

Dunstable Affordable Housing Committee

Minutes, August 2, 2016

Dunstable Town Hall, 10:30am.

Present at the meeting were Lynne Sweet of LDS Consulting, and Joe Peznola of Hancock Associates, Engineer; Carol Bacon, Dana Metzler, Bill Jennings for the Committee, and Tracy Hutton, Town Administrator. Also present were Carl Huber from the Dunstable Water Department and Fire Chief Brian Rich.

Lynne presented additional information from the market survey study concerning demographics and demand for housing. Her general conclusion was that large developments of affordable housing at whatever level of affordability or age restriction have long waiting lists for occupancy.

She also concluded that retail space would be difficult to make the numbers work for income given what would have to be at least \$13.00/sq.ft. rental cost.

Joe presented a preliminary Conceptual Plan of the Pleasant Street Lot, with 24 rental apartments for seniors, in 3 buildings, as well as 16 duplex, 2-bedroom, Town House units for home ownership. The plan included the possibility of expanding for walking trails in the undeveloped areas of the lot, as well as delineated wetlands, floodplain levels, and 2 septic treatment areas.

Carol Huber asked for a ballpark number for water flow for 40 units. Joe replied approximately 9000 gal/day if all the 2 bedroom units are filled. Carl explained the water department is working on new tanks and numbers for adding 12" pipe from Pond Street to the development area. He will send the data to Joe.

Brian Rich stated that a cistern would be needed for sprinkler system storage. There was discussion of that need to build a cistern considering the proximity of Salmon Brook and lower Massapoag Pond. Dana felt that the multi-million gallons of water in the meadow should be an adequate supply.

Brian also stated that the 26' roads were ok for emergency equipment access.

Carl added that the water meters could be divided however the developer wants : all on one meter; 2 dividing rentals and ownerships; or individual meters for each unit.

A member of the audience asked for the ballpark price of the ownership units and whether they would all be reserved for Dunstable residents. Lynne replied that the 70% level of local occupancy must be requested from the state DHCD, and will depend on need.

Meeting adjourned at 11:30am.

Respectfully Submitted,

Carol Bacon, Chairman