratorium or any type of restriction of new housing?

Yes No

3.8. In what ways does this project support housing development? (Check all that apply or None)

Creates new housing units

Supports the creation of new housing units

Preserves existing affordable housing

Studies/analyzes the feasibility of new housing on a site/area

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None. Not related to housing

3.9. Is this project directly related to and/or seeking to support efforts related to economic recovery from the Covid-19 pandemic?

Yes No

3.11. Does this project promote Equitable Opportunities?

Yes No

3.13. Does this project create any environmental benefits and/or build the community's resilience to existing or future impacts of climate change?

Yes No

3.15. Does the applicant have a letter from the municipal CEO outlining knowledge of and support for the proposed project? If yes, attach support letter.

Yes No

3.16. **ATTACHMENT:** In Section 14, attach a support letter from the municipal CEO.

3.18 **FOR OFFICE USE ONLY:** The table below will display the total request amount from each of the corresponding budget tables, based on the category selection(s) at 3.1 above. It will remain blank until the applicant begins to enter budget numbers in any of the respective sections of this application. The values in this table will be automatically updated, only AFTER the budget numbers in each section are entered/changed and that page is saved.

Section / Category	Amount Requested
Section 5: Capacity Building	\$
Section 6: Planning and Zoning	\$
Section 7: Site Preparation	\$
Section 8: Predevelopment and Permitting	\$
Section 9: Building	\$
Section 10: Infrastructure	\$635,924
Section 11: Special Project: Housing Choice	\$
Section 12: Special Project: Rural/Small Town	\$
Grand Total Requested	\$635,924

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Project Details / Core Information

4.1. Project Narrative – Provide a detailed description of the project for which you are requesting grant assistance. Include details about work and planned uses for the grant.

The Massworks grant will be used to Design, Permit and install 1700 feet of upgraded water line along Route 40 in Chelmsford from Scotty Hollow, west under rt. 3 bridge Ward Way. This water infrastructure will provide direct support for a fully permitted 12 unit duplex development that would otherwise not be able to proceed due inadequate water supply as identified by the North Chelmsford Water District. A portion of the roadway right of way is owned by MassDot and the remaining portions are owned by the Town. The water infrastructure is owned and maintained by the water District.

The grant funds will be used the to upgrade the existing water main from a 6-inch cast iron to a new 12-inch Cement lined ductile iron.

This upgrade was hydraulically calculated by the Water District contracted consultant, Tata and Howard Engineering, to add additional capacity for domestic and Fire flows for anticipated future development of other lots along Route 40 in Chelmsford that currently do no have access to adequate water infrastructure. The development will also support the development of Commercial, Industrial, and Mixed used on the surrounding lots to the new residential development.

4.2. Leadership and Ability to Execute – Describe the leadership and project management group for this project and why it is an effective team to advance this project.

The Town of Chelmsford is applying for this grant in partnership with the North Chelmsford Water District. Both entities have in house staff, experience and expertise related to project management of infrastructure projects. Specifically the Town of Chelmsford's Community Development Department and Department of Public Works have successfully managed a MassWorks and Housing Choice infrastructure grants. The North Chelmsford Water District has managed both their own capital infrastructure improvement projects but also private development infrastructure upgrades that are required. The Town and the Water District have a working relationship and have previously experience jointly coordinating infrastructure projects. Both entities also have working relationships with MassDot officials.

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4.3. Progress to date – What progress has the applicant made on this project to date? Include details about planning, stakeholder engagement, development tools used, noting if the project is included in any adopted municipal or regional plans (e.g. Master Plan, CEDS, HPP, etc.), etc.

1. Private development project has received all local permits (Planning Board, Conservation Commission, sewer)
2. The permitting design and construction plans have been prepared by the private developer, submitted and approved by the Water District.
3. Private developer has submitted MassDot Access permit and is awaiting permit.
- 4.

4.4. Timeline – Provide the Start/End dates for the overall project and any other notable periods. Note: Grants will be announced in Fall 2021 for contracts starting in FY22. Dates below should reflect that timing.

Target Start Date of the Project:	Date <input style="width: 100%; height: 20px;" type="text" value="04/01/2022"/>
Target End Date of the Project:	Date <input style="width: 100%; height: 20px;" type="text" value="09/30/2022"/>
Other. Specify: <input style="width: 100%; height: 20px;" type="text"/>	Date <input style="width: 100%; height: 20px;" type="text"/>
Other. Specify: <input style="width: 100%; height: 20px;" type="text"/>	Date <input style="width: 100%; height: 20px;" type="text"/>

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4.5. Timeline Information – Describe the timeline for the project and provide information about any notable dates and/or milestones.

