

Minutes 3-20-07

Affordable Housing discussion

Slide show

Decision

Karyl – how about a fractional piece of even small units

Paul Zonghi – give them one more unit for every 5 units by reduced density requirements

Eric – allow multiple housing in one structure

John – would we do this everywhere in town

Eric – 40R overlay district

Paul – Natick has done some things – mixed sizes of units – single family, 2 family, triplexes;

Eric – lima farms . . .

Micky – limiting it to certain parts of town – I can imagine someone that owns a lot of land

John – I would like to look at some density bonuses for subdivisions . . .

Gino – 40R allows for targeting

Kkaryl – neighborhood feeling is important . . .

Paul – higher density . . . options – 3-4 stories . . .

John – has to be done in a way that

Eric – leeland farms in Sherborn near the peace abbey – looks like a big old farmhouse – very appropriate multi family for a more rural community – that is the type of thing we should encourage

Gino - 17 units total – 1

Micky – what do you do when somebody comes in with a pretty plan and then they change everything . . .

Paul – I don't think it would be hard to keep it in a rural feel . . .

Gino – an example in Norfolk center – developer came in with a 40b – 3 story buildings with 12 units each . . . town pushed back – converted to townhouses – now 44 units – beautiful place . . . right next to the train station –

Andy – how likely are you karyl going to be comfortable doing that when somebody comes in and wants to do density – are you going to want to see them go down in density

Karyl – if somebody comes

Paul – I don't think

Karyl – quality of the concept, how it looks and fits in, it is hard right now with reduced marketability . . . – tough today . . . any little design change makes it expensive

Paul

Eric – big A affordable and small a affordable – I live in a neighborhood where there are lots that are 8,000 sq. ft – I think there should be some mechanism . . . and do a by right infill – just a supply of starter homes is sorely lacking . . .

Karyl – the last thing we want to see in Coventry, Rhode Island – every single one is the same . . . they have a ton of these – they are all alike, it is such a mistake – not enough variation in styles . . . devoid of any interest

Eric – little Greek revival houses,

Gino – wish I could remember the stats off the top of my head . . . there is something like over 700 lots in Medway already built that are under 20,000 square feet and over 500 of them are already under 10,000 sq. ft

Eric – there are plenty of places where it could fit in appropriately

Eric – towns aren't letting people build starter homes

Paul – it is all about land costs

Eric – I like the idea of both mandatory and incentive items built into a bylaw . . . – a little bit of both – we expect this . . . if you give us more, then – even the mandatory needs assurance of payback – I like offering developer a choice of options on how to meet these requirements –

Idea – a rolling trust fund . . . having a pool of money – have developers that would be glad to pay some money

Eric – range of incentives

1. produce on site
2. I don't want to do that . . . instead of make a payment in lieu to a housing trust fund to use to buy a unit

John – with the arcpcuds, they say it is hard to find people to meet the income and asset standards . . .

Eric – an affordable unit comes with a long term deed restriction . . . if somebody could afford to pay for a market rate unit, they do so

Micky – the ones I have been involved in . . . if they bought for 60% of value, then they have to sell at 60% of future value

Andy – has our subdivision staqndards onhow to create roads and construction standards, do you find that our standards are overly burdensome (not the sidewalk fund)

Paul – I don't think medway's standards are above or below other towns – I do have a ocuple of things – I thought some drainge things could be done – whenyou are near a river . . . to cut down on some costs

Andy – there are some tools . . . smart growth toolkit – low impact development techniques – we are starting to see some of those techniques – those are intended to help lower the cost

Paul – in some small subdivisions, you have water shedding off the houses and the roads .

Bob – when they laid out the river bend site, they didn't think about how they were going to build it . . .

Karyl – it was all about numbers . . .

