

January 26, 2009

Meeting called to order at 8:10 p.m.

Present: J. Marot, K. St. George, B. Hoeg and Gregory Kashgagian

Jim – this is a continuation of our hearing which was originally scheduled for December 1, 2008. At this time I will let Sherry speak and after she has finished I will allow the abutters and anyone else present to speak either for or against.

Sherry Clancy – As everyone is aware this is a continuation of the hearing that was originally scheduled for December 1, 2008. As you are also aware at that time we were looking for the town allowing us to remove the 55+ age restriction. The zoning now allows for multi family and 55+. Our plans were to increase the design and include safe guards to acknowledge the adult goal without the 55+ restriction. It is my goal to have an adult community. This is a market driven request. I have looked at the market and sales for over 55 is very difficult. It is clear that at this time there is no market for over 55. Oak Point range is \$197,000. to \$385,000. We are focusing on revisiting the market and we feel that 55+ we would probably have trouble marketing them. We are looking to find more buyers. We are trying to look to financing and it does not seem to be there for the 55+. Originally we were looking at 75 – 80% financing in the past now we are looking to find 50%. Having construction start is a positive from taxes for the town. The average would be \$300,000. to \$325,000. It would be approximate income to the town. The roads would be maintained by the association not the town. The question is what would be the negative concern and whether or not there would be an expense to the school system. The expense is approximately \$6,000 per student. Nancy – I believe the school department told me \$9,000 per student. Sherry – we would be looking to show you some design. They would consist of a master bedroom, kitchen, laundry quest or office and a garage. I have talked with Lakeville realtors and they are pretty much in agreement with us. We are proposing limitations on outside amenities, no swing sets or any amenities that would be attractive to families with children. We are looking to walking trails. We are looking to attract empty nesters. We are looking at approximately 27 homes in the price range of \$270,000 - \$350,000 (2 bedrooms). Young families want something that can be fenced in and children in the general area. Again let me say that we are targeting the empty nesters. There seems to be some confusion on zoning. It is approximately 73 acres and it is a mixed use, residential and commercial. The residential could be single family, multi family, 55+, hotel and office building. On 3/19/07 we had a sub-division of the property. There are 2 lots that have mostly gone for Route 79

relocation. Mr. Scott – that is office space. Sherry – I was talking 100 units—maybe – 70 – 75 range. This will give you a sense of the town house. Mr. Scott – how many acres. Sherry 24 acres. Mrs. Scott – what is that. Sherry – this is just to show you that you could get 70 – 75 units. Nancy did you take in to consideration the fire department. Sherry – this is just to show the density. This is 100 units on the same site. Scott – is that real. That looks like 20 cottages and 1 big building in the middle for the MEPA application. Nancy – is the green houses. Sherry – that is lawn. Jim – this is more like Blueberry Drive. Sherry – 55+ figure is 150 gallons per unit per day. This plan is not figured on 55+ and it would be figured differently. D. Scott – in MEPA were you talking well and septic of city water and sewer. Sherry – final is public sewer. D. Scott – the ground rules keeping changing. Sherry – market is sluggish and we would like people to go ahead. I would be happy to have more meetings if you feel it would help. Nancy – If you could do 75 units would that be 2 bedrooms. Sherry –most 2 – no 3 bedroom. Chuck – here we are talking about age restriction. All the buffers would still be intact. She is talking 75 units. Sherry – this discussion is not taking the place of plans. Site Plans would require all of the approvals. We are not approving this plan. I would like to know the feelings of the Board. Nancy – are you talking \$325,000 average. How many children. Sherry -- \$10,000 – 23 children would make us break even. Nancy -- It has to be a positive for the town. Sherry – We have one in Bellingham that has 95 units and it has 5 children. Nancy – our economy is changing. People have to work hard. Sherry – they have \$200 - \$300 association fees. In Oak Point the land is not owed. It is leased. Rita – they pay an excise tax. Sherry – the developer is paying for the land. They have not had a sale recently but from what I have been able to find out \$257,000 for a high and \$197,000. for a low. Presently there are 24 for sale. Nancy – we have to look down the road are we talking 5 or 10 years. Sherry – you start with only clusters. Derek – 2 bedrooms and an office – what would prohibit them from becoming apartments. Sherry – we are considering homeowners. There is nothing preventing rentals. I don't know what else to say. Linda Grubb – have you given the town the MEPA plan. My daughter is living in one where they can not be sold so they are renting. Sherry – I can do more research and see if something can be done to prevent rentals. Charles – Forest Park -- have you looked to anyone but the bank. Jim – I don't believe we have any right to ask. Derek – I would want to know if there is another owner. Chuck – That can be answered at another meeting it has nothing to do with the age restriction. Jim – we have no control over that. We do try to control it as much as we can. Sherry – We have one in Bellingham as I said before it is Benchmark. National Development and Northland are involved. We have also self developed. This is a very small one so we would consider a small contractor locally. Brian – I understand the concern. One of the issues you are worried about is that they might lose control. I don't believe that National would give up control. Sherry – 3,500 – 5,000. Jim – if you have a spouse it helps. Derek – 104 units – 15 acres. Original was 20 – 24 acres. Sherry – 15 is green. It is actually 24 acres. Nancy – are those isolated. Chuck – lesser homes the impact would be greater. Jim – this would be within walking distance of the train station.

