



# Fairhaven Board of Selectmen

## December 3, 2015 Meeting Minutes

**Present:** Chairman Geoffrey Haworth, Vice Chairman Charles K. Murphy, Sr., Clerk Robert Espindola, Executive Secretary Jeffrey Osuch, and Administrative Assistant Anne O'Brien.

Chairman Geoffrey Haworth called the meeting to order in the Town Hall Banquet Room at 6:36 p.m. The meeting was audio recorded by the Selectmen's Office and video recorded by the Government Access channel.

### MINUTES

- Mr. Murphy motioned to approve the minutes of the **November 23, 2015** meeting, **open** session. Mr. Espindola seconded. Vote was unanimous. (3-0).
- Mr. Murphy motioned to approve the minutes of the **November 23, 2015** meeting, **executive** session. Mr. Espindola seconded. Vote was unanimous. (3-0).

### EXECUTIVE SECRETARY'S REPORT

In his report, Mr. Osuch updated the Selectmen on the following meetings and events:

- Tuesday, **December 8**
  - 2:00 p.m. – Economic Summit
  - 3:30 p.m. – Mattapoisett River Valley Water Advisory Committee – BPW
  - 4:30 p.m. – Mattapoisett River Valley Water District at BPW
  - 6:30 p.m. – Selectmen's Meeting

### DISCIPLINARY HEARINGS

The Chairman announced that there would be two Town employee disciplinary hearings on Tuesday, December 8, 2015.

### SOCIAL DAY HIRING

At 6:47 p.m. the Board met with Council on Aging director Anne Silvia regarding her request to appoint Julio Morales to a Social Day coordinator position. The Board had requested Ms. Silvia and the candidate (Mr. Morales) to appear before the Board before an appointment could be made. Ms. Silvia said she was upset that the appointment could not have been made earlier with

her recommendation, as the Social Day program is understaffed and could be in violation of State statute without adequate coverage.

The Board discussed staffing of the Social Day program with Ms. Silvia.

Julio Morales was present. He said that he has worked with seniors and individuals with special needs for the past 25 years, including the Meals on Wheels program. Mr. Morales lives in New Bedford and considers the seniors he works with to be like family.

Mr. Murphy motioned to appoint Julio Morales at Level A, Step 1, \$9.39/hour. Mr. Espindola seconded. Vote was unanimous. (3-0).

### **NFIA BUILDING**

The Board acknowledged a letter from the NFIA regarding negotiations to renew their lease on the NFIA building abutting Oxford School. See Attachment A. The Board will forward this letter to Town Counsel for review.

NFIA president Bob Cormier approached the Board about a letter he received from the Town Clerk stating that he was not eligible to serve on the Fairhaven Bell Committee because he was not a Town resident. He said that there were non-residents serving on the Wellness Committee and questioned the fairness of the residency rule. Mr. Cormier's inquiry will be placed on the agenda of a later meeting.

### **STRATFORD GROUP – OXFORD PROPOSAL**

At 7:00 p.m., the Board met with Keith McDonald and Kelly Kileen of the Stratford Group for a follow-up on their proposal to purchase Oxford School for \$325,000 and convert the premises to housing for seniors 62 years of age and older. See Attachment B for the list of questions the Stratford Group received and their answers.

The Board discussed traffic concerns, neighborhood impact, security, and preferred housing for Fairhaven residents and veterans. Mr. McDonald said that if there was a demand, they would include dedicated units for veterans.

Stratford's similar project, the Simpkins School, cost \$15 million to build, is 100 percent leased right now and assessed at \$2.6 million. Mr. McDonald estimated the Oxford School would cost \$16.2 million to rebuild.

The Stratford Group does not do property management. They will hire property management, including a full-time property manager, a full-time maintenance manager, landscapers, etc.

The Board discussed funding with the Stratford Group. Funding will take a couple years. Mr. Murphy expressed concern that the funding would take a long time and the Town could be left with the responsibility of the building if the funding falls through. Mr. McDonald said that they have not yet been denied State funding for any of their projects.

Jeffrey Lucas was recognized. He asked if there was a “sunset” to the affordable housing where the property could turn into a general lease property. Mr. McDonald said that the property will remain affordable senior housing for about 30 years and some “market rate” units will be included.

Claudette Hebert was recognized. She asked if children could reside in the units. Mr. McDonald said no. Mr. Murphy questioned that answer, saying that there were State loopholes that may contradict that answer.

John Medeiros was recognized. He asked if the 55 parking spaces would be enough for the tenants. Mr. McDonald stated that it would, based on their experience.