Paul – I don't think there is that much of a difference between towns – I do think your consultant fees are much higher than other towns compared to franklin, Holliston,

Eric – I will say this, part of that is that franklin has pretty big municipal staff

Paul – I don't think they do it on their own,

Andy – lets try to define some of the things that would be acceptable

Paul – lets say 6 acres – under today's standards, I could put in 4 houses – if I – depending on the type of neighborhood, more willing to pay into a fund with the price differential - all raw materials –

Paul – get the cost of land down

Andy – if we were to allow for greater densities, if you were to build smaller homes that were more affordable, could you get the same margin

Paul – yes, I believe that?

Andy – pre-fab homes

Eric – I can show you some excellent examples . .

Susy – southborough – duplexes . . .

Paul – union street in Natick – nice job mixtgure -

Andy – lets try to define . .

John – what is the triggering number of units . .

Karyl – I think we are guessing . .

Paul – I think you have to do some real math – from my point of view, I would be more willing to pay in to a fund . .

Micky – depends on where you are building . . .

Andy – does 40S ever exist outside of a 40R

Andy – what is the incentive for us as a community, other than it being the right thing to do, to allow an area that might have 4 lots to have 8 lots

Eric – get ahead on the inventory

Andy – so now we have these additional units, not paying their fair share

Paul – what happens if you don't make the 10%

Eric – you can stop 40B, . . . or if we do an increase of .75% in a year

Andy – if our goal would be

Gino – you have to submit a housing plan to be submitted to DHCD – and the units have to be implemented building permit issues . . . you start to make progress

Paul – even though it is the right thing to do . . the slower it takes, the less tax burden on the town

Eric – aside from the area we are looking at for 40R, are there are other areas that might be appropriate?

Gino – the bottlecap area off of route 109; possibly the area around midway village here; I am not sure any other area would qualify under the state guidelines

Andy – the bottlecap areas . . . good area for mixed use project –

John – I agree with gino, right along village street in here

Gino – near charles river acres on the upland side

Andy – make a list of what we want to achieve by doing something like this

John – is our goal to try to achieve .75% per year . . .

Eric – you don't want to get behind . . .

Susy – relative

Eric – you could use some money from CPC/affordable housing trust fund

Eric – can we fold previously approved 40B projects into 40R

Andy – we are all in agreement – that we move toward this at .75% a year . . .

Andy – let me fill you in on a meeting I had with glenn, dennis Crowley, Suzanne, me and bill wright – talked to them about the MORE jobs grant to help pay for the sewer up into the industrial park, the addition of putting the bottlecap lots into a 40R district – addressing jobs and housing – focus on lowering housing costs to retain employees in the state – they were really psyched by what we are talking about – also expanding the industrial park down toward Bellingham – so it looks pretty good for us in terms of that grant – 40R helps us in that we get an immediate payment once we pass a bylaw

Eric – the message we are getting at dhcd is that housing is an economic development activity

John – am I hearing that we are going to hold off on the inclusionary zoning bylaw

John – I think we should be going more than 10% -

Andy – I don't think 10% will fix the problem

Eric – a couple of things we are getting a sense of . . . they are taking a look at what qualifies housing to get on the inventory – and how to run lotteries . . . trying to streamline – they are also talking about . . . very early – raising the cap from 80% to

130% of median income – to qualify for a unit – the argument is that people that are losing are the people in the middle – we are bleeding the folks in the sweet spot – manufacturing jobs,

Andy - \$18 - \$20/hour jobs

Andy – as a developer, if some type of program was made available, I would think you would want to look at it on an acreage basis, - what is the size house for that type of scenario –

Paul – the land and the road are divided by the number of units - I can't imagine any developer that wouldn't want to swell houses at \$410,000 but we can't do it . . .

Andy – so, if we were to give some kind of density bonus – double –

Gino – selling price is tough to regulate – but you could

Paul – if you had 4 lots and you were going to

Eric – the fee in lieu is really a path that most people will take . . .

Paul – I would want to build an affordable – \$400,000 range

Susy – joe musmanno would say that we would just be putting off the problem by offering a payment in lieu of -

Karyl – this is where it comes in – 14 acres on Winthrop street – some discussion whether this would be a good site for affordable housing? There are some spots in town that are good for affordable – the Winthrop street site should be an ideal open space development – beautiful land, with water running through it – contiguous with other town lands that the town owns or may be getting in the future . . .

