

April 8, 2008

PRESENT: Bob Tucker, Chan Rogers, John Williams, Karyl Spiller-Walsh, Andy Rodenhiser

ABSENT WITH NOTICE: Tom Gay

ALSO PRESENT: Gino Carlucci, PGC Associates
Susy Affleck-Childs, Planning Board Assistant

The meeting was called to order at 7:04 p.m.

CITIZEN COMMENTS – None

PRESENTATION –

Lynn Morman – founding member of Tri Valley

3 individuals here from South Shore Habitat for
Jim Comeau, site selection director – moving to north shore
Steve Bernstein, site selection
Shannon , operations person

Background – we started back in July 2007, 10 people from Medfield UCC, approached south shore- we were fortunate to have a couple of members who had been involved in a habitat program in Fitchburg – we are now about 75 people in our data base of people that are interested in participating and also we have our own committee that deals with fundraising and site selection, one per each town – tri valley affiliate consists of medfield, medway and millis – there is a person for each town to do site search – we have come up with a couple of properties, we are working thru those to determine whether they will fit the qualification – we are here to inform the people of medway – we are looking for support – donors of land and those people who might be interested in doing some fundraisings - Shannon will discuss the type of houses we built – our local affiliate is focused just on this local area – we are interested in finding people who would like to help out - I would like to hand this over to Shannon –

Shannon – Habitat International and our affiliate and the houses we build – people have many conceptions about habitat – jimmy carter involved – it was actually started by millard and Linda fuller – they started habitat – looked around their home town in Americus, GA – decided to create an organization to build affordable housing – conscience in action – we got started in 1986 – we are part of this international organization -250,000 homes internationally in 100 countries – our mission as a local affiliate is to build simple, decent homes in partnership with families in need – we started with just a small group of people in Norwell, we decided they would like to continue the mission of Habitat in the south shore area – challenge of finding land or finding houses to be rehabilitated - they started building handicapped ramps as a way of

continuing the mission – 72 ramps – in 1992, that small group of people were able to build their first home in Weymouth – since then we have built 44 homes – we hope to get up to about 10 homes a year – now we are doing 4-5 a year – I am going to hand it over to Jim to tell you about the house

Jim Comeau – we build 1300 sq. ft homes – 3 bedrooms, 1.5 baths; energy star rated and LEED certified for GREEN – goal is to use 50% less energy in a home with this LEED design – energy efficiency, recycling – we build to or above code – we do rehabs and bring it up to today’s standards – appliances are supplied to the families – construction usually takes about 9 months to build a house – we work every Saturday – corporate groups come in one day a week – use as a team building exercise – getting to build a house – first we have to get land – we try to get land donated – we are a 501c3 – people can use land donations as a tax write off – houses sell for 130,000 to 150,000 – we only charge the family for the house from the foundation up – no charge for infrastructure, wetlands, etc. we build a 24 by 28 2 story houses – we try to blend into the neighborhood – once we take the sign down, we defer you to identify it as a habitat house – we select a family before we start – they have to put in sweat equity hours as part of the project – we are good stewards of the land – if the lot can really only hold a house, we only do that – we have done some 40B work, the town gave us a lot in Hingham that was undersized – needs to fit in with the neighborhood – we don’t want to overbuild a site – now a crowding in developer – what fits with the land, and surroundings –

Karyl – do the homes you build also qualify as “affordable”

Jim – yes, -the folks that get our houses – they have to be making 25 – 50% of the median income – about 29,000 to 47,000 for a family of 4 – they also have to put in 500 sweat equity hours – they have to have an ability to pay us back – this is not a giveaway project – we give a 20 year, no interest loan –

Karyl – what is the tax base – what kind of a tax deduction does the town get?

Jim – we ask that the town assess the property as affordable – they must be affordable in perpetuity – the tax deduction would go to an individual, not to the Town

Karyl – if the town of Medway owned it, -

Jim – the assessors

Andy – the town wouldn’t actually get a tax deduction – we would put a taxable piece of property onto the rolls as a higher value than as vacant property

John – explain about your selection process

Jim – we don’t keep a waiting list – say we got a piece of land in Medway – it would depend on the town – Braintree gives us a piece of land every 3 years – we want it for a town employee or resident – we are OK with that – if a town gave us 3 pieces of property

– then two could be reserved for Medway and 1 would be open – but all 3 would count toward the SHI –

John – how do they choose residents

Jim – open enrollment, we advertise throughout the towns – we put up posters, tv, and they come to a meeting – we have a family selection committee – people fill out an application- we take the people in the most need and ability to pay us back – they cannot flip the house – you have to come to a meeting to be briefed on whole process

Andy – what can we do to help?

