

Board of Selectmen's Meeting
April 11, 2018 – 8:00 AM
Town Administrator's Conference Room
155 Village Street

Present: Maryjane White, Chair; Richard D'Innocenzo, Vice Chair; Dennis Crowley, Clerk; John Foresto, Member; Glenn Trindade, Member.

Staff Present: Michael Boynton, Town Administrator; Barbara Saint André, Director of Community and Economic Development; Susy Affleck-Childs, Planning and Economic Development Coordinator; Robert Ferrari, Chair of Affordable Housing Committee; Ann Sherry, Chair Affordable Housing Trust.

At 8:00 AM Selectman White called the meeting to order and led the Pledge of Allegiance.

Public Comments: None

Discussion: Affordable Housing Alternatives

There were no materials for the Board to review.

Town Administrator Boynton stated the purpose of this meeting is to obtain guidance and direction from Board on how he should address 40B developers. He noted that as of today, we are in safe harbor status due to the Glen Brook Way and Timbercrest developments, therefore, we do not have to accept any applications. It was reported that on September 1st, the Town's safe harbor status expires. Mr. Boynton noted the only way to maintain our safe harbor status is to be at 10% affordable housing units. He stated there are two 40B developers who have expressed interest in two town locations: (1) Lovering Street and (2) Highland Street. He is looking for direction from the Board on how to proceed with discussions with these developers.

The Board discussed these two specific locations including the pros and cons of developing these sites, the impact on affordability of units for current seniors, the impact on Town infrastructure and the current development plans. They also reviewed the current status of the Glen Brook Way and Timbercrest developments including the impact of these specific projects' timelines on the Town's ability to meet and maintain safe harbor status. It was noted that the 40 units in the Glen Brook Way development would allow the Town to meet and maintain the safe harbor status.

Selectman Crowley noted that the Town has no control of 40B development. The Board reviewed three options: (1) actively work with these developers, (2) not actively work with the developers or (3) petitioning for a waiver from the state. The Board discussed the importance of working with friendly 40B developers to maintain the Town's safe harbor status. There was further discussion of other potential areas for 40B developments including Oak Grove, the Medway Plaza and across from Medway Plaza behind the car dealership. Selectman Crowley asked how long the Town must hold the water and sewer capacity for Timbercrest if they do not pull their permits. Ms. Saint Andre will find out and report back to the Board. There was discussion about what the Town could lose should these locations develop as 40B housing along with the appeals process should the Zoning Board deny their application. Ms. Saint Andre noted that if the Town appeals to the courts, they will defer to the Housing Appeals

Committee decision 90% of the time. She noted they will only overrule the Housing Appeals Committee if a health or safety issue is involved, i.e. storage flammable substances, etc.

There was further discussion regarding specific guidance from the Board to Mr. Boynton. It was noted that in working with these developers, we want any design to minimize the impact on Town service delivery and infrastructure as much as is feasible. Selectman Trindade recommended designating the Route 109 area as redevelopment through the state. Mr. Boynton noted that the Open Space and Park and Recreation plan is being reassessed to identify potential parcels the Town should purchase to expand and maintain the Town's open space and parks.

The group agreed on the following plan moving forward: (1) Selectman Trindade will be in discussion with the Main Street property owner, (2) Mr. Boynton in the next few weeks will meet with the Highland Street developer discussing a potential friendly 40B rental development, and (3) Mr. Boynton will meet this afternoon with the Lovering Street developer to hear the plans noting: (1) we will not consider a partnering with Lovering Heights but would entertain a conversation to have this be a lower number density rental development. Mr. Boynton identified an additional next step is to ask the Open Space Committee to identify these types of parcels adjacent to Town property for potential field expansions.

At 8:46 AM Selectman Trindade moved to adjourn the meeting. Selectman Foresto seconded. No Discussion. Vote: 5-0-0.

Respectfully submitted,
Liz Langley
Administrative Assistant
Town Administrator's Office