John – the proposal on that piece of land on Winthrop Street was to have an OSRD with some affordable housing on it condensed – and then protect the large piece of land associated with it . . . as opposed to 14 individual one acre lots

Karyl – land directly across the street from this area would be served better as affordable

Eric – I don't want to make “the perfect” the enemy of the good . . .

Paul – developers aren't going to want to put in a few affordable within a development of \$ 700,000 houses . . .

Kalry – it isn't always about profit . . .

John – karyl, you are the exception

Andy – do we run the risk of taking these areas where we are talking about building 700,000 houses and paying money into a fund, and we end up buying a project – better to scatter things around a community . . .

Andy – could there be a way to work this so if you could build things on the site . . .

Eric – if you are going to do an affordable unit within a development, the exterior would want to be the same

Karyl – Mark Cerel says the town of medfield owns 40% of the open space in town . . .

John – I don't think we have a big picture of open space

Karyl – there has been years of conversation about acquiring land on Winthrop Street

Eric – can I make a concrete proposal – 5 units

Karyl – I say 6 units

Bob – I think even if somebody is bulding one unit they should contribute something to this . . .

Andy – it is clear that there is a lot to talk about on this . .

Micky – you have to consider what the impact is going to be of this . . . musical chairs with people moving into arcpuds and living . .

Andy – we need to move on to discuss other items . . .

Micky – I would like to be able to build something affordable – we need to do this . . . .

Paul – huge issue that people are leaving the state

Eric – we are the only state losing population . . .

Chan – as long as we are moving ahead . . .

Andy – lets take a 5 minute break

-----

## ZONING ARTICLES

Commercial V –

Karyl – we had some discrepancies for the canopy size – it seemed like gino came up with the square footage numbers by just deducting the size of two pumps –

Gino – it was more than just deducting 2 pumps from their canopy -0 you figure 24 feet between pumps – and island sizes are 6 feet each and then another 12 feet extending on the outside

Karyl – I think there is a standard requirement – we don't know that figure – so what the DRC said, we request no more than 4 pumps and the square footage should minimally cover . . we don't want to create a bylaw to limit something

Karyl – we need to research it or get somebody who does . . gino doesn't know, we don't know what that should be – we don't have an absolute square footage –

Gino – the other dimension was 38 feet figuring two vehicles behind each other – it depends if you want to fully cover the cars on the outside

Bob – 38 by 15

Chan – I think 2200 is OK

John – I remember hearing guidance from someone to keep the bylaws general and then have rules and regs specific –

Susy – we probably wouldn't have regs for this . .

Bob – we may want to

Andy – say freestanding canopies

Chan – you can change the dimension

Gino – if you think you might . . unless the PB determines a greater amount is in the interest of the town , give guidance but have an out . . .

No extra lighting standards . . . . gino – put in the site plan rules and regs . .

Andy – we can address it through site plan –

Bob – I would like to do some more searching on lighting standards . .

Gino – a typical one . . is .25 foot candles on the a property line –

Susy – what about right under the canopy – those can be very bright

Andy – I bet there are standards –

Gino – I know in Norfolk – the standard directly under a lamp, it is .5 foot candles



Andy – can we, at the risk of interacting with bob, shall we send him a question about this about whether lighting for gas stations . . . is there a state standard? Is there a building code standard for under a structure –

Bob – NFPA thing . . .

Bob – I think we could ask Bob if he knows where the reference is located for lighting . . . – use his knowledge for hwere it is located . .

Karyl – it would seem logical in site plan – with overlap – I don’t want neighbors looking out at it.

Bob – or do we not say anthing about lighting around the pumps and only dictate the spillover

Susy – signage – corporate colors on canopy . . .

Gino – it seems to me this issue should be addressed in the deisnguidlines – let’s put it in there . .

Discussion on local convenience retail . . .

