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- [Home](#)
- [Profile ▼](#)
- [Services ▼](#)
- [News & Events ▼](#)
- [Contact Us](#)
- [Careers](#)

News



Brockton, MA – Adaptive Re-use & Affordable Housing

HW is working with the [Archdiocese Planning Office of Urban Affairs](#) (POUA) to help develop affordable housing on vacant or underutilized church property. The property is an existing convent in Brockton, Massachusetts. The main building will be an adaptive re-use of 38 residential units, and the rest of the site will be redeveloped with 137 units. Working with [The Architectural Team](#) (TAT) out of Chelsea, HW's role to date has focused on providing site survey, wetland flagging, and the development of a "Smart Growth Overlay District" per Mass General Law [Chapter 40R](#). Under this program, the City of Brockton can receive significant cash incentive payments for the development of affordable housing through a specially designed overlay district. Nathan Kelly, AICP, HW's Principal Planner, is the lead consultant charged with writing the application, featuring the new Zoning Ordinance provisions. The overlay district allows for up to 22 residential units per acre

by right provided strict design and performance measures are met. Once the zoning passes at the local level and the City receives approval of the district from the Commonwealth, HW will replace our “planner hat” with our “designer hat”. Our landscape architects and civil engineers will get to work on full site design issues including connection to municipal utilities and a stormwater management system.



Sachem’s Path – Making Homes Affordable on Nantucket

HW collaborated with the Housing Assistance Corporation of Cape Cod and the Nantucket Housing Authority to provide engineering, site and landscaping design, permitting, and construction administration services for a proposed 40-lot subdivision on Nantucket. Sachem’s Path is an affordable housing development, which currently features sixteen traditional Nantucket cottage style homes, integrated into surrounding conservation lands. Located near the schools off Surfside Road, and abutting a bike path, the small neighborhood is both charming and convenient. The houses are a mixture of one-, two- and three-bedrooms, with each featuring its own yard, and a private driveway. All are designed to be energy efficient. The project site design incorporated Low Impact Development practices and the landscape design emphasized the use of low maintenance, native plantings. It was a priority for the designers to integrate the development’s needs with the site’s delicate surrounding environment. More information can be found here: <http://sachemspath.org/>