4.6. Anticipated Outcomes - Provide a detailed description of the anticipated outcomes of the project. Include information about leveraged development, housing, jobs, residents or businesses supported, etc.

Installation of 1,700 linear feet of upgraded water main will provide direct support for a fully permitted private development of 12 duplexes to move forward with construction. In addition, the upgraded water main will also provide the same developer with additional opportunities for further duplex development on the northerly side and an industrial / flex development on an additional 2 acres under ownership. These 2 acres, based upon existing Limited Industrial zoning and a Floor Area ration of .45 could accommodate 36,000 sq. 8 acres of vacant land, directly abutting Rt.3.

In addition, there is a total of approximately 25 industrially zoned acres on the northerly side that is either vacant or significantly underutilized. Specifically, the State of Mass owns 8 vacant / undeveloped acres that directly abuts Rt.3, 10 acres is used for trailer truck parking / storage and the remaining 7 acres is occupied as an outdoor storage yard for a variety of contractor businesses.

Site Information: Only for projects in Site Preparation, Predevelopment, Building, or Infrastructure Categories.

4.7. Project Address(es):

4.8. Parcel ID(s):

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4.9. Describe the project site(s), including any unique challenges that may exist at this location.

4.10. Is the project site publicly owned?

Yes No

4.11. If Yes, describe the type of public ownership (Check all that apply).

Public Land Easement

Leasehold Other:

Right of Way

4.13. What type of use is currently allowed by zoning on the project site(s)? (Check all that apply)

Industrial Residential – Multi-family

Commercial Mixed - Use

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Residential – Single Family /
Townhome



Other:

duplexes

4.14. Would you like this application to be reviewed for potential 43D expedited permitting designation of the site? (If site is already designated, check No)

Yes No

4.15. Is any part of the project in the current 1% annual chance (100-year) floodplain, the current 0.2% annual chance (500-year) floodplain, and/or within 0.1 miles of a water body?

Yes No

4.16. Does any part of the project have a history of flooding during extreme precipitation or coastal events? (Guidance for evaluating the history of flooding may be found through review of your local Hazard Mitigation Plan, the State Hazard Mitigation Plan, and/or other municipal historical records.)

Yes No

4.17. Will the project result in a net increase to impervious area at the site?

Yes No

4.18. If yes to any of the above, describe how the project design will mitigate flood risks and/or heat-island impacts based on available climate change science and data. If applicable, indicate any nature-based solutions that will be implemented on the site.

NA

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4.19 ATTACHMENT: In Section 14, attach a copy of the project's Climate Exposure and Risk Ratings Report. This is required for all applications requesting capital funding for a site-specific project. The report can be obtained through the state's new online Climate Resilience Design Standards Tool. [Click HERE](#) to register and access the tool. The website guides the user to input basic project information and will generate a downloadable report. The entire process, exclusive of registration, should take no more than 15 minutes per project. For technical assistance with this tool, please contact the RMA Team at rmat@mass.gov.

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Infrastructure (Horizontal Construction) Additional Questions

10.1. Select the one category below that best describe the type of development that is being supported by the public infrastructure project proposed in this section:

Mixed-Use Development (Residential with office, retail, and/or commercial development)

Housing Development (Housing only)

Economic Development with job creation and/or retention (No Residential/Housing)

Small Town Road improvements to enhance public safety (aka STRAP)

10.2. What is the primary emphasis of the infrastructure work?

Roadway/Streetscape Improvements

Bridge / Culvert Repair or Replacement

Water / Sewer Infrastructure

Public Utility Project (Gas, Electric, etc.)

Other.
Specify:

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10.3. Scope of Work - Describe the proposed work that will be carried out by this project. If STRAP, include a description of how the improvements will address transportation safety concerns.

The Massworks grant will be used to Design, Permit and install 1700 feet of upgraded water line along Route 40 in Chelmsford from Scotty Hollow, west under rt. 3 bridge Ward Way. This water infrastructure will provide direct support for a fully permitted 12 unit duplex development that would otherwise not be able to proceed due inadequate water supply as identified by the North Chelmsford Water District. A portion of the roadway right of way is owned by MassDot and the remaining portions are owned by the Town. The water infrastructure is owned and maintained by the water District.

The grant funds will be used the to upgrade the existing water main from a 6-inch cast iron to a new 12-inch Cement lined ductile iron.