Bob – we should preclude sale of tobacco products

Gino – how about if we avoid the issue by not specially mentioning tobacco products,

Agree to delete tobacco, beer and wine, and delete 4000 sq. ft . . from local convenience store

Motion – by john to accept as amendmend – all yes . . . on

Motionon the gas station stauff – bob, kayrl – all yes . .

-----  
Motion bob, kary – on adding affordable housing as a purpose in ODRD  
-----

OSRD – what is to be included in OSRD open space

John – we may be limiting what they can do . . . we don’t want to discourage this

Bob – I agree that osrds are not a bad thing, but when you have limited potential sites, the only one that really benefits is the developer because with a conventional development they wouldn’t be able to

John – I think we want to encourage osrd – based on what they can do conventionally

Bob – then we get to the cases like marian and river bend –

Gino – those are those ARCPUDs that are allowed greater density

Chan – I don't think those restrictions are unreasonable . . .

John – land under utility easements – I don't think it hurts the open space to have that count

Bob – area under utility has already determined to be used for something else – not an option

Andy – I don't think it should count but I don't want to hurt the developer . . .

Andy – can we look at a bonus density

Chan – I still feel 50 feet from the house is what we should do . . .

John – treat it the way like we do wetlands . . . with a relative%

Motion on 50% count on utility areas – john, karyl – all yes . . .

Motion to keep 50 feet – by chan, seconded karyl – yes – Karyl, Chan – NAY – andy, john, bob. Motion fails

Motion by andy – modify (4) to read 15 feet of any dwelling unit – seconded john - chan abstain - approved

\*\*\*\*\*

OSRD criteria – motikon by bob, seocneed by karyl – amended – delete (m)

John, bob -0 osrd design standards – susy and gino to work out . . .

-----  
Allowing local convenience retail in an OSRD

John – I move to table this to the next town meeting –  
Seconded by karyl – - yes – andy – NO . . motion to table is approved

Gino – I don't think it would have a bad thing to have as an option

\*\*\*\*\*

Bob Tucker leaves at 10:40 PM

\*\*\*\*\*  
ARCPUD 1-6 – ALL YES – KARYL, JOHN – AS AMENDED

-----  
Arcpud 7 & 8 –

Motion to approve as amended – karyl and john – all yes

-----  
Motion on aesthetics – john, karyl – all yes . . . .

-----  
Motion by chan to include special permit criteria . . all yes – john . .

-----  
Andy – Height restrictions in the industrial park

Maximum building height is now 40 feet . . .

Andy – let’s do a taller height – shall we go higher to 65 feet?

Andy – IDC asked us to raise it

What was the height they asked for?

Andy – 60 feet by right . . – special permit from the zba to go up to 100 – for industrial III only – gino to write . .

Gino – you had also asked me to look at the parking requirements in the Commercial I district – I had suggested that maybe it would be good to change it between what we may propose for the overlay zoning and to try to solve the current problem that the medway shopping center owner

To make that change, it would mean change the ratio to 1 space for 350 sq. ft. – but to make him legal now, he would need one space per 303 sq. ft. – but restaurants have a separate standard

Andy – so we aren’t going to achieve what he was seeking. .

Gino – but the whole thing would be considered together – to make him conforming would require a massive change, more than what you would want to do

Gino – the only other possibility

Andy – I am worried about the area will die – goulds, cvs, - without those destinations, that shopping center is hurting . . . .

Gino – the alternative would be to allow a reduced level of parking by special permit, without a specified number and then he could

Chan – what is the issue that has come up

Andy – the owner of the plaza needs special permits for various uses and because of the parking restrictions, he never gets the permitting he seeks – so he has asked us to address the parking issue – gino is suggesting that the zba be able to do a special permit on these parking issues . . . we don't want to

Andy – if we make this a special permit –

Chan –

Motion by chan- area subject to special permit for parking in C1 and C2 – by zba – seconded by karyl – all yes . . .

Andy – we are demonstrating a political will by helping this guy

John – are we going to be able to get some money for the developer to do something?

Andy – I bet mass development would do some funding . . .

Gino – I am looking at a 3D version . . .

Motion to adjourn – 11:25 pm