

RGPUD - Did You Know:**Series - #5****Did you know that the RGPUD proposal represents 3.3% of the town's total housing units?**

Per the 2020 US Census, Braintree has 15,077 housing units. The proposal requires 495 units, or 3.3% of the current total number of all housing units in Braintree. The proposed 3.3% units will be placed in a residential neighborhood next to an elementary school.

Did you know that Braintree Zoning Bylaw Section 135-705 specifically addresses the allowed number of units for multifamily dwellings? Did you also know that this is one of the 30 bylaws that the applicant has exempted from their proposal?

Based on Section 135-705, an average of approximately **7.5 units are allowed per acre**. The number of units vary based on the bedroom configuration of the unit. A project with exclusively studio or 1 bedroom apartments could build 8.7 units. A project with exclusively 2 bedroom units could build 7.2 units. This is why an average is stated. The actual configuration of the units is needed to get an accurate number of units allowed.

The Braintree Zoning Bylaw link is provided. Scroll to Section 135-705 to view.

Braintree Zoning Bylaw link: <https://ecode360.com/14707492>

Did you know that the RGPUD project is proposing 495 units on an 8.75 acre parcel?

495 units on an 8.75 acre parcel is approximately **57 units per acre**, unprecedented in the Town of Braintree and almost 8 times what our town bylaw allows. Buildings containing that density do not belong in a town but in a city.

Does this concern you? Even if you have already contacted your local officials, let them know how you feel about this issue and how it affects all of us:
towncouncil@braintreema.gov (Town Council)
mayorsoffice@braintreema.gov (Mayor)
msantucci@braintreema.gov (Planning Board).