Dick – it is easy for trails and we can make this work. I was concerned when you were taking gravel away. Mr. Scott – First thank you for the continued discussion. I have followed up and spoken to as many abutters as I could. Wetland is pretty much marked. If Elders move out young people will move in and you have no control of the cost to the schools. I am concerned we need affordable housing. I will be shocked if you make this work. I have heard that if you do not get this you are talking a 40B unless we have zoning to protect us. We could end up with anyone not National Development. You need to consider affordable housing. You need to be considering the availability of water and sewer by the association. I want to make sure that septic is working. We need to be concerned with the density. There are approximately 18 acres of wetland. That leaves 54 acres. 54 units make sense. Sherry – I do not want to bring this to town meeting if the abutters and the Boards are not going to back me on this. I understand that we are in a budget crises and that schools are an issue. Water and sewer are a negative cost . We are looking at senior housing. I believe that Stop and Shop will be in the area. CVS is just a short distance away. We also had looked at a hotel but do not think that is advisable at this time. We have also looked at assisted living. Mr. Scott --If you lift the age restriction 8, 9, 10, 18 & 20 Rush Pond Road are 500 feet from the dump. I am worried about the water. If you are talking 50 units you could identify the town. There are 6 major hospitals. You have a winning project but I still feel that you should still go senior. I think the price needs to be looked at. Nancy – I am sorry Con Com was not notified until after and then she said she was happy with it. ??? If you are building out back will they have to come back to the Planning Department before any building. Jim – I wish they were going for package funding when the project is ready to go. At that point I think the buildings will come down. Janet – When we talked about the original project we were looking at the community first. We are at a better sense now. I feel we are floating here. We knew the age 55 were going to be included to keep things that look attractive to look at. Which is going to come first? Sherry – when we wrote the zoning business went from 200 to 600 feet. We spent a lot of time. We have not got to the site plan approval stage. In the event that the age restriction is not allowed we will not do anything at this time. Nothing will be done in the immediate future. If there is an opportunity for an adult community with out the 55+ restriction I have a local contractor who would be interested. I am not going to do site plan approval if I do not feel I can get anywhere. I do not want to spend the money if I do not have a good interest. Mrs. Scott – it worries me that something as important as the age 55+ can be changed. My question would be what else could be done easily. Jim – we still need more information and it needs to go to town meeting. We are talking change which will take time. I have been involved in this for approximately 20 years. We have done something good. I would be concerned with the affordability or anything else that would have any quality. I look at this as increasing that value of both properties. I know that there are no guarantees. There is an impact that we can assume and find something positive. We still have a good control over it. There is something positive in moving forward . We need to look at the lots. There is more work that needs to be done and we would