Jim – help us find a piece of land, local meetings – we help

Steve Bernsteian – chairman of site selection committee/civil engineer – just to let you know how south shore – I volunteered to swing a hammer, as soon as they find out I was an engineer I have been involved in site selection – now we are little more selective – somebody who wants to give us land – we evaluate it for local regulations – concom, boh, pb - we do that due diligence work upfront – there is land that people donate for a variety of different reasons – excessive ledge, wetlands, hazardous waste, sometimes we will pass on the land – occasionally we get a great parcel - \$\$

Jim – if there was a piece of land, we would have our engineers go out and look at it, we have wetlands specialists

Andy – are you currently looking

Lynn – one just came up recently – 7 acres on summer street – looks like it is wet but hopefully some dry land in the back

Dennis Crowley – when the property is waded over, if they sell the property, what is the process

Jim – it is in perpetuity – habitat has the right of first refusal – state sets the rate plus inflation and what they put into it –

Dennis – stays

Andy – and we don't lose a unit for SHI

Dennis – have you considered parcels with a house to rehab

Jim – yes - winthrop street property with a house – we could rehab it – and bring everything up to code –

Andy – perhaps BOS or OS to look at open space parcels

Gary Jacob – you are looking in Medway, or are you planning to start a group

Jim – we have a local affiliate called Tri alley to cover medfield, medway, millis – local chapter raises half of the money up front before construction starts

Shannon – Medway is in the service area

Gary –how is land transferred?

Jim – if town owns the land, it has to be approved by town meeting to convey to Habitat

Steve – east bridgewater donated land near the landfill – but we have to go thru an ANR process to create two lots – there are lots of different ways –sometimes we have to create the lots

Gary Jacob – affordability in perpetuity -0 do you have the price built into the deed – the price is locked in

Jim – the state sets the inflation rate – it never goes out of affordability –DHCD sets the rate – this is a hand up, not a hand out

Gary – what kind of recurring to you do

Jim – we take anybody – we start in the town we are working in – we look for materials and labor within the town – we use – we try to get local volunteers from the area first – then we have a data base of folks we bring in – churches are very active and help out – we try to be as local as we can – the local committee would organize the volunteers

Suzanne – have you found in your experience that those folks who buy the homes have been able to generate equity to upgrade

Jim – they get all their money back plus inflation – so they get a good chunk of change to put down on another house –

Citizen – rising the funds – is that community specific –

Jim – we try to raise as much as we can locally – that is why we work with the contractors and unions in the area – we have a partnership with an electrical union who has worked with us on the past 3 houses

Andy – I have a letter from Carolyn Chodat of Classic Properties – andy read it into the record –

Andy – Let us know what we can do to help things along

Lynn – in addition to the site selection people, we have quite an extensive outreach program which has touched almost every church group - \$15,000 from Medfield UCC and we have a person who has agreed to match that – we are excited to do this – just

Andy – Rodenhiser Plumbing and Hehating would help

Karyl – about duplexes – does it have to be single family

Jim – yes, - we don't go any further than that –

Karyl – if you rehab an existing old farmhouse, is it possible to make it into a duplex by adding onto it

Jim – we will look at it . . . side by side

Andy – how about historic renovations

Jim – it can be very expensive – we would talk to historical commission to try to get some CPA money to put toward the project – we have used CPA money in Hanover, Hingham, Duxbury,

Andy – are you working with John Schroeder on Summer Street

Jim – we are looking at that – but it looks like a lot of wetlands to cross – from our first pass, it looks a little iffy –

Andy – John Schroeder is chairman of the OSC – they are doing an inventory

Andy – Bob Tucker serves on CPC from the PB

Bob – it sounds interesting – we could look at

Andy – possible good partnership – for 2B Oak Street

Andy – thank you very much for the presentation – hopefully we can get something started . . .

Andy – Dennis . . .

Andy – last night at the BOS meeting, they voted their intent to layout these three streets

Motion by Chan, Bob – all yes

Speroni Acres Bond Reduction – do you want

Kayrl – I would recommend not doing anything

Bob – let them take some action and do the responsible

Susy – you do have discretion to approve

Andy – concerned -

Karyl – we really need to have our person out there

Chan – or to justify the reduction . .

Susy – as functioning

Bob – the burden of proof in our their shoulders – let them prove that the detention ponds work and are acceptable –the town is foolish if they accept or take on the work for

Andy – the fact that this is an insurance bond . . .

