



TOWN OF MEDFIELD

Office of the

AFFORDABLE HOUSING TRUST

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MEETING OF:
May 3, 2018
MINUTES

Location: Department of Public Works, Training Room

Present Members: Michael Marcucci, Jim Brand, Ann Thompson, Todd Trehubenko, Tim Bonfatti, Adam Ameden, Jack Wolfe

Staff Present: Sarah L. Raposa, Town Planner; Marion Bonoldi, Recording Clerk

Others Present: Roberta Cameron (COG), John Harney, Bill Massarro

At 7:30 pm, Chairman Marcucci called the meeting to order.

Review of proposed Local Initiative Program development project at 383-385 Main Street

Mr. Larkin cancelled for tonight. Mr. Larkin requested tabling the matter to the next meeting in June.

Medfield State Hospital – Role of the AHT (planning, funding, etc.)

Chairman Marcucci explained the Medfield State Hospital Committee is reaching a conclusion and in viewing the conclusion he is not sure under the approach that has been taken as to whether we will ever get any affordable housing at the site in any sort of a time frame relevant to our housing production plan. Marcucci feels that the AHT needs to consider doing something to move the process along. Marcucci feels the AHT needs to be able to answer the question that is always asked when reviewing LIP proposals. Why are you putting LIP projects all over town when you have over 100 acres at the Medfield State Hospital Site? Marcucci feels the AHT will need a better answer other than; we are waiting for the State Hospital Committee to come back to us with a master plan.

Marcucci's opinion is the current scenario being brought forth by the State Hospital Committee will never happen. Marcucci feels it requires too much tax dollars, has too complicated of a financing system for prospective developers, it tries to do too much, and asks for a substantial amount of money from the town to just over see the project. Marcucci stated that as the scenario stands now from the State Hospital Committee, as a Selectman, he is against it and will not call for a vote at a town meeting on the current preferred scenario. This does not mean, however, that nothing will happen at the State Hospital Site.

Mr. Jack Wolfe said Marcucci has come to the right conclusion. Mr. Wolfe explained the current preferred scenario is lovely on paper, uses the quad very well, and has housing in and near the cottages. For the first time about six weeks ago, the committee was able to get substantiated finances on the scenario. The financials were done by calculating a net present value and running a Monte Carlo simulation with 30,000 runs to determine if the scenario works for the developer and works for the town. The calculations were 50% positive and 50% negative. Wolfe explained that whatever is done up there using the preferred scenario is highly risky. The preferred scenario is not what is going to be built up there and an alternate has to be provided. The Medfield State Hospital Master Plan Committee is being disbanded as of June 30, 2018.

Wolfe would like it noted that he was surprised the committee voted unanimously for the preferred scenario after the Monte Carlo analysis was presented.

Wolfe explained a new committee will be formed unfortunately without funding at the moment. The committee will be called the Development and Implementation Committee. The new committee's job will be to get something significantly built on the site. The new committee will do an RFI and the RFI will be broadly based using any land. Wolfe feels the land closest to the road is the best land to use because it allows for the cheapest infrastructure.

Wolfe noted there was 25 million of town monies for infrastructure in the developers preferred scenario and was still only profitable 50% of the time.

Wolfe said the Development and Implementation Committee is going to go out and seek developers input for what should be done on the site using a broadly based RFI. Wolfe is hoping the process will happen quickly but feels it is aggressive to have a special town meeting in the fall regarding Medfield State Hospital site.

Marcucci stated there is a meeting on May 29, 2018 with the Medfield State Hospital Master Planning Committee and the Board of Selectmen to review the proposed Master Plan.

Ms. Sarah Raposa stated the current Medfield Hospital Committee does not know about the disbanding. Mr. Bill Massaro explained at the last meeting the committee was discussing what their role might be moving forward. The committee knows after the submission of the current master plan, the committee will end. The committee has decided to finish the master plan as is and hopeful spend some time making some implementation recommendations. The committee will present the preferred scenario master plan, design guidelines and recommended zoning at the meeting on May 29, 2018.

Mr. John Harney noted we are still paying Kathy McCabe to come up with figures. Harney noted the mood of the committee is very somber. Harney suggests Marcucci reaches out the Steve Nolan. Harney noted they are unaware of a June 30, 2018 disbanding.

Marcucci noted there was a discussion at a Board of Selectman meeting about another committee succeeding them, but no official vote on disbanding was taken and no date set for the MSHMPC's end.

Harney noted the committee is going to be at the NewLife 5K race this Saturday and at the Zullo Gallery to tell town member about the preferred scenario. Harney noted it is not an easy situation for the committee. They have worked hard and put in a lot of hours and they feel they are being somewhat dismissed.

