

Affordable Housing Trust
February 27, 2018, 5:00PM
Town House, Chenery Hall

Minutes

Present: Tim Bonfatti, Adam Ameden, Michael Marcucci, Ann Thompson, Jack Wolfe, Kristine Trierweiler

Michael Marcucci called the meeting to order.

Mr. Marcucci informed the AHT that on the advice of Town Counsel, the AHT cannot as they had voted to do for the American Legion. The AHT needs to revote to hire the Consultant directly.

Ann Thompson made a motion to spend \$20,000 to hire a Consultant for the American Legion, seconded by Tim Bonfatti and the vote was unanimous.

Committee should be prepared to discuss the AHT guide at the April 3, 2018 meeting. Please review the draft guidelines that were presented at the January workshop. This will set out a two year implementation plan for the AHT with goals, parameters, and procedural steps for developers interested in doing LIP projects.

The draft memo to the BOS for the Kelly project was presented, it will ask the BOS to put this on their agenda for March 6, 2018. Michael Marcucci will abstain from any recommendations tonight as he will vote as a member of the BOS. Tonight, the agenda will be for questions from the Board and the public:

Questions from the Board:

In terms of the pro forma and a ten year look ahead it appears to be different numbers for property management?

Mr. Kelly stated that 7.5% gross receipts are what are being used for Management Company. Will go back and make sure it is corrected.

For home ownership units will there be an HOA fee?

Mr. Kelly is looking into that now, there is going to have to be some time of HOA, snow, trash, looking at how to marry the rental and ownership units together for management.

Has the amount you can borrow changed and how will rents be calculated?

Rents were calculated based on rents in Natick considering no train station here. Comfortable with the rents presented and the 3% escalation rate that was used for those units. Based on square footage of units and other developments in town we feel comfortable with our rental information. No change in borrowing amount.

Committee discussed the reference calls that will need to be made for this project.

This project is smaller than you have done, how will you implement it?

Toronto was much larger, with a major commercial component and a partnership. We will continue to use Winslow architects, a construction manager to oversee the builder of the project. We are the developers; we will do permitting and financing of the project and then hire a contractor for the construction. Once ZBA process is completed we move forward with financing. We anticipate using Pat Corrigan of Dover as we have done in Medway, if we need a larger scale developer we can do that as well.

The question of no garages keeps coming up, can you explain again?

Mr. Kelly stated that putting garages with each of the units would have meant a third story to the units. It was clear in talking with abutters and residents that the third story was not wanted because of the increase in height to the units. In addition we wanted to reduce the number of driveways and roadways filling the site, instead creating more of a community feel.

Committee discussed the parking on site and limited options for overflow parking. If Joseph Pace is just an emergency access and there is not parking on Dale, Frairy or Route 27 what will happen to overflow parking. Committee discussed possibility of rental of spaces at the DPW Garage site. This will need to be addressed.

Mr. Kelly stated that the parking rubric calls for 1.6 parking spaces per unit. This development is using 1.7 which we agree could be an issue if there is a party. We can look at how to add spaces without lessening the green space.

Sarah Raposa stated that the ZBA requires 1.5 per unit so this proposal exceeds what is required under the zoning bylaw. Would like to see if parallel spaces can be carved out on some of the roadways for visitors. The 12 ownership units are allocated 24 spaces and the 24 rental units are allocated 36 spaces.

Board discussed how tenants would be made aware of parking restrictions for each unit. What would be communicated for overflow parking? Sarah stated these are issues that the ZBA will take up under its condition for approval and did a similar condition for Country Estates. Mr. Kelly will look at addition of parallel spots within the development.

The Board asked for comment from the public in attendance:

Laurel Scottie, 10 Green Street

Ms. Scottie requested that when doing Reference Checks all the committee members ask the same questions. Also asked the committee to consider a fourth reference since Patrick Kelly is the applicant's father. Ms. Scottie was concerned that Mr. Kelly calculated his rents based on not be close to the train station which reinforces the need for two cars per unit. It would make more sense economically to build any parking now and not wait until later. Not sure the sidewalk from DPW is a good idea.

Kathy Belmont, 40 Frairy

I am hearing this is too dense if I am already hearing there maybe too much parking for the site as designed and you need to go offsite for parking, then this site is too dense.

Sandy Canovan, Frairy Street

We have problems with Basils parking lot, can't get a fire truck down there with the way people park on Frairy Street. This development is too dense on 3 acres, 60 cars and already not enough parking. There is no place in town that will get that rent you are asking. Frairy Street neighborhood has Basils, 2 apartment complexes, no emergency access, and you are adding an even bigger density development to the neighborhood, it doesn't look right to us. I can't make it to this meeting at 5PM; it is too difficult, please move the times to the meetings.

I have to wait at Frairy Street for two light cycles to get out now, plus the train complicates this issue. This seems like it will get approved and you are not hearing the neighbors. This is not quality and I grew up here, this is too dense, 60 cars on 3 acres is too dense without the buildings even be there. I want to see beautiful things happen here in this Town and this is not it. I am a landlord and you won't get \$2100 for a one bedroom here or anywhere in Town, then what happens.

Michael Marcucci stated that there have been many meetings about this project, we have heard these concerns, and the AHT is meeting at 5:00 because there is a BOS meeting tonight at 7:00PM.

David Temple, South Street

This is my first meeting at this group and I am not here to tell you how to do your job. I used to be a corporate head hunter, I have made thousands reference calls. I am feeling uncomfortable that this developer has supplied 4 references one of which is his father. Please ask for 10 references. I am afraid the AHT is making the same mistakes the Town did when they chose the town hall contractor.

Board discussed that they are just first step in the process. Due diligence on contractors and developers is done by DHCD. Board agreed with many of the comments but they will be addressed by DHCD and the ZBA.

Kristine will divvy up the references when she receives them, new plans will be posted to the website. Board will talk with Medway as well.

Laurel Scottie asked the Board to look into the construction in Ireland. Mr. Kelly explained that he was not the lead on project in Ireland. His role was that of being in the family business as supportive position.

Board discussed next steps: need additional information on parking, references, rental comparisons etc. Will hold off making a recommendation to the BOS until this is completed. Board will meet again on 3/13 to take these issues up again.

Laurel Scottie asked Board again to talk about references and information on bankruptcies. The issue for his neighborhood is the apartments and the density. Again, just too much in one neighborhood.

Committee agreed that it has to consider rental units when considering all housing options especially in a friendly 40B environment. The apartments have less of an impact and we can count 100%. Chapel Landing was unfriendly 40B and will have greater impact on the Town.

Ann Thompson asked the Board to determine what the role of the Affordable Housing Committee will be going forward. Michael Marcucci will talk with Steve Noland and determine a plan of action.

Committee discussed a potential project being discussed at 383-385 Main Street. Applicants are the Larkin Brothers and they are holding a neighborhood meeting on Saturday, March 10, 2018.

Board discussed the process and upcoming dates. AHT will meet on 3/13 to consider this proposal again and make a recommendation to the BOS. Mr. Kelly will sign an agreement with the AHT. BOS will take up at the 3/20 meeting and take a vote on the project. If approved by BOS then the LIP application will proceed to the state. If approved by DHCD then next step is for Mr. Kelly to apply to the ZBA.

Motion to adjourn at 6:15PM by Ann Thompson, seconded by Tim Bonfatti and the vote was unanimous