

**Minutes from Senior Housing Committee**  
**Date: June 28, 2017**

Bill Bembury was unable to attend the meeting therefore a temporary chairman was elected.

Becky- motion to "elect Jacquie Boyden as temporary chair."

Paula-seconded.

Passed unanimously.

**-Meeting called to order:** 2:45 p.m. by temporary Chairman Jacquie Boyden.

**-Committee Members Present:** Paula Betters, Jacquie Boyden, Denise Maynard, Rebecca Hubbard, Keith Ball

**-New Business:** Jacquie reviewed the presentation given by Carlos Nieto-Muller from Berkshire Design Group, Inc., Northampton, MA to the Board of Selectmen on June 19, 2017 regarding the 'develop-able' land area for the senior housing project. Senior housing committee members present at the joint meeting between Berkshire Design Group and the BOS were Rebecca Hubbard and Bill Bembury(as selectmen). Carlos displayed maps denoting boundary lines, delineated areas of wetlands, and topography. Highlights from presentation include:

- Five and four tenths acres "develop-able" area behind Senior-Community Center

- Two acres and eight tenths acres of "develop-able" land off Route 2;

a steep slope between the two parcels would require significant grading to connect the two parcels.

- Zoning concerns at present time include; Care Drive not recognized as town road thus creates frontage limitation, allowable number of units allowed per acreage as currently zoned is limited.

- Considerations to zoning concerns include:

- extend Care Drive

- create overlay district

- shift Central Village zoning boundary line

- "Friendly" 40-b application may be applicable since town does not meet government suggested percentage of affordable housing

- develop project under the "municipal uses" clause in present zoning bylaws

Other comments/concerns: Town's role in final senior housing development, "town does not want to be a landlord"

Jacquie reported that a discussion regarding zoning concerns took place between the BOS and Carlos. She also reported that the BOS expressed their interest in seeing this project come to fruition. The BOS stated that they envision the Senior-Community Center, the proposed library, and the senior housing development as a type of 'campus'.

Jacquie reports as a result of the joint meeting, Bryan Smith, town administrator, will reach out to the Sunderland Senior Housing Committee which is in the process of developing a senior housing project, to obtain information regarding the next steps in the process of building a senior housing development. This information will assist the Erving senior housing committee in planning the next phase of their senior housing process. Carlos stated during the joint meeting that Berkshire Design Group has worked with the Sunderland Committee and submitted 11 possible designs for the Sunderland project.

**Committee Discussion:**

- Feasibility Study is next step- \$15,000 is available for the study
- Criteria for feasibility study needs to be determined,
- After study complete-information presented to selectmen who will determine town's role in the final project: a)will town lease land, b)hire management company, c)create a town based housing authority then hire out management of senior housing development,d)sell to developer who will then hire management company
- Zoning concerns: "multiple use" clause, friendly 40-b, create overlay district
- Need clarification of federal guidelines for square footage per unit
- Handout of Sunderland senior housing design-outside structure
- Paula reported website, "Two Sisters" may be a resource for the committee, Paula to contact organization for information and will share with committee
- Paula to investigate possible housing sites to visit per recommendations from above organization, resource book identifying senior housing developments; committee preferred multiple visits on a single day vs. single visit over multiple days
- Paula will e-mail members with suggested site visits
- August meeting date to be determined once site visit information obtained

**-Adjourned: 3:45 p.m.** by temporary chairman, Jacquie Boyden  
Denise made motion-"to adjourn the meeting"  
Keith-Seconded  
Passed unanimously.

Respectfully submitted,

Rebecca Hubbard, Senior Housing Committee