This upgrade was hydraulically calculated by the Water District contracted consultant, Tata and Howard Engineering, to add additional capacity for domestic and Fire flows for anticipated future development of other lots along Route 40 in Chelmsford that currently do no have access to adequate water infrastructure. The development will also support the development of Commercial, Industrial, and Mixed used on the surrounding lots to the new residential development.

10.4. ATTACHMENT: In Section 14, attach a site plan, locus map, conceptual drawing, and/or construction design that clearly demonstrates the location and proposed work.

10.5. Budget – In the table below, provide a breakdown, by spending category, of the total budget for the proposed project. Enter the amount(s) allocated from the grant and the amount(s) covered with matching funds, if any. This budget should reflect the full cost of ONLY the proposed project. DO NOT include the cost other components and/or adjacent but separate work carried out by the applicant or other entities. Please note that no more than 10% of the grant request may allocated to pre-construction costs (design, engineering, permitting), except for STRAP projects, which may include the full costs.

Spending Category	Grant Request	Match / Other Funds	Total Project Budget	Source of Match / Other Funds
Design / Engineering / Permitting	\$ 0	\$ 0	\$0	0
Bidding	\$ 0	\$ 0	\$0	0
Construction * Itemization required (see below)	\$ 596,924	\$ 0	\$596,924	0
Construction Admin.	\$ 39,000	\$ 0	\$39,000	0
TOTALS	\$635,924	\$0	\$635,924	








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10.6. Provide line item explanations, justifications, and/or notes, as needed.

Water Main Upgrade has been designed / engineered and permitted.
 The Town of Chelmsford and coordination with the Water District will manage the public bid process.
 Construction includes local and State police detail expenses.
 Construction includes expenses for "temporary service and transfer"











10.8. ATTACHMENT: * In Section 14, attach an engineer's cost estimate or similar document that details and substantiates the requested grant amount for construction. Applicant may submit a pre-filled worksheet, such as from the MassDOT Construction Project Estimator.

10.9. Provide the planned schedule/timeline for the public infrastructure project.



















Milestone	Start Date	End Date
Design / Engineering / Permitting	 03/01/2021	 06/30/2021
Bidding Open / Close	 01/01/2022	 02/28/2022
Construction Start	 04/01/2022	
50% Construction		 07/20/2022
Construction Complete		 09/03/2021

10.10. What percentage of the project design is completed? 10 %

10.11. Which of the following permits, licenses, and/or approvals are required for this project? For each selected item, indicate if secured and the actual or anticipated dates of filing and issuance.

Check If Required	Check if Secured	Filing Date (Actual or Anticipated)	Decision Date (Actual or Anticipated)
<input type="checkbox"/> Article 97 Land Disposition	<input type="checkbox"/>	 <input type="text"/>	 <input type="text"/>
<input type="checkbox"/> Chapter 91 License	<input type="checkbox"/>	 <input type="text"/>	 <input type="text"/>
<input type="checkbox"/> 401 Water Quality Certification	<input type="checkbox"/>	 <input type="text"/>	 <input type="text"/>
<input type="checkbox"/> Superseding Order of Conditions	<input type="checkbox"/>	 <input type="text"/>	 <input type="text"/>
<input type="checkbox"/> Water Management Act Permit	<input type="checkbox"/>	 <input type="text"/>	 <input type="text"/>

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<input checked="" type="checkbox"/> MassDOT Access Permit	<input type="checkbox"/>	 <input type="text"/>	 <input type="text"/>
<input type="checkbox"/> Mass Historic Commission Review	<input type="checkbox"/>	 <input type="text"/>	 <input type="text"/>
<input checked="" type="checkbox"/> Planning Board	<input checked="" type="checkbox"/>	 <input type="text"/>	 <input type="text"/>
<input checked="" type="checkbox"/> Conservation Commission	<input checked="" type="checkbox"/>	 <input type="text"/>	 <input type="text"/>
<input type="checkbox"/> Zoning Board	<input type="checkbox"/>	 <input type="text"/>	 <input type="text"/>
<input type="checkbox"/> Sewer Extension Permit	<input type="checkbox"/>	 <input type="text"/>	 <input type="text"/>
<input type="checkbox"/> Utility Relocation	<input type="checkbox"/>	 <input type="text"/>	 <input type="text"/>
<input type="checkbox"/> Building Permit	<input type="checkbox"/>	 <input type="text"/>	 <input type="text"/>
<input checked="" type="checkbox"/> Other. Specify: <input type="text" value="water distric"/>	<input type="checkbox"/>	 <input type="text"/>	 <input type="text"/>

10.12. Is this construction work planned as a non-participating scope item on a MassDOT TIP project?

Yes No

10.14. Will the project require coordination with a utility company?

Yes No

10.15. Will the project include work on a state roadway and/or at an intersection with a state roadway?

Yes No

10.16. If Yes, identify the state roadway(s) involved:

10.17. Has the municipality applied to, or a received a grant from, the MassDOT Complete Streets Program for any portion of this project?

