

## **Affordable Housing Trust**

February 7, 2019, 7:30 PM

Medfield High School – Room #125

### **Minutes**

**Present:** Michael Marcucci, Jim Brand, Ann Thompson, Tim Bonfatti, Adam Ameden, Sarah Raposa, Marion Bonoldi

**Absent:** Todd Trehubenko, Jack Wolfe

**Others Present:** Bill Massaro , John Harney, Mary Harney, Kevin Stoddard, Lisa Marie Donovan, David Conner, David Pucci, Al Manganello, Colleen Sullivan, Gerard Irwin, Al Manganello, III, Tony Centore, Lori Guindon, Warren Bussow, David Knott, Michael Krolak, Vin O'Brien. Ed Coolbrith, James McKenzie, Dean Harrison

Chairman Michael Marcucci called the meeting to order at 7:30 PM and stated it was being recorded. Chairman Marcucci said the Trust has received information from MayRock prior to the meeting.

### **Mayrock Development LLC, 50 Peter Kristof Way, American Legion to propose a 56-unit multi-family residential 40B rental development; 25% will be affordable**

Mr. Vin O'Brien, attorney for Mayrock presented and said at the last meeting with the AHT on December 6, 2018, the Trust asked for a market study and a fiscal impact study. Mr. O'Brien noted that the data was difficult to get however, reports were submitted to the Trust last week and the reports show a positive impact to the town. Mr. O'Brien noted the process is "a bit organic" at this point and would like the Trust to know that nothing is finalized in terms of the bedroom counts proposed. Mr. O'Brien said the recent Senior Housing Survey has been very helpful to them. Mr. James Brand asked if there are currently six 3-bedroom units in the plan. Mr. O'Brien responded yes; six is the required state minimum. Mr. Adam Ameden asked if the development will be self-managed. Mr. Ed Coolbrith, owner of Mayrock responded yes. Mr. Coolbrith said Mayrock has 43 units in Weymouth, 15 units in the Back Bay and all are self-managed. Mr. Tim Bonfatti asked how old the Weymouth property is. Mr. Coolbrith responded approximately 4 years. Mr. Ameden asked if rental prices have been determined. Mr. O'Brien said somewhat but the type of units are still being determined; however the rents will be slightly lower than the Costar analysis information submitted. Mr. Ameden asked if Mayrock sees a demand for 2 bedroom apartments in Medfield. Mr. O'Brien said he believes the demand is high; just from seniors in Medfield. Mr. O'Brien believes a 2 bedroom is the most desirable size. Mr. Ameden asked what the most desirable demographic is for this development. Mr. O'Brien said desirable demographics are diverse; not one particular market. Mr. O'Brien feels the development will work for seniors, teachers, nurses, fire department, police, downsizers, etc. Mr. Ameden asked for the approximate rent of a market rate 2 bedroom unit. Mr. O'Brien said approximately

\$2,400. Mr. O'Brien noted the cost between a 1 bedroom and 2 bedrooms is not that different but a 2 bedroom has roommate/sharing rent potential. Mr. Ameden asked for the vacancy rate that Mayrock can sustain. Mr. Coolbrith responded 5%. Mr. Ameden asked how the development will be financed. Mr. Coolbrith said they haven't determined financing yet however, they use Rockland Federal Credit Union and the last building was built without financing and then a small mortgage was taken out at the building's completion. Mr. Ameden asked for the potential loan to value ratio. Mr. Coolbrith said approximately 50% loan to value. Mr. Brand said the traffic study was discussed at a past meeting but noted the traffic study showed little impact. Chairman Marcucci noted the removal of the school buses storage helped the traffic impact. Chairman Marcucci noted that cooperation will be needed as the town works to improve the West/North Meadows intersection. Chairman Marcucci noted they are unsure of the fix for the intersection but flexibility will be needed. Mr. Brand asked if the vegetation buffer surrounding the current property will be removed. Mr. Coolbrith said no; the vegetation buffer will not be removed.

Chairman Marcucci asked if the audience had any questions or comments. Mr. Kevin Stoddard, 6 Baker Road, asked if the 2 bedroom unit count increases, will the overall unit count stay the same. Mr. Coolbrith said yes; however the footprint will change slightly. Mr. Stoddard asked if the ladder trucks of the fire department can reach the height of the building. Mr. Coolbrith said the fire department has been consulted and they stated the building could be serviced with their current equipment. Mr. Stoddard asked where the school buses will be parked in the future. Ms. Lori Guindon, of the Legion, said that is a town problem; not Mayrock or the Legion's problem. Mr. Stoddard said he was asking regarding the impact of traffic. Mr. Coolbrith said Mayrock is not aware of where the school buses will be parked in the future. Chairman Marcucci noted he doesn't believe there is another location in the West Street area for the school buses.

Mr. Tony Centore, for the Legion, asked if the steps with the town for project approval could be reviewed. Chairman Marcucci said that if the AHT endorsed the project, then review will go to the Board of Selectmen as a LIP (Local Initiative Project). If the Board of Selectmen endorses the project then the application goes to the state for 40B project review to see if the project meets state criteria. Once the state approves, the project will go before the Medfield Zoning Board of Appeals.

