

Introduction to Chapter 43D Local Expedited Permitting Program



Wareham's 2017 District Local Technical Assistance
(**DLTA**) Project

May 1, 2017

Wareham Town Hall
54 Marion Road
Wareham, MA 02571

Don Sullivan,
Director of Community and Economic Development, SRPEDD

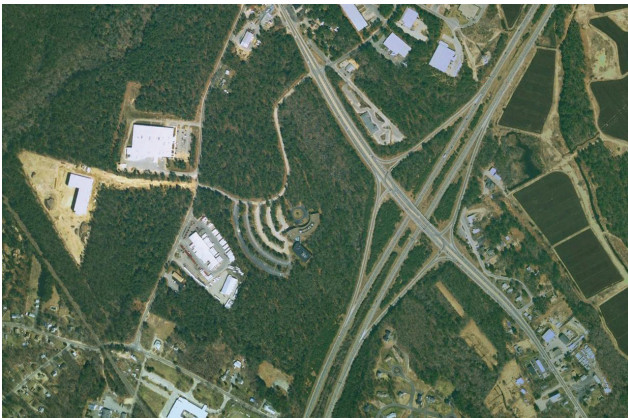
Grant King, AICP
Principal Planner, SRPEDD

What is Chapter 43D?

- A tool for targeted economic development that promotes **commercial, industrial or mixed-use development on pre-designated parcels.**
- A voluntary, local option.
 - In other words, **towns must “opt-in” through town meeting** and **property-owners must “opt-in” through written approval.**
- Sponsored by the Massachusetts Permit Regulatory Office (MPRO).
- A tool to implement the **2016 Route 28 Economic Development Study** (cover pictured below)

Town of Wareham Route 28 Economic Development Study

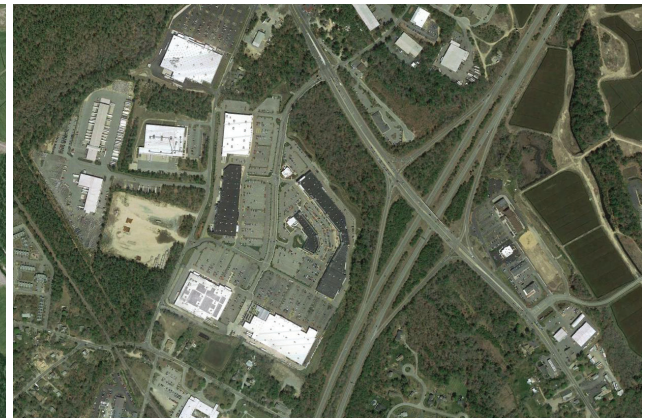
December 2016



Wareham Crossing and Rosebrook Business Park, 2005



Wareham Crossing and Rosebrook Business Park, 2007



Wareham Crossing and Rosebrook Business Park, 2015

What does 43D do?

- Provides for a streamlined permitting process that ***promotes transparency and predictability*** for the development process.
- Guarantees permitting decisions - ***“Yes” or “No”*** - on priority development sites (PDS) within 180 days.
 - In other words, ***you’re promising to respond in a timely fashion - not to say “Yes.”***
- Increases the visibility of PDS through ***MassEcon*** site finder.

MassEcon
Location is everything.

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Region	Type	Site Name	Address	City	Size	Use
SouthCoast	Land	SouthCoast Life Science & Technology Park at Fall River	Innovation Way, Fall River, MA	Fall River	300.00 Acres	Industrial/Spec R&D

Property Details

Site/Building Name Rosebrook Business Park

Street Address 100 Rosebrook Way

City Wareham

County Plymouth County

Zip Code 02571

Type of space Office

Min Size 9.55 acres

Max Size 9.55 acres

Last Updated 9/22/2015

Market Ready Certified Yes

Featured Site Description Market Ready

Detailed Information

For Lease Yes

Divisible Yes

Located in Business Park Yes

Property Details

Market Ready Certified Yes

Featured Site Description Market Ready

Region Southeast

Utilities

Electricity Yes

Electricity Provider NStar

Natural Gas Yes

Gas Provider NStar

Sewer Yes

Sewer Provider Town of Wareham

Municipal Water Yes

Appropriate Water Supply for Biomanufacturing Yes

Municipal Sewer Connection Yes

Access

Distance to Major Interstate 1/2 mile miles

Distance to major commercial airport 30 miles miles

Contact Information

Company A.D. Makepeace Co.

