



**DEPARTMENT OF BUILDING INSPECTION**

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TO: JERRY WIENER

FROM: ADAM

DATE 05/02/2008

SUBJECT: BRADLEY SQUARE & 40B

The Bradley Square proposal is a dense residential and quasi commercial development that should be heard in front of the Board of Appeals utilizing comprehensive guidelines established in MGL 40B.

With an application under 40B, the ZBA is empowered to grant all local approvals necessary for the project after consulting with other relevant boards. This results in a more streamlined review process at the zoning level. In addition to the streamlined process, the Zoning Board of Appeals is authorized to apply more flexible standards instead of the strict local zoning by-law requirements.

Under 40B, the Zoning Board of Appeals can approve a project with greater density, thereby making it financially feasible to develop affordable housing.