Dan Freitas was recognized. He asked if Stratford Group would be willing to complete and fund a traffic study. Mr. McDonald said that they would if they were selected.

### **SHERWOOD CONSTRUCTION – OXFORD PROPOSAL**

At 7:45 p.m., the Board met with Alex Stylos of Sherwood Construction for answers to their follow up questions on his Oxford School proposal to purchase the school for \$25,000 and convert it to mixed use. See Attachment C. Also present for Sherwood Construction was Senior Project Manager Dan Aguiar of SITEC.

The Sherwood proposal will include a large daycare facility in the historic portion of Oxford School and three to four non-profit organizations in the “newer” wing of the school. Mr. Stylos said that the non-profits would like be organizations that promote life-skills and education. The plan includes a food bank and a gymnasium for community use.

Hours of operation would be 7 am to 5 pm, Monday through Friday. The gymnasium would be open 12 pm to 10 pm with no use on the weekend to allow parking for weekend activities at Livesey Park. Mr. Stylos is agreeable to a deed restriction preventing him from opening a charter school. Mr. Stylos said that his parking plan would be adequate for the needs of the business and employees.

Mr. Stylos said that he would agree to complete and finance a traffic study if the Selectmen chose his project. He stated that 90 percent of the construction would be completed within two years and there are portions of the building that would be left alone, as the square footage is more than needed for his proposal. He added that the gym would be opened to the public at least once a week for the public’s use. He said that the offer price is low because he does not use State funding.

Discussion continued on the use of the Livesey playground by the proposed daycare, the development of parking in the back, and how long Mr. Stylos would own the property. Mr. Stylos said that he would commit to owning the property for three years with a request for no tax payments in that time, but that was negotiable as well.

Dan Freitas was recognized. He said that he supported the housing proposal because the mixed use proposal from Sherwood did not include enough detail. Several abutters responded that they did not want any more housing in North Fairhaven.

In deliberation, Mr. Murphy said that he would be favoring the Sherwood proposal, as he did not think the Town needed more housing and preferred Mr. Stylos' proposal. Mr. Espindola said that he was "leaning" towards the Sherwood proposal. Mr. Haworth said that he was concerned with the Stratford Group's financing, but that he was also concerned with what would happen to the building if Sherwood sold it after acquisition. He said that he would need to do more fact-finding and would put the topic on the agenda for December 21.

The Board will individually email Town Counsel to add all of the deed restrictions they would like to see.

Mr. Espindola said that the Rogers School had a \$1 purchase offer and that Town Counsel had said that the Board could go back and negotiate with that proposer (Northeast Maritime Institute). Mr. Haworth requested that at the next meeting, the Board set a deadline for additional Rogers proposals and have it as a discussion item on the January 4 meeting agenda. Included in that agenda will be a proposal from resident Stella Marnik.

#### **ADDITIONAL ROGERS/OXFORD SALES**

The Board discussed the possibility for holding an additional sale for the remaining furnishings and contents of the Rogers and Oxford Schools. After discussing the possibilities, the Board agreed to leave the content disposal to the discretion of Mr. Osuch and Ms. O'Brien.

At 9:23 p.m. Mr. Murphy motioned to enter Executive Session pursuant to MGL Ch. 30A § 21 to discuss a disciplinary hearing and a personnel issue in the Building Department. Mr. Espindola seconded. Vote was unanimous. (3-0). Roll call vote: Mr. Murphy in favor. Mr. Haworth in favor. Mr. Espindola in favor.

Respectfully,

Anne O'Brien  
Administrative Assistant  
Minutes approved 12/21/2015

December 1, 2015

Mr. Jeffrey Osuch  
Town of Fairhaven  
Town Procurement Officer  
40 Center Street  
Fairhaven, MA 02719

**RE: The Oxford School Residences (the "Property") response to the Town of Fairhaven's questions  
SCG Development Partners, LLC (the "Applicant")**

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#### Deed Restrictions

1. Are you willing to sign deed restrictions indicating you will not change use of the facility without written consent from the Town?

The Property will be a senior (age 62+) housing development. The Applicant is open to deed restrictions that would carry over to future sales of the Property to retain and maintain the historic nature and use of the buildings.

#### Parking/ Drainage/ Traffic

1. Will there be adequate parking for vehicles on the premises?

Yes, the Applicant believes the Property will provide adequate parking for the premises; 55 off street parking spaces for the 63 units. The proposed 0.85 spaces per unit is consistent with our experience on our previous projects with similar deed restrictions for limiting residents to over age 62.