Yes No

For mixed-Use, Housing, or Economic Development categories only

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10.18. Will the public infrastructure improvements directly serve or connect to the private development?

Yes No

10.19. Will the public infrastructure project be on parcels of land that are either, a) part of the private development project site, or b) adjacent to the private development project site

Yes No

10.20. Will the public infrastructure project involve the construction of improvements that are required as a condition in a permit or approval for a private development project, including Section 61 findings?

Yes No

10.21. Describe the private development project(s), including the scope of the development, expected public benefits, and project phasing, if any.

10.22. Is this private development project allowed by-right in the municipality's current zoning?

Yes No

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10.24. What percentage of the project design is completed for the private development? 100 %

10.25. Does the private development have all required permits and approvals to commence construction?

Yes No

10.27. Provide the anticipated schedule/timeframe for the private development project.

Milestone	Start Date	End Date
Design/Engineering/Permitt	<input style="width: 80%;" type="text"/>	<input style="width: 80%;" type="text"/>
Construction Start	<input style="width: 80%;" type="text"/>	
50% Construction		<input style="width: 80%;" type="text"/>
Construction Complete		<input style="width: 80%;" type="text"/>

10.28. Is the private development project's financing fully secured?

Yes No

10.30. Complete the table below with the specific housing production and/or economic growth impact that is expected to result from the primary private development project, based on information about the single private project that will be most directly leveraged by the public infrastructure work.

General Information	
Total estimated construction value (\$) of the private development project:	\$ <input style="width: 80%;" type="text"/>
Information on Commercial Development	
Square footage of office and/or retail space to be created, including restaurants:	<input style="width: 80%;" type="text" value="0"/>
Square footage of industrial space to be created, including warehouses:	<input style="width: 80%;" type="text" value="0"/>
Total square footage of commercial space to be created:	0
Information on Residential Development	
Lot area (acres) of the housing and/or mixed-used private development project:	<input style="width: 80%;" type="text"/>

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Number of NEW market-rate units to be created for rent/lease:	<input style="width: 50px; height: 20px;" type="text" value="0"/>
Number of NEW market-rate units to be created for homeownership:	<input style="width: 50px; height: 20px;" type="text" value="24"/>
Number of NEW affordable units to be created for rent/lease:	<input style="width: 50px; height: 20px;" type="text" value="0"/>
Number of NEW affordable units to be created for homeownership:	<input style="width: 50px; height: 20px;" type="text" value="0"/>
Total number of all NEW housing units to be created:	24
Total density (units/acre) of all NEW housing units:	0
If any affordable, specify lowest income limit used (65% AMI, 80% AMI, etc.):	<input style="width: 50px; height: 20px;" type="text" value="0"/> %
Information on Job Creation	
Number of NEW permanent full-time jobs to be created:	<input style="width: 50px; height: 20px;" type="text" value="0"/>
Number of NEW permanent part-time jobs to be created:	<input style="width: 50px; height: 20px;" type="text" value="0"/>
Total number of all NEW permanent jobs to be created:	0
Total construction jobs to be supported by the private development project(s):	<input style="width: 50px; height: 20px;" type="text"/>
Total existing full-time jobs to be retained as direct result of this project:	<input style="width: 50px; height: 20px;" type="text"/>

10.31. Provide the following information for the primary private development project most directly leveraged by this infrastructure project, including the entity name and contact information.

Proponent Entity/Company:	Contact Name/Title:
<input style="width: 90%; height: 20px;" type="text" value="Northstar Realty, LLC"/>	<input style="width: 90%; height: 20px;" type="text" value="WenLan Lu"/>
Project Name:	Phone:
<input style="width: 90%; height: 20px;" type="text" value="Chelmsford Village at Route 40"/>	<input style="width: 50%; height: 20px;" type="text" value="(978) 869-71"/>
Project Address:	Email:
<input style="width: 90%; height: 20px;" type="text" value="236 and 240 Groton Road"/>	<input style="width: 90%; height: 20px;" type="text" value="wenlanlu@gmail.com"/>

10.32. Is the infrastructure project associated with more than one private development project?

Yes
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10.34. Can the private development proceed independently without the public infrastructure project?