Dennis – are they like a construction bond - why wouldn't we file on the bond – you lose your rights to the bond . . . we should have counsel send them a letter to reserve our position

Blueberry Hill – Requesting bond money back – draft letter – I wanted to share the content with you to make sure – we are not giving back any money – there is nothing in the settlement -

Bob – I think what you have said here is consistent with what we have said before -

Andy – read draft letter –

Karyl – sounds great to me

Andy – OK –

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MARIAN Community Retreat Center lodging facility –

We are finishing up the

Chan – I have a comment – this country was founded on religious freedom – we have minimal

Overall motion by Chan Karyl – all eyes . . . on decision

Invoices -

Petrini – for 43D

Susy for \$26 – book for DRC -

LHS Associates – contracted services – master plan and software programming - \$4085 –
Chan – bob – all yes . . .

\$3500 was secured from a fincom transfer -

PH continautio – Daniels Wood II definitve subdivision plan

Paul – I will go over the items we discus – we added bituminoujs and cape cod – we made the cross section to fit – the other thing was the pipe that came out across the driveway – we added some rip rap at the end of the pipe – pipe stays at 4 inch

Andy – I thought it was to be 8 inch - so it wouldn get clogged

Fred – the two engineers discussed it today – and I talked to him today – Dave Pellegri – said he was OK and would send an email

Fred – I don't care if it is 8 or 12 inches - I don't really think it is an issue – I could almost guarantee that it is not going to be any detriment to anybody

Andy – I am not comfortable taking testimony over the telephone

Andy – if we take the testimony from him over the phone, are you OK with this?

Fred – yes,

Andy – even if there is an appeal

Chan – this is a substitute for a missed communication

Dave Pelligri – via phone

Andy – can you comment onthis

Dave – ispoke with rick merrikin – he said he didn't have time to put together the calculations – I told him I oculd speak positively without - rick said he would keep it at 4 inches – in hisopinion , there is no problems with 4 inches - he felt comfortable leaving it with 4 – if it is too small, it would puddle – I don't see any issue with it – if it wasn't on the plan to beginwith – since they were going to raise it to 8

Karyl – what

Dave – on their plan there was an increase from 4 to 8 inches

Andy – but he didn't do any calculations

Dave – if he was going to change anything, then they would have to provide a reason and documentation – since they are not going to change anything, it is technically part of this project

Andy – tht goes to Fred's point is that this is water from offsite that runs thru his proerty

Dave – if it was where the house was going to be, I would look at it differently

Andy – is there an easement?

Fred – todd is buying the lot

Kayrl – todd put that pipe in – all 80 feet were put in by todd to rectify the problem

Andy – it is existing and it is not even part of the site of this

John – is there any part of the road that is reviewable based on changing the surface – should the review continue for

Andy – the discharge of the pipe

Dave – if they went to concom, they migiht suggest making it impervious

Andy – I don't understand

Dave – the paving might be an issue with concom if it was within the buffer

Andy – the catch basin is catching water from off site

John – didn't the applicant ask for a waiver on stormwater calculations

Dave – they did provide calcs for the rest of the project – that was the scope of our review

Paul – we requested the waiver on day one because we weren't going to pave the road, but now we are

Kayrl – that 4 inch pipe was not part of the original plan –

Paul – todd has regarded

Karyl – it is effecting now the second leg of the subdivision – that change waqs done on site and never reviewed and maybe it is going to effect this leg – it has never been calculated or engineered – I am not comfortable with that

Fred – water slopes away – the topo sends the water into the woods

John – I think your point is a valid

Fred – the water does not effect this project - how can you go backwards - I still maintina this project is so simple, if that neighbor didn't jump up and complain about the water, there would probably be no need to do any calcs here – no cuts and fills; I went ahead with the calcs - I understand how water goes – I am a landscape architect – we are not talking aobut a big drainage area – everything on the cul de sac above slopes away form the area – the only area of concern is the neighbor and some of Todd's – it is not a big

Dave – Karyl, . . if they put that pipe in, would the PB have jurisdiction for that review? If it is going to outlet near a wetlands, they would have to go to concom

Dave - it is a private drainaige structure that was installed – I don't know that it would trigger a PB review

Karyl – this isn't a driveway, it is a private road - it is going across the road

Andy – no, the drainage structure is in the driveway of todd's allen

Bob – the need for the pipe is created by the original developer of daniels road, not by this private way

Karyl – 4 inch pipe going 80 feet – if it is not clogged today, it will be – the question, if it clogs, is it going to create a problem over the private access

Andy – I think this is a problem for the guy in that home . .