like her to look into this further. Sherry – water and sewer are a problem either way. Mr. Scott – The derelict buildings are an expense. Has the PSP transformer been removed. I am sure that there is high insurance costs and high security. Sooner or later things will be running out. 12 months have gone by and we have not seen demolition. We need to get something in return. We wanted commercial, we need it now. We have been more than patient. We really do need the retail. I personally feel that you need to take down the buildings and prepare the site. That site is not shovel ready. Jim – if we can't move forward. Mike Schroeder – you did not work with conservation. You called the agent and because she was not available to go you proceeded without her being there. As far as I am concerned it would be your responsibility to get her there. It is an issue of trust. Sherry – all that was done was the hay bales. Mike S – you should have made sure she could be there. Sherry – we did call her. Derek – You are talking 75 homes. I would say do 50. Take the land on Rhode Island Road for commercial lots. Sherry – it was originally residential and business zone for 200 which was changed to 600 feet back. We tried to create as much commercial as we could. There was no interest to push the zone back. This was residential - - it was changed to a mixed zone in 2002. Derek – I am looking at the 100 buffer zone. I am trying to find a compromise. Maybe we could work with you. Sherry – I promised the 100 buffer. Derek – we need to compromise or it will fail on the town meeting floor. Mr. Scott – there is a glimmer – if it is not senior restricted I believe it was minimum impact. I want some protection. We want you to have a success but you need to do something with the buildings. Jim – do you have an estimate to take the buildings down? Sherry 500 – 600 thousand. Jim – when is Town Meeting? Rita – 2nd Monday in May. Jim – we need to continue this hearing. Dick – I don't think the abutters have to much more to say. I think that we should get a 5 year plan from Sherry. We don't want the project to die. The town needs this. The abutters have the opportunity to say what they wanted. This is the worst time budget wise. Jim – Since there is a time frame we need 65 days from the hearing to town meeting so we need to continue the hearing. Mike S – What does the town get, a successful project? What is the reason for this, what do we get in return. Jim – the overall is 60 million that place is a huge thing for our town. The permit for Target would have been ¼ million. If the town doesn't do something we will be behind the ball. Mr. Scott – changing from the senior thing I feel would affect the bottom line. Chuck – only 2 bedrooms is a positive Calculations for water and sewer is different. We are talking 100 units down to 75. Sherry I saw this as a start not a windfall. The 100 buffer is the same. The height density is the same it is to get something going. Chuck – 20% could be sold to anyone. It is Federal Housing. Scott – even though it says affordable senior it could be anyone. Jim – there is a motion to rewrite the laws. Scott – at 75 it would be 15 units. Jim – I think we have good control over it. It is the right step forward and we are looking to protect the abutters. Derek – Are you talking 15,000? If you have 2 bedrooms – 220 gallons a minute. What is a number? Sherry – I don't know. Derek – I don't see anything more than 68. Sherry I don't know a specific number – 100 units – 15,000 it added up to 42,000. I am not sure. Mr. Scott – MEPA 1 or 2. There

have been changes on the site. We are very interested in water and sewer and want will happen there. You do realize that some people will vote no regardless. Sherry – I did not choose this. Mr. Scott – I don't think that it is a dead issue with Middleboro. Nancy – 42,000. Sherry – these are the same numbers. Derek – would you be willing to continue with this? Sherry – I would agree to continue this. Jim – I need a motion from my Board. Greg – I make a motion that we continue this hearing to March 2, 2009. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous. Selectmen left meeting at 9:35 p.m.

Regular Meeting @9:45 p.m.

Cedar Pond Preserve

Pauline – I have been contacted by Town Counsel – she was wondering if we were in agreement concerning the signing of the same. Jim – does anyone on the Board have any questions concerning the same. I would suggest that the Board of Selectmen sign the same as they signed the original. We have discussed this with the developer and it seems that we should move forward on this. Greg – I make a motion that we forward the same to the Board of Selectmen for signature. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous.

Bills

Jim – I gave a bill here from Kopelman & Paige in the amount of \$336.00 Greg – I make a motion that we approve the same for payment. Brian – 2nd the motion. Jim – all in favor. Vote was unanimous.

Jim – I have a bill from W. B. Mason -- \$76.85. Brian – I make a motion that we approve the same for payment. Greg – 2nd the motion. Jim – all in favor. Vote was unanimous.

Meetings

Jim – Our February meetings will be February 2, 2009 at 7:30 p.m. and February 24, 2009 at 7:30 p.m.