2. Will there be any drainage improvements to the site?

Yes, there will be drainage improvements to the Property. The Property will comply with the requirements of the MA DEP Stormwater Management Standards. The Applicant is not aware of any existing drainage that may need to be mitigated in the design process but will work with the Town if there are known drainage issues.

3. Will there be any additional curb cuts to the property?

The Applicant will be defining the existing entry point. The Property will provide distinct points of entry/egress off of Main Street as shown on the proposed site plan. As of now, there is one large entrance off of Main Street.

4. Will there be upgrades to the sidewalks abutting the property?

Yes, the Applicant will be upgrading the sidewalks along the property frontage on Main Street & Morton Street.

5. Lighting/Security?

The Property will be lit with decorative fixtures with full cut off LED lamps. The Property will be monitored by the projects High Definition Video Surveillance System.

6. How will parking be restricted to tenants?

The parking lot will only be for tenants and visitors. See # 9 below. We would welcome constructing a simple parking lot for the community.

7. What is the maximum # of people/ parking you envision on the site at any one time?

	# of Units	# of Parking Spaces	Estimate # of People
Tenants/Visitors	63	53	81
Property Manager/Maintenance	-	2	2
<b>Total</b>	<b>63</b>	<b>55</b>	<b>83</b>

<b>Potential Community Parking Lot</b>	<b>An additional 20 parking spaces can be constructed with the Town's approval for the community located behind the Property (part on the Town's land) – see revised site plan.</b>
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8. Will there be any additional parking available for shared use by the community?

The Applicant is willing to work with the Town to provide an area of stabilized grassed parking in an easement on the remaining Town property behind the residences. Depending on the size of available land the area could potentially support up to 20 parking spaces (90'x 60' area).

Please see the revised site plan "Potential Grass-Crete Parking Area". Please note the layout is dependent on the overall site design and existing topography.

9. What impact do you anticipate your project will have on local traffic in the neighborhood?

The Institute for Transportation Engineers indicates that the trip generation for rental units are calculated at 7 trips per unit. The anticipated counts for per day for 63 units would be 441. A traffic study would be conducted to determine if mitigation measures would be necessary.

### Security

1. Lighting/Security?

The building will have both decorative lighting and emergency lighting. The building and its entrances and exits will be monitored by the projects High Definition Video Surveillance System.

2. Building be secured?

The building will be secured through the use of an electronic access control system as well as a system traditional hardware system.

3. During an emergency, will there be enough room for a staging area for emergency personnel, vehicles/apparatus.

The Applicant and its development team will work with the Town (and departments) to provide adequate staging area.

### Age Restriction/ Local Preference

1. You stated that you would be willing to limit tenancy at the complex to 62+ years of age. If that was a condition of the sale, would there be any impact to the Town financially?

The Applicant does not believe restricting the age to 62+ will impact to the Town financially.

2. Would Fairhaven residents be given a priority on housing?

Yes the lottery guidelines allow the property manager/owner to offer a local preference for the lottery.

The property manager will conduct a lottery in accordance with any applicable guidelines pertaining to the administration of lotteries for multifamily affordable rental housing units, (including DHCD's Affirmative Fair Housing Marketing Plan and Resident Selection guidelines, as any such guidelines may be amended from time to time), subject to applicable Fair Housing requirements and with procedures which are being submitted to the Massachusetts Department of Housing and Community Development ("DHCD") and MassHousing for review and approval prior to the construction loan closing as Oxford School Residences is the recipient of funding from

the DHCD and MassHousing. After approval of such procedures, any changes shall be approved by DHCD and MassHousing.

All eligible applicants will be placed on the appropriate unit waiting list after the last applicant on the current waiting list based on the order of the lottery drawing. If the waiting list is to remain open following the lottery, subsequent applicants will be placed on the waiting list according to submission date, first come, first served. Applicants will be informed in writing of placement on the waiting list within 30 days of the receipt of the application and completion of the lottery.

Total Development Costs/ Real Estate Taxes

- Using a project you feel most closely represents the project you have proposed for Fairhaven, please provide a before and after assessed value of that project and the total capital outlay for that project. Also, please provide the property taxes paid for that representative project in the most recent year.

