

To interested parties:

We have received the following questions for clarification as part of our RFP process for 59/63 Willow Street.

- Question: Could we propose mixed use (residential/retail) in the business district?

Answer: Yes. Mixed use in the business district is permitted, but requires site plan review by the Planning Board. If a developer proposes a mixed use project, they can construct residential units on the 2nd floor and above. Commercial uses and amenities can be located on the first floor.

- Question: What is the maximum number of units or bedrooms that could be permitted?

Answer: If the project is mixed use, the review is completed by the Planning Board under site plan review only. If the project has more than two units without a commercial component, the project could be reviewed by the Zoning Board of Appeals under Chapter 40B MGL. The only limitations on the number of bedrooms or units would be the septic system, which the consultant to the HDC has determined would be 30 bedrooms.

- Question: Are side setbacks 15 feet – or determined by site plan review?

Answer: There are no setbacks in the business district, however they will be determined by the permit granting authority during the applicable review process.