Contact Name Jim Kane

Address 158 Tihonet Rd

City Wareham

State Massachusetts

Phone (508) 295-1000

Email JKane@admakepeace.com

Website http://admakepeace.com/

Exclusive Broker or Owner Contact Information

Contact Name Jim Kane

Contact Email jkane@admakepeace.com

Contact Company A.D. Makepeace Company

Contact Address 158 Tihonet Road

Contact City Wareham

Contact State MA

Contact Zip 02571

MassEcon Contact

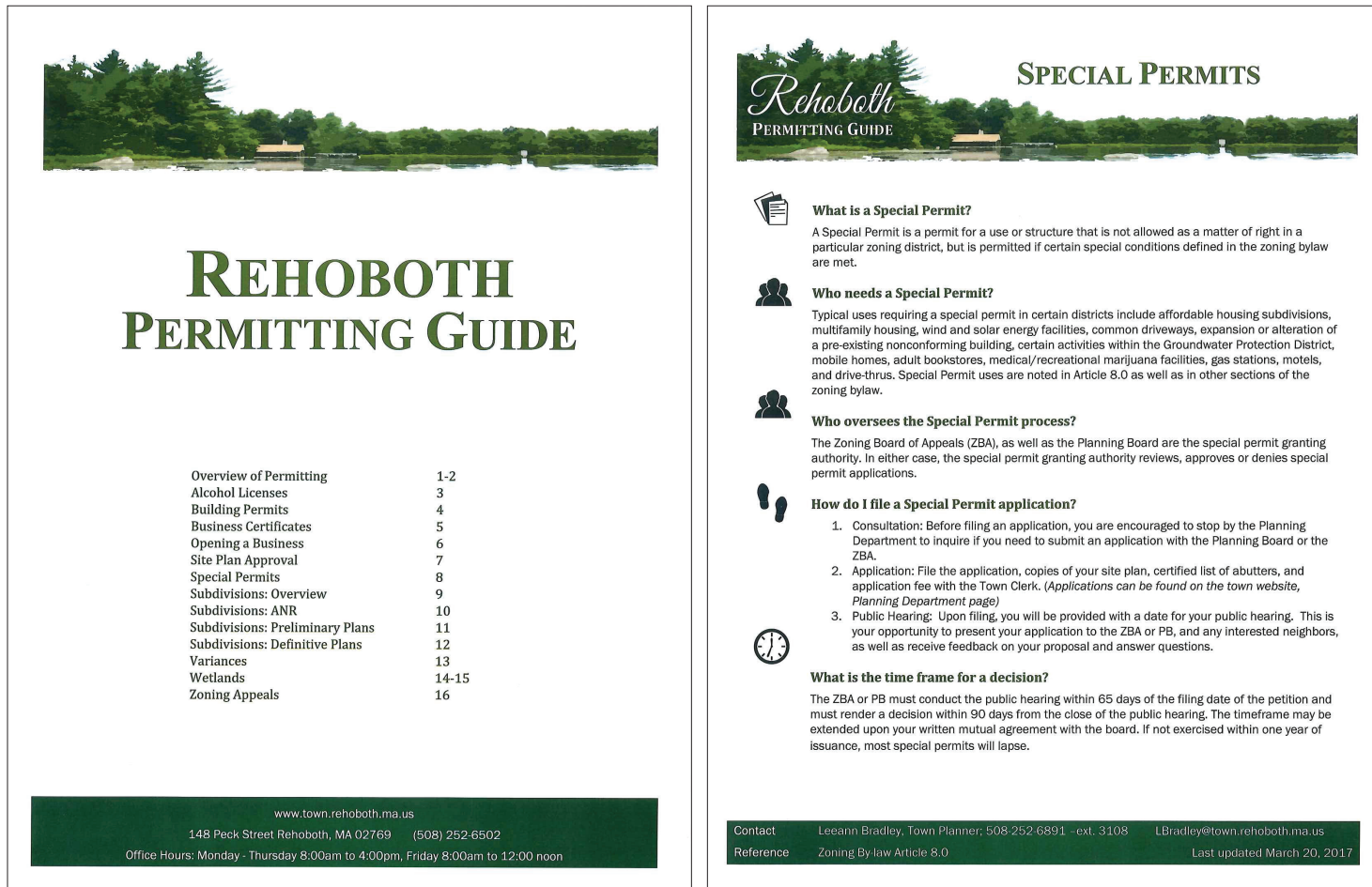
Company MassEcon

Contact Name Ross Kallham

Please note that the images here are from a similar MassEcon property database.

What does 43D do (continued)?

- Gives the PDS **priority consideration** for MassWorks, brownfields remediation assistance, and other financing programs.
- Guides municipal planning and permitting with a **permitting guide**.
- Allows for the **collection of special fees** for PDS applications.



Please note that the Permitting Guide depicted here is a general guide from the town of Rehoboth. The 43D permitting guide will have similar (but more specialized) content and graphic polish.

What are 43D's requirements?

- PDS property-owners must ***commit - in writing - to opt-in***.
- PDS must be zoned ***commercial, industrial, or mixed-use***.
- PDS must be eligible for ***50,000 s.f. of (re)development***.
- PDS must be ***approved by MPRO's Interagency Permitting Board*** (within 60 days of a 43D PDS application).
- Both the PDS and the provisions of Chapter 43D must be ***approved by Town Meeting*** (or City Council) vote.
- Within ***120 days*** of opt-in, the town must¹:
 - appoint a single point of contact for all things 43D,
 - amend local rules, regulations, and bylaws (if needed and only for 43D PDS) to comply with the 180-day permit timeline,