Massaro noted there is nothing in terms of financials to show the public. On May 9, 2018, the committee is presumably to get a draft from Kathy McCabe. There is an open meeting on May 16, 2018. The meeting with the Selectmen is on May 29, 2018.

Wolfe said he made a slide presentation to the Warrant Committee and will share that presentation with the AHT members.

Marcucci said the preferred scenario is impossible to phase and may not be appealing to developers given the financial analysis prepared for the committee. Marcucci is not in favor of asking the town to invest 25 million dollars to bring about the preferred scenario, which is the current assumption from the committee. There is too much financial risk. Marcucci feels the current buildings and new developments will have to coexist for some period of time. Marcucci has asked John Thompson to put together some type of a plan as to what he sees on the buildings' lifespan collectively. Marcucci feels there are certain things the AHT can do to be helpful in moving the process along. There is a piece of property on the East side, close to the Larkin's development, to do town housing. A subdivision plan of the property is needed to divide lots.

Marcucci said the Selectman would like to have a Town Meeting on the State Hospital in October. Marcucci feels if there is not a disposition of land voted on at the Special Town Meeting, we are just continuing to plan and not really doing anything. Marcucci feels if the planning drifts in the next Annual Town Meeting, we have taken too long. Wolfe agreed. Marcucci stated that in the current housing production plan, we don't need a 100 unit plan in the East side corner. Massaro stated that by looking at the preferred plan, AHT could get some ideas.

Mrs. Ann Thompson approves of the idea of taking a new direction with the Medfield State Hospital Site.

Ms. Roberta Cameron suggested taking care of your affordable housing goal in the early stage of development and the rest of the development could be market rate.

Marcucci stated that as a town we are not equipped for overseeing a half-billion dollar project.

Wolfe strongly supports lot distribution idea and suggests RFI in two parts; one piece is a broad RFI, second is for the East Side corner.

Marcucci feels any chunk of land available on the site for development will generate interest.

Harney feels some land at the site needs to be banked for future generations and we need to work with the legislation to have debt forgiveness at site since objectives are affordable housing and protection of the environment with open space.

Marcucci said if the objective is to have affordable housing built within the window of housing protection plan; that goal will not be achieved by implementing the current preferred scenario master plan. Marcucci feels that preparing a site survey/subdivision plan would be a good use of the AHT monies to advance affordable housing at the site. Marcucci noted given the progress that has been made, we don't need to do a massive project with a high number of units; 60 -72 units would be the biggest needed. Marcucci suggest a rental housing development. Massaro feels rentals would be a sad waste of the value of the arboretum area.

Raposa said the entire site would need to be surveyed. Raposa explained in 2014 an ANR plan was done as part of the land disposition agreement. Raposa has a quote for \$38,000 to do a site plan of the entire campus with two foot contours. Raposa estimates \$50,000 would be the cost to create sub-parcels.

Wolfe feels it is very important to make sure the Selectmen are bought into the RFI project and getting input from the developers.

Cameron added a rental project will help the town get to a 10% affordable housing much quicker than an ownership project. Cameron continued to say the rentals would eliminate the asset limit seniors are facing with ownership housing. Thompson explained an informal telephone survey was done recently with seniors and the results showed that if there were rental available, seniors would have rented instead of owned. Thompson was surprised by the senior's responses.

Mr. Jim Brand asked if we are guessing at lot sizes for the RFI. Raposa explained VHB did do some prep work on lot sizes. There is some information for a point of reference. Marcucci stated from a legal stand point if we are doing this at an October town meeting, we need lots. Raposa estimates at least 3 months for a survey plan. Raposa feels a site plan needs to be done regardless of what is chosen to be developed.

Wolfe asked Cameron how long it would take to get information from an RFI using the site plan and subdivision, assuming that can be completed by July 30, 2018. Cameron responded by saying at least 2 months but is reluctant to give an estimate of time.

Wolfe stated an October or November town meeting is possible

Marcucci asked Raposa to put together the elements of an RFI. Raposa agreed.

Marcucci wants to discuss with the other Selectman before moving forward.

Mr. Tim Bonfatti asked why contours are need on the site plan. Raposa explained the grant that she was pursuing for infrastructure and roadway design requires 2' contours. It may also be necessary under Planning Board Rules and Regulations. Mr. James Brand suggested checking the minimal requirement before proceeding to possible save some funds. Raposa said she would do a bit of research on it.

Mr. Wolfe made a motion in support of authorizing the AHT for the expenditure of funds for retaining a surveyor. Seconded by Mrs. Thompson. The Vote: 7-0.

Wolfe updated the committee on the Senior Housing Survey. In order to achieve a 95% confidence level from the survey, there are 392 responses needed. There have been 409 responses received. The survey went out by mail to approximately 1585 town seniors, one per family. The survey questions were specific to senior housing and what types of housing senior are interested in. The results from the survey are expected in early July.

