

December 1, 2008

Members present: J. Marot, B. Hoeg, K. St. George and Greg Kashigagian

Meeting called to order at 7:30 p.m.

Brian Lewis – 1 Main Street

Greg – have any of you been by to see what has been done at the site. Jim – I believe that he needs to do something to retain the soil (stabilize the soil), he also will need to direct the drainage on the rear left side of the garage. I think it would be a good idea to have him come into our next meeting. Brian – I would make a motion that we suggest to Bob that he be given a 30 day temporary occupancy permit but that we should request that he come into our next meeting to explain what methods he intends to use to stabilize the soil, redirecting the drainage, signage, landscaping and the lights on the building. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous

Chrisjenn Brooke

Jim – As the Board knows Basil is looking for Chrisjenn Brook to be accepted as a town road. Because we did not recommend the same he would like a refund of part of the bond that is being held. Brian – I make a motion that Chris check the length of the road and that we keep the \$15.00 per foot as is allowed by our rules and regulations. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous. Pauline is to check with Chris concerning the actual length of the road and then give a letter to Deb authorizing to release some of the funds being held.

8 p. m. National Development hearing

Jim – Meeting called to order at 8:10 p. m. Notice as it appeared in the Middleboro Gazette was read by Jim. Notice appeared on 11/6/08 and 11/12/08. Sherry Clancy – Thanks for coming to this hearing concerning the National Development project. Nothing has changed as concerns what was in the residential portion (Phase II) except that we did not plan on doing this before the commercial part. As everyone is aware we lost Target and that has put the project back. We are talking approximately 100 units. Multi-family instead of single. At present the plan calls for 55 and over. We are looking to have the age restriction dropped. Basically we are looking for the change due to the economy and market change, quality and price. 55 and over is probably too much for Lakeville at this time and at this time we do not feel that it is feasible. Last summer things changed and as we all know we now face financial hurdles. You need to have a good amount of informational material. We thought about different opportunity to change the condition without the 55 age restriction. We still want design control. We looked into different areas. Plymouth's language was not good. 3 bedrooms are not in our current plan. As far as water is concerned for the over 55 the calculations would blend in to the 150 gallons per

unit per day. We would have to follow Title 5 and calculation 110 gallons per day per room. We are open to input from the Planning Board. We are targeting empty nesters. Ground floor living with an open floor plan. We don't have specific plans. Everything would go to site plan approval. We are not going to allow playground equipment, no pool and no clubhouse. Price would be in the \$325. - \$375 range. We are also looking at a 2 bedroom limitations. We are talking a mix of single family living, some two stories. We are talking 2 bedrooms 2 baths, laundry, single car garage, and some oversized dining room/living room and fire place. Jim – what are we talking for price range? Sherry – 1,500 – 1,800 space 1,300 to 1,700 plus garage. Jim – what amenities? Sherry – we are talking walking trails, putting green, etc. Derek – how far. Sherry – 100 feet. Dick Scott- 9 Rich Pond Road – does it include roadways. Sherry – 100 feet, natural bank – 40 feet. Buffer – front 50 feet. Jim – are we looking at merging units? What are we looking at? Sherry – I could see a mix, some side by side town houses, and some 3 units. Some single stand alone. It is best to stay with the topography. Jim – 75 to 100 units. We would prefer to see only 2 bedrooms. Sherry we would be willing to limit it to 2 bedroom units. Jim – have you done any demographics, market availability and what type of school age children. Sherry – it is hard to say. In one of the developments that we have checked approximately 95 units were grandparents. There were only 5 kids in the whole unit. Mike Lovell – Rush Pond Road – where are you talking. Sherry – in Burlington. It depends on the town. Scott – at present we do not have condos in town. Jim – Woods Edge. Mike – Richard LeCamara said we had no condos in town. Sherry – it means home ownership. Derek – 2 bedrooms – 220 gallons will be over what you can handle. Sherry – 15000 gallons – 150 gallons each unit. If I have to work with the allocation I have to look at the units. It depends on the number of units. Nancy – water is 42,000 gallons – 15,000 is what National Development was allocated. Sherry – I have put it in to the state figures with NEMPA. Janet Black – what is your target market. Educating children as to oppose commercial. Sherry – it is zoned residential 55+or a naturally age—to be a little more to the design rather than 55. Dick Anderson – Rush Pond Road 45 – 55 or older for \$375,000 – if you go the other way are you talking a lower age? If it is under \$300,000. I still disagree. You are saying the market is not there. Sherry – we are looking at Oak Point. Jim – it is a mobile home park. Sherry – we want to offer something different. Janet Black – have you done any studies? Sherry – not with respect to that particular location but we feel that 100 units is too much. Janet – can we see it? Mr. Scott – if we are taking off the age restriction what is to stop it from becoming a 40B. Jim – age does take it away. Mr. Scott – you are not allowed to discriminate against seniors. Most people do not qualify for the affordability. Jim – how many 40B's do we presently have? Rita – 4. Scott – if we remove the age restriction can you go to a 40B? What is to prohibit it? What is to prevent LeBaron from coming back? Rita – LeBaron – is age restricted. Stagecoach age restriction has been removed and Bridge Street. Jim – would the restriction have a greater impact on children? Sherry – I think nothing stops a 40B other than I said we wouldn't. Scott – I am cautioning against removing the restriction. Jim – we step out of the loop if it goes to 40B.

