

## **Affordable Housing Trust**

April 4, 2019, 7:30 PM

DPW Training Room

### **Minutes**

**Present:** Michael Marcucci, Jim Brand, Ann Thompson, Todd Trehubenko, Jack Wolfe, Adam Ameden, Sarah Raposa

**Absent:** Tim Bonfatti, Marion Bonoldi

Chairman Michael Marcucci called the meeting to order at 7:30 PM and stated it was being recorded. Mr. Jack Wolfe noted the next meeting, in May, might be his last meeting due to moving to Medway.

**Minutes** –Regarding the minutes for February 7, 2019, Mr. Marcucci noted Peter Kristof Way has been misspelled in the minutes. Mr. Brand noted an edit at the bottom of page 3. At approximately 7:32 pm, Ms. Ann Thompson made a motion to approve the minutes with corrected edits from February 7, 2019. Seconded by James Brand. The Vote: 5-0-1. (Mr. Wolfe abstained)

Regarding the minutes for March 7, 2019, Mr. Trehubenko has noted edits. Mr. Marcucci noted Peter Kristof Way misspelling. Mr. Trehubenko made motion to approve the minutes with corrected edits from March 7, 2019. Seconded by Mr. Jack Wolfe. The Vote: 4-0-2. (Mr. Marcucci and Mr. Ameden abstained).

### **New Business**

#### **Medfield Housing Authority, Master Developer Agreement**

Ms. Raposa noted the agreement is for review and is follow-up from last month's meeting.

#### **AHT Letter of Support for Mayrock LIP Application**

Mr. Marcucci noted that Mr. James Brand drafted the letter of support for the Legion project. Mr. Wolfe commended Mr. Brand and Ms. Raposa for the draft letter. Ms. Thompson noted the Legion project is a big project and there is a lot of town interest. Ms. Raposa clarified when the letter goes before the BOS, Mr. Gus Murby should sign as Selectman and Mr. Marcucci can sign as Chairman of the Affordable Housing Trust.

At approximately 7:39 pm, Ms. Thompson made a motion to endorse letter and to authorize Mr. Brand to send letter of support for the Mayrock LIP Application to the Board of Selectmen on behalf of the Affordable Housing Trust. Seconded by Mr. Wolfe. The Vote 6-0.

### **Ongoing Items**

#### **2019 Annual Town Meeting Prep**

Mr. Marcucci noted there is no change regarding the membership. Mr. Marcucci said that in regards to the Hinkley disposition article, there should be a hand-out and a presentation on the article at town meeting. Mr. Marcucci feels the ATM has little controversy this year and will not be pressed for time. Mr. Marcucci said that a member of the AHT should do the presentation. Mr. Marcucci volunteered to make the presentation at town meeting. Ms. Raposa suggested Mr. Brand adding some statistics to the handout. Mr. Wolfe believes the presentation should state the demand for senior housing, then a solution to the demand. Mr. Wolfe feels colored graphics and colored maps would also be helpful. Mr. Marcucci agrees and feels bullet points would be helpful. Mr. Marcucci suggests using COG for the graphics and maps. Mr. Trehubenko asked is there is a specific location housing units would go on the lot based on the topography. Ms. Raposa said there is a feel as to where the units would go based on a concept that Kathy McCabe completed for the Medfield State Hospital Master Planning Committee. Ms. McCabe provided a schematic that Ms. Raposa can share with the trust. Mr. Trehubenko suggests using the schematic as a possible layout in the handout for ATM. Mr. Marcucci suggested adding the estimate of tax revenue on to the handout and using Turtlebrook as an example.

Ms. Raposa said she will draft a handout for ATM and distribute it to the trust via email for comments.

### **CDC Dissolution Process**

Mr. Brand spoke with Mr. Stephen Nolan at the beginning of the week. Mr. Nolan is happy to assist with the dissolution process. Mr. Brand conveyed to Mr. Nolan that the trust would be happy to pay for his services.

### **Brief Committee Project Updates**

**MSH Development Committee (Trehubenko)**- Mr. Trehubenko said the developer interviews have been completed. Ms. Raposa noted the BOS have added a presentation from the MSH Development Committee on May 21, 2019. Mr. Trehubenko said there was a site visit with Mass Development at the MSH today. Mr. Trehubenko and Ms. Raposa attended the site visit. Mr. Trehubenko felt the meeting with Mass Development was very productive. Mass Development is supposed to report back regarding how they can assist in the project. Mr. Trehubenko said that Mass Development's interests make the article regarding funding at ATM very important. Mr. Wolfe asked if Mass Development made any comments on the need for affordable housing in the state. Mr. Trehubenko said they asked what the temperature was in Medfield regarding affordable housing. Mr. Trehubenko believes Mass Development was curious as to if affordable units at the MSH site would be acceptable to the townspeople.

**Tilden Village, Pound Street (Trehubenko)**- Mr. Trehubenko spoke with the developer last week. The developer said they are reworking the design of the project and hoped it would be ready this week. Mr. Trehubenko said it seemed important to the developer to work on the concerns raised at the design sub-committee meeting. The developer has noted the density is unavoidable however the height of the building has come down. The

developer is hoping to meet with the design sub-committee again and then go before the Zoning Board of Appeals. Mr. Brand feels that if the density can't change then the building will be very similar to the design the developer had before meeting with the sub-committee. Mr. Marcucci asked if there is more the developer can do to buffer the project from neighbors. Mr. Brand said those ideas were discussed with the developer at the sub-committee meeting. Mr. Marcucci believes the full street scape will be necessary to see to visualize the project. Mr. Marcucci asked if the developer will be meeting with the neighbors. Ms. Raposa said yes; she was told that meeting will be happening soon.

**American Legion, Peter Kristof Way (Brand)** – Mr. Brand had no update. Ms. Raposa said the developer will be attending the April 23, 2019 BOS meeting for the MOU approval and the signing of the application. Ms. Raposa noted the Route 27/West Street intersection was noted in the MOU. The developer had originally agreed to do a road safety audit however, the Medfield Meadows developer also agreed to the road safety audit. Ms. Raposa said the \$15,000 will be reallocated to West Street/Route 27 improvement fund. Mr. Marcucci said there has been some positive feedback from the state regarding funding for that intersection.

**Medfield Meadows, 41 Dale Street (Marcucci)**- Ms. Raposa said the final plans are under review and the next meeting is Monday, April 22, 2019. A draft decision will be reviewed at that time.

**Group Home(s) (Bonfatti)**-Mr. Marcucci said that Mr. Bonfatti had emailed the update saying that Lifeworks has backed off a bit due to securing a space in Westwood. Ms. Suzanne Siino will be attending the AHT May meeting to discuss how to move forward.

Mr. Marcucci suggests no meeting for the AHT in July and August. Mr. Marcucci feels once the AHT resumes meetings in the Fall, the trust attention can be turned back to projects that need to be promoted. Ms. Raposa said she will adjust the schedule on the agenda for the next meeting.

Mr. Marcucci asked if any member's term is ending and if members will not be seeking reappointments. Mr. Trehubenko said might not seek reappointment. Mr. Ameden is unsure and will let the trust know at the May meeting. Ms. Raposa is going to check on the member's terms and report back.

At approximately 8:19 pm, Mr. Wolfe made a motion to adjourn. Seconded by Ms. Thompson. The Vote: 6.-0.

