

Minutes from Senior Housing Committee
Date: July 13,2017
Held at Erving Town Hall

-Called to order: 10 a.m. by Bill Bembury, Acting Chairman

-Committee Members Present: Bill Bembury, Paula Betters, Jacquie Boyden, Gary Betters, Keith Ball, Rebecca Hubbard

-Others: Bryan Smith-Administrative Coordinator, Alyssa Larose-Land-use Planner at FRCOG

-Old Business: Bryan reported the final written report, discs, and CAD information has been received from Berkshire Design Group.

-New Business:

Bryan introduced Alyssa Larose, Land-Use Planner from FRCOG, who is available to provide the housing committee with approximately ten hours of technical service in order to guide the committee as to the next steps in the senior housing project.

Alyssa stated that she had reviewed the report and maps from Berkshire Design Group and the survey and study by the Lynne Sweet group. Alyssa stated if pursuing state funding that it is important for the study to show that there is a demand for senior housing in the area. Jacquie offered to review the information and expand the report to show that there is a demand for senior housing.

Key points identified by Alyssa, Bryan and committee include:

- Important for committee to know what they (ultimately the community) want included in the senior housing development. This not only references building constraints but also services that may or may not be available to tenants.

- Various funding sources have different requirements when applying for funding so it is important to know what is required and include all necessary information in the application. Alyssa will get information regarding requirements for state funding to Bryan.

- Some funding sources may be dependent upon age restrictions-as a committee need to be aware of this fact.

- Using the Sunderland Senior Housing Project as an example, usual process followed for senior housing development is: 1. Purchase Land, 2. Market Study, 3. Site Analysis-create conceptual designs, have community information meeting; town input, 4. Development Proforma-lays out the budget for the project, -unit layout and cost of construction per unit; shows funding source.

- If services may be provided to residents in senior housing development by an outside source, committee may want to allow for certain items such as office space when building.

- Alyssa recognized zoning concerns: suggested looking into a 40-R vs. a "Friendly 40-B". A 40-R recognizes smart growth zoning which allows spot zoning for a parcel of land. State has incentives to adopt smart growth zoning but this requires state approval to adopt zoning change, may also require special permit. Alyssa to send information regarding zoning issue.

- Alyssa will send information about 40-R to Bryan.

- 40-R or "Friendly 40-B" requires approval at town meeting.

- Alyssa suggested contacting Laura Shufelt from the Massachusetts Affordable Housing Partnership for advice regarding 40-R vs. 40-B. Bryan will contact the Massachusetts Affordable Housing Partnership for additional information.

- Feasibility Study includes: conceptual designs, site planning, environmental permitting, wetlands delineation, and information from conservation commission. Committee needs to do an RFP(Request

for Proposal) for feasibility study. Alyssa recommended that the committee see what the site can support and let this fact “drive the zoning change”.

-Committee states they see the project occurring in phases and being a combination of affordable and market value housing.

Discussion:

Concerns of the committee: Should control of property be given over to a developer? Once senior housing is built, how much control should town retain over senior housing development? Is town allowed to form an Housing Authority group or similar organization? Is long term lease by the town a viable option?

Items for committee to pursue: 1. RFP for feasibility study, 2. Zoning Options, 3. Ownership structure, 4. Possible options for town authority over senior housing development, 5. Make sure market study contains optimal information, i.e. states a need for senior housing in area.

Paula reported that a representative from the group “Two Sisters” is willing to meet with the committee to discuss decisions that need to be made and goals to be established before the next step in the process. Allow the committee to establish the goals for the project.

Committee discussed possible site visits and scheduled date of August 3. Paula to arrange times for visits. Bryan to rent van for transportation. Possible sites to visit include: Westhampton Woods, Parson's Village in Easthampton, Heritage Woods in Agawam, Benfield Farms located in the eastern portion of Massachusetts.

-Meeting Adjourned: 11:32p.m. By Bill Bembury

Respectfully submitted

Rebecca Hubbard