Yes No

10.35. **ATTACHMENT: In Section VIII, attach a letter from the private development proponent confirming and explaining this answer. Include letter(s) from additional private developer(s) noted above.**

10.36. Does the public infrastructure project meet or exceed any of the thresholds for MEPA review set forth in 301 CMR 11.03?

Yes No

10.37. Does the private development project, identified herein, meet or exceed the MEPA thresholds as set forth in 301 CMR 11.03?

Yes No

Section 13.

Certification of Application Submission Authority

13.1 If the applicant is a public entity, does the submission of this application require a formal vote of any board, commission, or other local entity? If Yes, attachment required.

Yes No Not Applicable

13.3 If the applicant is a non-public entity, does the submission of this application require the authorization of the entity's board of directors, or other governing body or bylaw? If Yes, attachment required.

Yes No Not Applicable

I, (Submitter Name), hereby certify that I am duly authorized to submit this application on behalf of

(Applicant Organization Name). By entering my name in the space below, I further certify, under the pains and penalties of perjury, that the responses to the questions provided in this application, and the attached documentation, are true, accurate, and complete. I understand that the Executive Office of Housing and Economic Development (EOHED) and its partner organizations, specifically the Department of Housing and Community Development (DHCD) and the Massachusetts Development Finance Agency (MDFA), will rely on the information provided in this application to make decisions about whether to award a grant from their respective funding sources. Also, that the Commonwealth reserves the right to take action against me, the applicant organization, and/or any other beneficiary of a grant, if any of the information provided is determined to be false, inaccurate, or misleading. I also affirm that, if awarded, the applicant organization has the capacity to carry out the project in accordance with all applicable laws and regulations.

Title

Section 14.

One Stop Full Application

FULL-FY22-Chelmsford-Chelmsford-00416

Required Attachments

In this section, upload all attachments that support this application.

Required, if Applicable

The following items are required, if applicable, and as noted in each section. Use the Select button, at the right of each description, to upload the response. (Each line will only accept one attachment.) In cases where the response has multiple documents, these should be combined into one PDF file.

Section - Attachment Name	Referenced Question #
Description	
3. Summary – Municipal CEO Letter	3.16
<p>Letter from the municipal CEO outlining support for the applicant and/or proposed project.</p> <p>Choose File No file selected</p>	
4. Core/Details – Resilience Report	4.19
<p>Copy of the project's Climate Exposure and Risk Ratings Report.</p> <p>If unable to obtain the report by the deadline, the applicant may instead upload a letter here explaining why, and confirming that the report will be submitted by email to OneStop@mass.gov, no later than June 18, 2021. Failure to send the report by that date will deem the application incomplete.</p> <p>Choose File No file selected</p>	
10. Infrastructure – Site Plan / Construction Design	10.4

Section 14.

Site plan, locus map, conceptual drawing, and/or construction design that delineates project location and proposed work. <input type="button" value="Choose File"/> No file selected	
10. Infrastructure – Cost Estimate	10.8
Engineer's cost estimate or other itemization of the construction expenses for the project. <input type="button" value="Choose File"/> No file selected	
10. Infrastructure – Letter from Developer(s)	10.35
Letter from private development proponent explaining response to dependence of private project on the public work. <input type="button" value="Choose File"/> No file selected	
13. Certification – Public Entity	13.2
If applicable, certified copy of the vote taken by the relevant entity. <input type="button" value="Choose File"/> No file selected	
13. Certification – Non-Public Entity	13.4
If applicable, a document demonstrating authorization. <input type="button" value="Choose File"/> No file selected	

Section 14.

Applicants may submit other attachments to support the application, which may be reviewed and/or filed. However, please note that these items will generally not be scored or assessed as part of the formal evaluation of the proposal.

Attachment Type	Description
Other Site Images	
	Other site photographs, illustrations, and/or maps. (If Technical Assistance project, attach a site map delineating the specific downtown or commercial target area.) <input type="button" value="Choose File"/> No file selected
Other Partner Letters	
	Letters from any partner organizations that are collaborating on this project. <input type="button" value="Choose File"/> No file selected
Other Support Letters	
	General support letters. <input type="button" value="Choose File"/> No file selected