

Request for Proposals
Town Farm
Addendum 2
Issued: January 25, 2024

Key Dates:

- Proposal Deadline: **11:00 am on Friday, February 16, 2024**

Funding Sources

Proposers are advised that a Proposer's Pro Forma, may include other sources of funding, including funds from the Milton Affordable Housing Trust or use of HOME funds.

The Milton Affordable Housing Trust has been capitalized through appropriations from the Town of Milton, funding received through the Milton Community Preservation Committee, and contributions from development projects in Milton. Use of funds is subject to funding availability and approval from the Affordable Housing Trust.

The Town of Milton is a member of the South Shore HOME Consortium. Funding for affordable housing projects in communities that are part of the Consortium, including projects in Milton, is subject to funding availability and approval through the Consortium. Projects that receive funding would be required to adhere to the applicable federal program rules and regulations. All units receiving HOME assistance must be occupied by households earning no more than 60% of the area median income and at least 20% of the HOME units must be affordable to households earning no more than 50% of area median income.

Questions and Answers

Question 1: Are there any provisions to allow for more than 35 units at the site? Are we able to propose a program that increases the number of residential units in order to decrease the funding request to Milton's AHT and/or CPC? Will that be considered grounds for disqualification? or deem proposals less advantageous?

Trust Response: No, there is no change to the maximum number of units that may be proposed. Any proposals with more than 35 units will be considered to have failed to meet the minimum requirements and will be disqualified from consideration.

Question 2: 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?

Trust Response: Proposals may result in projects of up to four buildings, one of which is required to be the Pest House.

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Question 3: Can the Pest House Building be moved, and is it currently connected to any infrastructure?

Trust Response: The Pest House Building is moveable and unconnected to any infrastructure. While the RFP states that the “preservation of the existing Pest House at its current site should be included in all proposals,” we are providing the following clarification:

The Pest House must remain on the Town Farm site, but it is not required to remain in its current location.

Question 4: There are wetlands and a 100' wetlands buffer at the west side of the site. Is the wetlands buffer zone not constructable (without NOI)?

Trust Response: Local wetlands requirements would require an order of conditions. Since this project is anticipated to be a comprehensive permit project under MGL c. 40B, the project would be subject to the state Wetlands Protection Act.

Question 5: Are there any concerns or issues with utility capacity or availability (Sewer, Water, Electricity, Gas, etc.) that should be considered as part of the response?

Trust Response: To the Trust’s knowledge there are no concerns or issues with respect to existing utility capacity. The project team must demonstrate sufficient capacity in order to receive approval to connect to the Town of Milton’s infrastructure.

Question 6: Can the Pulte Milton Woods development’s detailed utility, drainage, and grading construction plans; soil test pit logs in the area of the infiltration basin west of the animal shelter; final drainage report including attachments; and publicly available stormwater operation & maintenance records be provided for review?

Trust Response: The plans are available in a folder at this link: [Woodlot Drive Plans and Documents](#)

If you have any issues accessing this information, please contact Josh Eckart-Lee: jlee@townofmilton.org

Question 7: Have there been any planning initiatives from the Town of Milton on improvements to Governor Stoughton Lane from Canton Avenue leading to the Town Farm site? If so, please share the details.

Trust Response: The road was repaved during the development of the Woodlot Drive subdivision, otherwise there have been no planning initiatives by the Town for improvements to Governor Stoughton Lane.

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Question 8: What is the Town of Milton's expectation from the proposed developers of the site in terms of the extent of improvements to Governor Stoughton Ln?

Trust Response: The Trust has not stipulated any specific improvements to the road from a proposed development project. The Trust will consider potential improvements as part of its review of the evaluation criteria. Abutters to the Town Farm have previously raised concerns with the narrow public way on Governor Stoughton Lane, the lack of sidewalks, and concerns related to stormwater mitigation.

Question 9: Will the Town of Milton consider any form of tax abatement or waiving of utility connection costs?

Trust Response: No tax abatement programs are available. The Select Board may waive utility connection fees, but it is not the Town of Milton's practice to waive connection fees.

Question 10: Does the project need to be Passive House or LEED-certified? or Passive House or LEED-certifiable?

Trust Response: Green building standards preferred, but the RFP does not stipulate that the project meet any specific certification.

Question 11: Can you provide access to CAD files for Bohler's site plan?

Trust Response: The files are available at this link: [Town Farm Survey CAD Files](#)

If you have any issues accessing this information, please contact Josh Eckart-Lee: jlee@townofmilton.org

Question 12: Where can we find a copy of the recording of the public meeting that you had?

Trust Response: The Governor Stoughton Trust held a public meeting on September 19, 2023 regarding re-use of the Town Farm site. The video of that meeting is available here: https://youtu.be/b_n6ipBTGA8?si=GSNn-vJxsvYVq1dS

Question 13: Can you clarify what the distinction is between the original copy and the 7 copies that we should submit? Should the original copy have a wet signature?

Trust Response: Yes, the original should include a wet signature.