Chan – another principle of drainge – you never use a 4 inch pipe for drainge –

Andy – I think that is why we are

Karyl – before todd put his house in, did he have that prexwsitng condition

Paul – it wasn't in the roadway,

Karyl – the town has some responsniblity for . . authority -

Andy – this is a residential lot on a subdivision –

Kalryl – there is ahiccup after the fact – there isn't a clear

Andy – when todd put in landscaping and put in a wall and it caused some water problems on his neighbor - the carpenter puts in a 4 inch pipe, not

Bob – I aske3d the neibhor repeatedly if it was working – they both agreed that it was – that took awy my concern

Paul – todd regarded as well and

Bob –the surprise I had tonight is that you said you were going to put in an 8 inch pipe

Andy – what is the depth of that pipe

Dave – I don't know

Paul – 2 – 2.5 deep

Andy – does that need to be an H20 type loading – what type of pipe

Paul – it is schedule 40 pipe

Dave – yo0u are probably OK with that – schedule 40PVC

OK on depth

Dave – yes. . . if we designed it we would do it bigger and deeper

Paul – brought in revisions tonight

andy – dave has not had a chance to look at them

paul – I put a detail the berm in the backp I changed the gravel to the right compsiton for base and top – I put the cross section – took off the waiver - I put a rvised date on all theplans of april 4th -

andy – dave,

dave – I will swing by on my way in in the morning –

andy – thanks . . .

andy – I am not sure if this is legitimate

paul – I was in the hospital – couldn't do anything different

motion to close public hearing – karyl, chan – and bob – all yes

paul desimone leaves at 9:10 pm

motion to close the ph

susy – I made a mistake – we need to keep the ph open

vote to reopen hearing= chan, bob – all yes

memos from Jeff Watson and Chief Vinton

andy read the memos

fred – the new lot will have a Daniels Road address

motion to close – bob, chan – karyl 0 all yes

fred objects to the 3 year time limitation – why can't we just grandfather this in

andy – this is not an ANR plan

fred – I am just trying to think about my prospective buyer – it seems like a very difficult process to go thru – I can't imagine the

gino – they would have to ask for an extension in 3 years – he would have to remember to do that -

fred – OK – I will make a note of that

andy –

john – instead of trying to accommodate and enable the substandard submittals –

andy – we are always trying to be firm with this - I want to make sure that the board is comfortable with susy doing . . . incorporate into the decision

susy – these are not part of our regs - . . .

susy – I would recommend that you not sign this tonight . . .

to work out logistics . . .

text to be clarified by 4/18 with fred attorney

we will revisit at the 4/29 meeting – 8:30 or 9 pm

decisonhas to be filed by 5/1/08

andy – conversation with Eric Alexander today - Acton's townmeeting is over – he has agreed to help us out – he has read the bylaw – feels very positive – he will be a strong advocate – he will attend our public hearing and when we meet with the AH committee – that is his business – he thinks the legislation we are proposisng is very forward thinking g- thinks it is amodel for other towns to follow – I wanted you to know that . . .

FINCOM – presented our budget and warrant articles - Thursday and Saturday mronig and they voted on all the articles to recommend approval - not a vote on our budget yet .

. . .

CPC meeting – Bob Tucker – status report on 2B oak street, architect has been hired – also chatted about 50 winthrop street . . .

Try to get CPC to support the AH bylaw proposal – May 5th

Chan – 2 intersectins at route 109/126 – state has approved redesign so there will be a turning lane for north bound route 126 traffic - also I have a young engineer – to work on highland, main . . . also Paul Yorkis and I have been working to get an earmark for engineereing for route 109 as p

Gino – the priority development grant we had expired in February – I have drafted a letter requesting an extension of the grant for (glenn's signature) plus a status report – I spoke with Miriam bobella, she doesn't believe there will be any problem withi an extension –

Andy – when that letter goes to the BOS – I would suggest gino be there to address questions . . .

Gino –

Karyl – DRC – met with Murphy Insurance last night – looks good; also discussion on form based codes

Susy – handed out email from Tom Gay . . . he is looking for direction

Scope?? –

Agreedto focus in on CI

Karyl – start with a very basic roadway layout

Andy – i see 4 pockets – Trotter Drive; 126/109, S curve at community church and the overlay district

Gino – this group usually works on urban projects, not long strips of highway – at least initially, I think starting on the overlay district –

Any esire to discuss one lot subdivisions . . .

Motion to adjourn -= karyl, bob – all yes

10:06 pm