

PROJECT DATA SUMMARY

1. Applicant

SLV School Street, LLC (the "Applicant") has been organized under the General Laws of the State of Massachusetts and is qualified to undertake the planning and development of the proposed apartment community in Manchester by the Sea, MA. The Applicant proposes to develop 136 apartment units on a limited dividend basis as required under all laws and regulations of the Commonwealth of Massachusetts.

The project managers of SLV School Street, LLC Geoffrey Engler and Justin Krebs, as well as many members of his development team, have extensive experience developing multi-family housing developments in the Greater Boston area. The Applicant respectfully requests that all notices from the Board in connection with this Application be sent to Geoffrey Engler, 257 Hillside Ave, Needham MA 02494.

2. Description of the Development

Located on School Street just north of Route 128, The Sanctuary at Manchester-By-The Sea is proposed on a large vacant lot directly adjacent to the Millstone Hill Conservation Area. Lot 18 is currently zoned as Limited Commercial district and has no existing structures. The proposed building will be a single, 3-story multifamily residential building containing 136 apartment units over a 1-story podium level. The program features a mix of 1BR, 2BR and 3BR units ranging in square feet from a 1BR average of 845 SF per unit to a 3BR average of 1,370SF. The garage will contain 220 parking spaces and an additional 16 surface spaces will be provided near the front entrance for a total parking ratio of 1.73. The topography of the site also allows for most of the parking to be hidden below grade.

The massing and exterior aesthetic is a modern interpretation of early 20th century shingle style architecture, an architectural typology that is common to the north shore region of Massachusetts and contextually appropriate for the area. The façade incorporates the strong horizontal datum lines, materials, trim detailing, and neutral color palette typical of shingle style architecture. The massing of the building creates a series of varied exterior spaces that harmonize with the building program and site circulation.

The ground floor of the building has been designed to include a central lobby and amenity area of approximately 9,600 sf with direct access to a large amenity courtyard on the north side. A loading and drop-off area outside the main entrance allows for easy access into the building. A range of apartment unit types are located on all three levels of the building, 7 of which will be designed as Group 2A units, and the remainder as Group 1. The units are designed to provide layouts that promote open kitchen/living/dining spaces, with comfortably sized bedrooms, bathrooms, laundry, and storage areas. Many units will have private balconies. All apartments will have in-unit washer and dryers, along with individual heating and cooling systems. Specific attention will be placed on making this a "sustainable" project, carefully selecting products including appliances and building materials.

3. Qualification as a 40B Development

The development qualifies as assisted “low or moderate income housing” within the meaning of Massachusetts General Laws Chapter 40B, section 20 and will provide 34 units (25 %) which will serve households earning at or below 80% of area median income and thus will meet the definition of low and moderate income under the statute. The Applicant will develop this project pursuant to the guidelines of the MassHousing New England Fund Program administered by MassHousing under which a site approval letter has been granted.

4. Local Need

According to figures compiled by the Massachusetts Department of Communities and Development (DHCD), as of September 21st 2021, Manchester by the Sea’s subsidized housing inventory represented 5.05% of its total housing stock, which is below the threshold requirements established under Chapter 40B of M.G.L.

5. Exceptions and Approvals Requested

0 School Street is zoned (LID) Limited Commercial District – which restricts development to commercial and industrial uses. Certain elements of the proposed development, most notably its proposed use, will not comply with the current underlying zoning. Consequently, an exception of use is required to enable multi-family residential at the proposed density to be constructed. Other exceptions to the Town of Manchester by the Sea’s Zoning Bylaws and other local land use regulations are specifically detailed in this application. If any specific exceptions have not been listed in this application, the applicant, upon notification of such an oversight, shall promptly amend the list of exceptions included herein.

CONCLUSION

For all of the foregoing reasons, and for the additional reasons the Applicant will present at the scheduled public hearing on this Application, the Applicant respectfully requests the Board, after complying with the procedural requirements as provided by law, issue to the Applicant a Comprehensive Permit for the Development.