Projects	Units	Total Development Cost	Assessed Value – Income Method (After)	Real Estate Taxes										
Simpkins School Residences (Yarmouth, MA)	65	\$15,150,000	\$2,648,300	\$26,430 per year										
Oxford School Residences (Fairhaven, MA)	63	\$16,210,000 (approx.)	\$1,450,000	\$17,500 per year										
		<table border="1"> <thead> <tr> <th>Sources</th> <th>\$</th> </tr> </thead> <tbody> <tr> <td>TC Equity</td> <td>\$10.8m</td> </tr> <tr> <td>Soft Loans</td> <td>\$4.5m</td> </tr> <tr> <td>Senior Loan</td> <td>\$910k</td> </tr> <tr> <td>Total</td> <td>\$16.210m</td> </tr> </tbody> </table>			Sources	\$	TC Equity	\$10.8m	Soft Loans	\$4.5m	Senior Loan	\$910k	Total	\$16.210m
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Total	\$16.210m													

Jobs

- Estimate the # of jobs that will be created by your project in year one and beyond. What types of jobs will they be?

During construction, the Applicant believes approximately 50 plus jobs will be created. After completion, the Property will hire a property manager and a maintenance manager, and hiring local 3<sup>rd</sup> party companies for landscaping, snow removal, etc...



### Historic Rehab.

1. Will you be refurbishing all areas in the initial phase.

Yes, all rehab and new construction will take place over a 12 month construction period starting at construction closing.

As part of Stratford's redevelopment proposal, the exemplary Victorian historic structure known as the Oxford Elementary School will be brought back to vitality for active seniors. The Oxford Elementary School site in the north end of Fairhaven, MA will be beautifully transformed into 63 apartment units of affordable senior housing (age 62+) providing sustainable solutions that build communities; and engage stakeholders to shape the places where people live, and play. The historic school will house ten (10) senior units while another fifty three (53) senior units will reside in the new addition with a proposed mix of 46-1 bedroom units and 17-2 bedroom units. Of the two interconnected buildings that comprise the current school, the original 1896 portion including the 1914 connector portion will be re-used and restored as exemplary of Fairhaven's Victorian architecture. This 1896 school is believed to be eligible for placement on the National Register of Historic Places.

The prominent school will be re-used and "sensitively renovated," maintaining the central bell tower, ornate brick, terracotta detailing, sandstone sills, and granite base; per the National Park Service Guidelines for Historic Renovation. The existing 1914 connection will be re-used to link the adaptive re-use of the historic structure and the new addition providing vertical circulation to all levels. The two-story 1951 addition will be razed to make way for the construction of a new 4-story dormered addition built facing Livesey Park. Cementitious siding is the primary exterior cladding of the addition, highlighted by varied bays and differentiated window configurations.

The interior of the existing structure to remain will essentially be "gut" rehabilitated for the conversion. The rehabilitation of the remaining wings consists of (i) the selective demolition & removal of existing floor, wall and ceiling systems and finishes, (ii) the total removal of existing electrical, plumbing & mechanical systems, (iii) the addition and/or reinforcement of structural elements to meet current codes, (iv) the replacement of the majority of existing windows, exterior doors and roofing systems, to the extent this is compatible with historic review and guidelines, (v) the installation of new mechanical, plumbing, electrical and fire protection systems, (vi) the reconfiguration of the existing spaces, and (vii) the restoration of interior wood trim and paneling in existing historic areas. The exterior scope of work consists of (i) the complete restoration of the existing brick facade, (ii) the restoration of existing wood siding and trim, and (iii) the installation of new fenestration treatments consistent with historic preservation standards at the older structure and compatible system in the newer classroom wings.

The Applicant will be rehabilitating the existing building in accordance with the United States Department of the Interiors & MA Historic Commission Historic Preservation Standards. This

ensures that the historic structure will be preserved as it was originally designed in perpetuity. The Applicant has specific knowledge of the requirements of restoring properties in accordance with these standards and working with the Department of the Interior, having completed numerous rehabilitations of historically significant schools into residences. Retaining historically significant spaces is one of the main goals of the development. As such, only those sections of the building that will be allowed by Historic Preservation Standards will be demolished.



# Development Summary

## Existing Building:

Ground Floor: 2-One Bedroom Units  
First Floor: 4-Two Bedroom Units  
Second Floor: 4-Two Bedroom Units

## New Addition:

Ground Floor: 7- One Bedroom Units  
1- Two Bedroom Unit  
First Floor: 12-One Bedroom Units  
3-Two Bedroom Units  
Second Floor: 12-One Bedroom Units  
3-Two Bedroom Units  
Third Floor: 13-One Bedroom Units  
2-Two Bedroom Units

## Project Totals:

63 Units (78 Bedrooms)  
46-One Bedroom Units  
17-Two Bedroom Units  
55 Parking Spaces



# The Oxford School Residences

Fairhaven, MA  
September 23, 2015

REV 1: DEC. 1, 2015