Scott – I agree if it was a \$199,000 range. With 25 acres along 79 you have a very small amount left. It is not in the range. Her target market will not fly. Bedrooms are going to make the difference. What is the reason for the slow down? Sherry -- we originally were talking starting with the commercial but as you are aware Target withdrew and we have not been able to find a replacement. We can not afford half a project. Scott – you have set a goal and now you want to step back. Jim – the residential has always been there. The only thing is lowering the age. Scott – you have missed the cycle and now you are coming back. We agreed with the 55+. Sherry – phase 1 was to be commercial. LeBaron was talking 300 houses so we decided on the commercial first. As far as the grocery and restaurant part they are still interested. We went with commercial by design. We were thinking something different than LeBaron and Oak Point. I am trying to target something different. Mark – 13 Rush Pond Road – if prices go down more families in the school age will be looking and the bus routes will be longer than they are now. I do not feel that it is something that I want my kids to have to deal with. Sherry – I don't think we could do anything lower than \$300,000. Scott – Back in 1997 when you were originally talking the residential was to be 55+. We have worked with National all the way through the rezoning- set backs – mitigation – I believe that you do not have enough land for 100 units. It should be regulation lots for a single family house. If we don't get the protection they should not get it. Senior Housing makes sense for the housing. Senior housing with amenities is low maintenance – The 2003 plan should not be discarded. You have been given the authority. Let's not discard the original petition signed by the abutters. 90% opposed without more dialog. Sherry kept us involved. Jan Scott – It was voted before zoning. The Board of Selectmen, Planning Board and Abutters all agreed we had a good plan. We feel it is going to jeopardize the town. I think it will appeal to families and at a lot of cost to the schools. We would rather stick with the age 55+. I would like to stick to it. Sherry – I still think it is all relative. We are still talking the same things. It is exactly the same. We can not embark on a project with over 55. John – Montgomery St. – if the change of age was taken out would you start and complete 75 units. We took a vote amongst the abutters and they are against a change that would ask the people to vote on it. Jim – it has to go to Town Meeting and when we get there the debate will continue. It is a required 2/3rds vote. It has a great impact. The town and state is responsible for some of it and then the market took over. I think it is the responsibility of the Board of Selectmen to take it to the town meeting. Sherry – Dick said he thought it would be a bitter pill. If it was a regular subdivision lot it would have 3 or 4 bedroom. Don't you think it would bring in more children. D. Scott – we need more commercial. Nothing is going to happen until the buildings that are there are removed. The big picture is that no matter what you plan to do there the site needs to be prepared. If we give you this and you then come back with office space, a high rise hotel and more housing. Sherry could be gone. I would like to help you get the business but you would need to commit the money. John Ayers – Rush Pond Road. What is your fall back position. Sherry – probably nothing right now. Jim – the zoning has been changed for the site. I was impressed with

