

# **Hillmont**

## **Limited Scope Conditional Zoning Modification**

### **Stipulations 5 & 6 Affordable Housing**

Town Council  
November 12, 2025



NORTHWOOD RAVIN



# Hillmont – Approved Conditional Zoning Site Plan



## Proposed Modification

## Existing Zoning:

**Payment:** \$1,150,000 to the Town's Affordable Housing Fund

**Number of affordable units:** 20 units

\*All other existing Affordable Housing provisions remain the same.

**Number of affordable units:** 10% of market rate units - 43  
Based on approved ZCP Site Plan for 468 units

## Proposed Modification Benefits:

**Town:** Receives significant payment shortly after modification approval and receives units on the ground.

**Hillmont:** Helps ensure project can secure traditional bank financing in very challenging financial market.