 - determine and provide the requirements for applicable permits,
 - establish procedures for identifying necessary permits, and
 - establish procedures for determining completeness or required submissions.

¹ Please note that all this information must be included a packet given to any applicant. In the past, many towns have chosen to include these items in the permitting guide.

What local permits are affected by 43D?

- ***Planning Board***

- Special Permits and Site Plan Review

- ***ZBA***

- Special Permits

- ***Conservation Commission***

- Order of Conditions and Wetland Decisions

- ***Board of Health***

- Title V

- ***Fire Chief***

- Flammable Materials License

- ***Historic Districts***

What PDS are you considering? (*Let's open to page 10 and discuss.*)

Town of Wareham

Route 28 Economic Development Study

Map 10: Proposed Development Sites

1: Wareham IP 2

Industrial development of vacant parcels.

Chapter 43D Priority Development Site (PDS) designation.

Low Impact Development (LID) within PPA.

2: Tobey Road

Industrial development or Research and Development (similar to Smithers Laboratories) on vacant parcels.

Chapter 43D Priority Development Site (PDS) designation.

3: Corridor Revitalization

Assemble smaller parcels into larger sites.

Rezoning to allow/incentivize retail and service uses in the emerging commercial corridor.

4: Kendrick Road

Industrial development of vacant parcels.

Site, streetscaping, and branding improvements to the park's entrance.

Chapter 43D Priority Development Site (PDS) designation.

5: Cranberry IP

Industrial development of vacant parcels.

Chapter 43D Priority Development Site (PDS) designation.