Senior Housing Overlay Project

At 8:21 pm, Ms. Roberta Cameron updated the committee on the Senior Housing Overlay. Cameron will have a draft of zoning for the Planning Board in June. The zoning is written with the Hinkley site as a model but it could be applied anywhere throughout the town. Raposa explained that she meet with the Council on Aging committee at the direction of the Board of Selectmen to discuss the new Hinkley subdivision plan. Raposa

asked the COA how much land the seniors are comfortable to give up to the Hinkley Subdivision project. The general feedback from the meeting was positive. The COA concerns are the wetland boundaries might hinder their original building expansion plan.

Committee Projects Update:

Chapel Hill Landing, Hospital Road

At 8:24 pm, Ms. Raposa explained the importance of Chapel Hill Landing pulling the permits for the affordable units within one year of getting Zoning Board of Appeals approval. Raposa confirmed the permits have been pulled.

71 North Street

Raposa explained that an approval is being drafted by the Zoning Board of Appeals for the May 10, 2018 meeting. The decision will be filed on May 24, 2018.

80 North Meadows Road

Raposa reported the project is in good shape and will most likely have a decision filed on May 24, 2018 so that we can reapply for another year of Safe Harbor Certification.

41 Dale Street

Raposa explained the project will be moving forward including a memorandum explaining a Zoning Board of Appeals approval in May 2019. The Board of Selectmen will have the application and memorandum at their next meeting.

Tilden Village

Mr. Todd Trehubenko received a call from the developer who explained the agreement is not signed due to delay with the housing authority and confusion over the ground lease. Tilden Village is being advertised as agreed to, however presently there is no signed document. Trehubenko was encouraged that developer reached out directly.

American Legion

Mr. James Brand explained that they were talking to developers Mark Howe and Craig Rafter of Calumet, which is why the AHT held off on the RFP to give them some time. Brand and Raposa met with Calumet, who did some work on the possible plan. The possible plan had 68 units on site and a replacement facility for the Legion of 8,000 sq. ft. however the parking was inadequate. Brand told the developer the plan should be based on no more than 42 units. The developer was nervous around the financials for a 42 unit development.

The Legion was going to be asking their membership what they felt about continuing with developer or should the land be sold outright. Brand explained that Dave Connor, our main contact with the Legion has been unavailable. Brand will be following up. Marcucci believes it is a better commercial site than a housing site. Raposa stated she would talk to the Planning Board regarding a rezoning.

Group Home

Mr. Tim Bonfatti explained that he and Raposa met with Suzanne, Dan and Chris of Lifeworks, Inc. They need 1.3 acres with water and sewer. They are looking at different parcels and different models of group homes. One of the models has intense medical included for the home. A Granite Street home was looked into however;

Bonfatti doesn't believe it will work for them. A Harding Street parcel, which appears to be abandoned and owned by Dugan, is being reviewed. Lifework is looking for a home to accommodate 5 people. Brand asked why they need 1.3 acres. Bonfatti is unsure however he believes the medical homes need direct access, single story with a garage. Raposa stated they are looking for a tear-down specifically. Bonfatti stated that Lifeworks is curious as to how much assistance or money they can get from the AHT. Marcucci explained that \$150,000 has been budgeted for this project. Bonfatti and Raposa will follow up with the Lifeworks team.

Adams Street

Thompson and Bonfatti met with Bob Borelli on a Saturday. The property is between Adams Street and West Mill, near the railroad tracks, behind the old Electric Time building. The parcel has some topography issues. Borelli is envisioning approximately 12 townhouse style, single garage, and senior homes. Borelli will be surveying the parcel and flagging wetlands. Borelli will also be seeking neighborhood feedback. Bonfatti said Borelli might be ready to present to the AHT in June, however, Bonfatti feels it is unlikely. Marcucci stated that it would be nice to do a senior housing project.

67 North Street

Marcucci noted that the affordable units on 67 North Street have been rented. Cameron explained the difficulty in renting the affordable is because the financials are specific and don't work for everyone.

Minutes

Mr. Brand made a motion to accept the minutes for August 3, 2017, September 5, 2017, October 3, 2017, November 7, 2017, February 27, 2018, and April 3, 2018. Seconded by Mrs. Thompson. The Vote: 7-0.

The next Affordable Housing Trust meeting will be June 7, 2018 at 7:30 pm at the Department of Public Works. Raposa and Bonfatti will not be able to attend.

ADJOURNMENT

At approximately 8:47 pm, Mrs. Thompson made a motion to adjourn the meeting. Seconded by Mr. Wolfe. The Vote: 7-0.

Respectfully submitted,

Marion Bonoldi, Recording Clerk