

**Minutes from Senior Housing
Committee Date: May 31 2017**

-Called to order: 2:37p.m. by Bill Bembury, Acting Chairman

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

-Others: Bruce Hunter-Co-Interim Director Community Development Program (HRA), Carlos Nieto-Muller from Berkshire Design Group, Inc., Northampton, MA

-Old Business: Carlos Nieto-Muller presented preliminary information gathered regarding “buildable” area in parcels identified in the Solicitation for Fee for Service. Carlos provided a written report entitled *Senior Housing Zoning Summary* listing zoning rules and potential permit requirements. (This handout has been submitted as an attachment in the approved minutes of this meeting.) He presented display boards with maps which showed the topography and delineated property lines of the identified parcels as well as identified buffer zones and other resources. Highlights of the presentation include:

- Ten acres overall but five and four tenths acres of “develop-able” land off Route 63 directly behind the parking lot of the Senior-Community Center.

- Develop-able does not include retention pond behind Senior-Community Center

- Two acres and one and eight tenths acres of “develop-able” land off Route 2; a steep slope between the two parcels would require grading to connect the two parcels.

- No endangered species within develop-able area.

- Buffer zones are slopes.

- Possible restrictions of sewer/drainage need to be addressed.

- 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.

- 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 under the “municipal uses” clause in present zoning bylaws.

Jacquie will consult Bryan Smith, Administrative Coordinator, -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.

-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 under the “municipal uses” clause in present zoning bylaws.

-New Business: Keith Ball-appointed by the Board of Selectmen to the Senior Housing Committee.

Next step in the senior housing process is a Feasibility Study.

-Next Meeting Date: Carlos will present the Board of Selectmen with information about the amount of develop-able land available within the parcels as identified in the Solicitation for Fee for Service on June 19, 2017. Bruce Hunter will also attend the meeting. Members of the Senior Housing Committee are welcome to attend but are not required to do so.

Senior Housing Minutes May, 2017 (continued)

Paula to arrange a tour of additional senior housing sites for June 21 with departure at 9:00p.m.

Adjourned:

Bill Bembury 4:00p.m.- motion to “adjourn the meeting”.

Gary-Seconded.

Passed unanimously.

Respectfully submitted,

Rebecca J. Hubbard, Secretary
Senior Housing Committee