how she handled it. We are not seeing a commercial development. What happens if National Development pulls out. We approved the development and we thought that it would be there by now. It is tough out there. We have subdivisions where the developers are living town. A buildable lot is \$185 - \$225. I would like to see something started. I understand that it is because a developer said it could not be done. Mr. Scott – we have not had much discussion with the abutters and the town. Does this agreement make it air tight. The only thing we have is the zoning. I don't want the zoning changed. Sherry – I would not mind putting it off to the spring town meeting. I don't think I am hearing that. Mike 14 Rush Pond Road – I am hearing a lot of maybes why are we rushing into this. In three months we will be back to the same point. Roger O'Shea – Rush Pond Rd. – I would like to see the reviewing of some senior housing. Scott Rush Pond Rd – I have 2 children and live three miles away. My kids have a 40 minute bus route. I don't want to see my children on the bus any longer. This is just adding more to the bus routes. Sherry – I can not speak to the bus route. I don't know what to say as concerns the routes. Under the present zoning one person has to be 55. You could still get a child out of that. Jim – if a person 55+ were to sell a home that they presently have here you have no guarantee that the person who purchases that home does not have children. You have no way of predicting what is going to happen. ?? Do I understand correctly that you feel that you are doing this to stimulate the project? Derek – Is this a financial reason. Sherry – my answer to is to make this beneficial to both Lakeville and National Development. All that I am looking for at this time is to have the age restriction of 55 removed. Nancy – I want to address National Development as to whether or not the hospital will be coming down and if we need to worry about the water. John Ayers – 20 Rush Pond Road – why the change? Sherry – 2 years ago we were approached by a developer but he just could not get the financing. We also looked into an assisted living project but we did not think it would work here. We have one in Dartmouth at the present. We were contacted by another developer and he wanted to purchase a part of it. We looked at financing to support the economy. We are thinking of more types of units to increase the marketability. We will need to start working on the design. John Ayers – finding a developer is the key. Sherry – it is part of it. There is a local developer that has expressed an interest in working with us but is not in favor of the over 55. This summer Sec. O'Connell and Joan Menard have asked what can we do to help to get this off the ground? We decided that the residence had more feasibility in July. Mr. Scott – as far as residential goes how much acreage do you have? Sherry – 72 acres minus what is being taken for 79, 3 or 4 acres are wet. 18 acres in the front for commercial. Scott – You would be like if you have 25. Sherry – no less than 25 acres. Mr. Scott – commercial is the most. How many acres. Sherry – 25 or 26. Mr. Scott – the residence is tucked in. You are not going to get 75 to 100. You want residential – 1 ¾ acres. You need to cap the number of children. The area cries out for open space. We need commercial. If you worked with us and asked for input. We spent a lot of hours. You missed the boat. You need to get all the cards on the table and then we could go to Town Meeting for you. We don't want to make a change now. Sherry – in lot area you can not include wet

land – it will be open space. Jim – it was always going to be there. Marilyn O'Shea – what are your feelings. Jim – I think you would get 4 different answers. My personal feeling is that the age will not have a great impact. I think we took it out of affordable. I would like to see the project start somewhere. There are some beautiful ones. We have the potential to be a first in Lakeville. Marilyn O'Shea – will you make a recreation area? Rita – the 2 40B have not been built. I would like to continue this for more input to the annual town meeting. Derek – we could. Chuck – we could continue the hearing process and the Board of Selectmen would probably withdraw the article. At this point you could continue the hearing and it could be placed on the warrant of the annual town meeting. Sherry – It would not be my wish but it is coming very late. Jim – if the age restriction is not lifted how does that affect demolition? Sherry – there will be some building but we are not proposing demolition. Jim – when would you start it? .Sherry -- I am still targeting the age number. Brian – you probably would not get approval by the town meeting. Mr. Scott – this is a significant project. We would like to approach the boards and get all the necessary Boards involved without a gun to our heads. 21 days is not enough time. I will not advocate for the project at this time. Jim – at this time I would like to continue this hearing to January 26, 2009 at 8 p.m.

Regular meeting

Same Board members present.

Board of Appeals

Jim – I have an application from the Board of Appeals in connection with John Little. The foot print appears to be the same but is requesting to be allowed to add an outside deck. Kevin – I make a motion that we recommend approval of the same. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous.

Bills

Jim – I have a bill for secretarial services in the amount of \$428.83 for the months of October and November. Brian – I make a motion that we approve the same for payment. Kevin – 2nd the motion. Jim – all in favor. Vote was unanimous.

Harrison Lee

Jim – Mr. Lee is requesting that we give him something in writing so that he can take it to the Board of Appeals. If it is okay with the members I will send him an e-mail as I feel that the Board has help in every way that we can.

Greg – I make a motion that we adjourn. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous.

Meeting adjourned at 10:30 p.m.