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Request for Proposals

Town Farm

Addendum 1

Issued: December 19, 2023

Key Dates have changed:

- Inquiries on RFP: 4:00 pm on Wednesday, January 10, 2024
- Proposal Deadline: 11:00 am on Friday, February 16, 2024

Questions and Answers (Questions received as of December 18, 2023)

Question 1: Can the deadline to submit questions and submit proposals be extended?

Yes, both dates are hereby amended to the following:

- *Questions must be submitted in writing to Josh Eckart-Lee no later than 4:00 pm on Wednesday, January 10, 2024.*
- *Proposals must be received no later than 11:00 am on Friday, February 16, 2024.*

Question 2: Are there any provisions to allow for more than 35 units at the site?

We will review this inquiry and provide a response at a later date in a subsequent addendum.

Question 3: How many buildings total may be considered for the development? If the three historic structures were to remain for reuse (two almshouses + pest house), can as many as six total buildings occupy the site, so three new construction and three original. Please clarify if it is three maximum in total, that this would mean three and the pest house as a fourth?

We will review this inquiry and provide a response at a later date in a subsequent addendum.

Question 4: Can the Pest House Building be moved, and is it currently connected to any infrastructure?

The Pest House Building is moveable and unconnected to any infrastructure; however, the RFP states that “preservation of the existing Pest House at its current site should be included in all proposals.” Please also note the evaluation criteria under Building Design which establishes scoring related to preservation of the Pest House.

Question 5: Are there historic tax credits available for the structures on site?

The Poor Farm and its associated structures are listed on the Massachusetts Cultural Resource Information System, but are not listed on the National Register of Historic Places.

Question 6: Does Milton’s Demolition Delay Bylaw apply to this site?

The Milton Demolition Delay bylaw is not applicable.

Question 7: Is there a PILOT (“Payment in Lieu of Taxes) program available in Milton?

While there are programs that may provide for tax agreements between cities and towns and development projects, there is no eligible program available in Milton.

Question 8: Does the emergency access easement to Woodlot Drive need to be preserved, and could it be used for alternative access to the site?

Yes, the easement needs to be preserved. Any proposed changes to the easement would require approval from all parties to the easement. The easement was not contemplated to provide vehicular public access to Woodlot Drive.

Question 9: There are wetlands and a 100’ wetlands buffer at the west side of the site. Is the wetlands buffer zone not constructable (without NOI)?

We will review this inquiry and provide a response at a later date in a subsequent addendum.

Question 10: How many parking spaces are required? The document implies both 1 space per unit and 1.5 spaces per unit.

The RFP states that adequate parking shall be provided and identifies a preference that it be “scattered as much as possible.” There are no minimum parking requirements stipulated in the RFP. If the project is developed under the Comprehensive Permit process, there are no minimum requirements for parking spaces.

Question 11: Are CAD drawings for the site available? For example, for the Civil drawings that show the wetlands buffer?

The Town does not have CAD files available for the various drawings included as attachments. If we are able to obtain CAD files, they will be released in a future Addendum.



TOWN OF MILTON
Office of the Select Board & Town Administrator
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Request for Proposals: Town Farm

Non-Mandatory Site Visit – December 15, 2023, at 8:00 AM

Sign In Sheet

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