Mr. David Pucci, 38 Charlesdale Road, asked how the profits from the Legion sale will be dispersed. Ms. Lori Giundo, of the Legion, said that is private information. Mr. Pucci asked if the profits from the sale will be dispersed to the members. Mr. Al Manganello, of the Legion said no. Mr. Manganello said the Legion looks forward to supporting the dozens of programs the Legion has always supported. Mr. Pucci stated that he doesn't understand the numbers of the traffic impact report. Mr. Coolbrith said the numbers didn't make sense to him either, until he read the report. Chairman Marcucci noted that traffic is an element however he doesn't believe this project creates a large impact. Ms. Raposa noted that traffic engineering report will go through a peer review process with the ZBA and recommendations will come out

of that. Mr. O'Brien said the traffic concerns will be "drilled" down during the ZBA process. Mr. Pucci asked about infrastructure for the development; water, sewer, gas, etc. Mr. Pucci asked who pays for needed infrastructure. Mr. O'Brien noted an additional cost would fall on the developer however; engineers have determined there is adequate infrastructure for the proposed development. Mr. Pucci asked if this development will meet Medfield affordable housing needs. Chairman Marcucci said that if this project moves forward, safe harbor will be acquired through 2022. This project will get the housing count to 415 and Medfield will need 35 more units to get the town through safe harbor through 2030. Mr. Stoddard asked about the status of Rosebay. Chairman Marcucci said the Trust is not assuming that Rosebay will happen and other projects will continue to be evaluated. Mr. Pucci asked about the status of Medfield State Hospital project and the potential of housing at that site. Chairman Marcucci said there are issues around the MSH project and the AHT is not counting on it at this time. Chairman Marcucci said the timeline for MSH is endless and can't be counted on from a planning perspective at this point. Mr. Bill Massaro, 36 Evergreen Way, said that he has been a part of the Medfield State Hospital project from the beginning and there are a lot of obstacles regarding infrastructure. Mr. Massaro doesn't believe anything will happen quickly at the Medfield State Hospital. Mr. Massaro has been working on the MSH project for 9 years and believes the process will take a great deal more time.

At approximately 8:24 pm, Ms. Thompson made a motion to endorse the Mayrock Development LLC, 50 Peter Kristof Way, to propose a 56-unit multi-family residential 40B rental development; 25% will be affordable. Seconded by Mr. Brand. The Vote: 4-0-1. (Chairman Marcucci abstained). Chairman Marcucci invited Mayrock to present to the Board of Selectmen on February 19, 2019. Mr. O'Brien accepted the invitation and said they would like to meet with the Board of Selectmen as soon as possible. Ms. Thompson suggested an AHT meeting be posted for the Board of Selectmen meeting so that the AHT can show support of the projects endorsement.

### **Potential 2019 ATM Warrant Articles**

- **Disposition of Lot 3, Hinkley South, Hinkley North**

Chairman Marcucci said he has been having second thoughts about including Lot 3 disposition in the warrant article. Chairman Marcucci said Lot 3 should be left off of the warrant and asked for other board members thoughts. Mr. Bonfatti recused from the discussion because he is a direct abutter. Ms. Thompson would rather a commercial project be slotted for Lot 3. Mr. Ameden agrees with Ms. Thompson and feels if Lot 3 is left off the warrant; it will have a better shot of passing at ATM. Ms. Thompson also said that the Senior Housing Survey noted that seniors do not want to live by the Senior Center. Ms. Thompson said she has a lot of friends that also feel that way and it is something to think about. Mr. Brand agrees with taking Lot 3 off of the warrant. Ms. Raposa confirmed the disposition for Hinkley would be for 20 40B ownership units for seniors. Chairman Marcucci believes the units can go up to 24. Ms. Raposa asked if there should be a disposition article for Hinkley North.

Mr. Bonfatti noted that Lifeworks was not interested in Hinkley North for a group home. Chairman Marcucci said to not include Hinkley North in the warrant.

### **Committee Project Updates:**

- **Rosebay- Pound Street** –Chairman Marcucci said he had a conversation with the developer of Rosebay. Chairman Marcucci said Mr. Brian McMillin, developer of Rosebay was not pleased with the Board of Selectmen’s comment letter. Chairman Marcucci explained to Mr. McMillin that the BOS does not like the design of the building for the neighborhood. Chairman Marcucci encouraged Mr. McMillin to follow the town procedure as if the project was a LIP (meet with neighbors, etc). Mr. Brand noted that he was part of the subgroup that met with Mr. McMillin regarding the building design. Mr. Brand said there doesn’t seem to be a lot to do in breaking down the mass of the building. Ms. Raposa said the subgroup doesn’t have a follow up meeting scheduled and the group will reconvene when Mr. McMillin is ready.
- **Medfield Meadows – Dale Street** – Ms. Raposa reported that Medfield Meadows is working with the Zoning Board of Appeals.
- **Group Homes** –Mr. Bonfatti reported that Lifeworks did tour Hinkley North and 96 Adams Street as potential group home sites. Lifeworks was not particularly interested in either site. Lifework has an opportunity at the redevelopment of Westwood Lodge. Lifework is still interested in Medfield; a potential home for Autism patients. Lifework needs to get approval from a regulatory board and will need to get state approval. Mr. Bonfatti feels the AHT should still continue to track group home potentials.

### **Nitsch Invoice- Medfield State Hospital surveying**

At approximately 8:44 pm, Mr. Brand made a motion to pay the final Nitsch invoice for the Medfield State Hospital survey. Seconded by Ms. Thompson. The Vote: 5-0.

### **Approval of Minutes**

At approximately 8:45 pm, Mr. James Brand made a motion to approve the minutes from January 10, 2019. Seconded by Ms. Thompson. The Vote: 5-0.

Chairman Marcucci noted the next meeting will be on March 7, 2019. Chairman Marcucci will not be present at the next meeting.

Chairman Marcucci noted the Community Development Corporation is in the process of being shut down. Chairman Marcucci said the completion should be prior to June so the transfer of money could be transitioned smoothly. Ms. Raposa noted the money could be used for future consulting services since the funds are low.

At approximately 8:49 pm, Ms. Thompson made a motion to adjourn. Seconded by Mr. Brand. The Vote: 5-0.