

## BOARD OF SELECTMEN MINUTES –July 14, 2014

### SUNDERLAND TOWN OFFICES

Present: Mr. Fydenkevez, Mr. Bergeron and Mr. Pierce

Others: Margaret Nartowicz

Behind the Camera: Marina Korpita, FCAT

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- Call to order at 6:30
- Executive session MGL c.30A, § 21, ¶2 and ¶6 read by Chair, Mr. Fydenkevez. Motion to enter into executive session by Mr. Pierce, 2<sup>nd</sup> by Mr. Bergeron. Declaration made under ¶6. Roll Call Bergeron-yes, Pierce-yes, Fydenkevez-yes. 3-0. Re-entered open session at 7:03 p.m. Chair Fydenkevez gave an overview of executive session on Police Chief contract and to consider purchase of real estate.
- Approximately one month ago Town was made aware of availability of property in the Village Center. Rare opportunity considering its location at 120 North Main Street and price of \$245,000. Property contains 2.88 acres. Located near bus routes, sidewalks, public services, other conveniences, public water and sewer. Several contingencies (legal and local requirements) must be met. Mr. Bergeron gave a Housing Plan overview and noted potential for affordable housing generation. Housing Plan cites goal for incremental affordable housing growth. This step helps with momentum. Positive step for Town if property acquisition aligns with Housing Plan goals. Mr. Fydenkevez read excerpt from Housing Plan regarding housing need for certain populations. Sunderland Men's and Woman's Clubs have put on senior appreciation luncheons and at the very first one, there was mention of need for senior affordable housing. Mr. Fydenkevez-much work to do in next 60 days. Purchase is supposed to occur by October 1, 2014. Possible use of CPA funds to acquire property for housing. FCRHRA Executive Director Robin Sherman-the HRA's non-profit affiliate Rural Development Inc. (RDI) develops housing with HRA. Number of challenges in developing affordable housing. Development cost is typically \$250,000-300,000 per unit; the smaller the project, the higher the per unit cost. Need to consider funding to do development and funding to operate housing once it's built. People pay rent but it may not generate enough to pay operating costs. Need to consider who's going to be living in housing and decide on who you're building for. Need to look at market in region (market analysis). Development and operation of affordable housing must comply with fair housing regulations. Town can state preference for occupancy, but can't restrict. Need to identify (quantify) need and housing preferences. May not be able to answer all market questions in the purchase timeline. Mr. Fydenkevez noted the Board understands that and that public input is needed. Want to talk with community first. Ms. Sherman-HRA has been starting broad conversation on the potential for counting units regionally. Things to consider - project has to fit on piece of property; smaller the project the more it costs to develop; most of affordable housing in Mass. is being developed with affordable housing tax credits. Discussion regarding need for senior housing; aging projections. Must reach out to seniors to find out what their needs are, what their incomes are. Need to make sure there are enough people who fall into qualified income (80%) bracket. Ms. Sherman-possibility that some of the Town's CDBG Housing Rehab funds could be repurposed for housing studies; Town must notify HRA if it wants to do this. Discussion regarding regionalized affordable housing. Challenge with working with private developer is that volume is usually required. Discussion regarding public vs. private 40Bs. Ms. Sherman-HRA goal is to build more affordable units in Franklin County. Towns have fair marketing requirements. Must comply with fair housing laws. Mr. Pierce-will be challenging to achieve goals. Ms. Sherman-residents are invited to see other Franklin County affordable housing developments. Need to consider service needs that accompany senior and disabled housing. Determination of unique property-Motion to declare 120 North Main Street unique property based on lot size and location in the Village Center, immediate adjacency to established sidewalks and pedestrian access, close proximity to public services including the Town Offices and Public Library, close proximity to other services and conveniences, close proximity to public transit, access to public water and sewer, and potential capacity to assist the Town with goals cited in the Town's Master Plan, Housing Plan, Community Development Plan, and Community Development Strategy by Mr. Bergeron, 2<sup>nd</sup> by Mr. Pierce. Vote 3-0. Excerpts from the P&S were read aloud: *14. Buyer's Contingencies – "BUYER to use, construct, and develop the Premises for BUYER'S intended use, which may be senior affordable housing (collectively, the "Permits"), including, without limitation, a comprehensive permit and a site eligibility letter from the Department of Housing and Community Development, on terms satisfactory to the BUYER".*

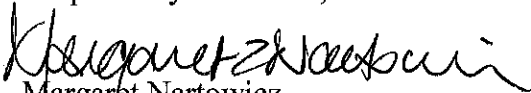
4. Title Deed (d) – “Easements, restrictions and reservations of record, if any, provided the same do not interfere with the construction, development, use and operation of the Premises for general municipal purposes, including, without limitation, for senior affordable housing purposes or with access to the Premises”.

- Merritt Field Project-request to connect water to the field. Shana Deane-overview of discounted project costs. Will write formal request to Water District to donate connection and water use at field. Water use bill may be charged to Recreation revolving, or may not be charged by Water District. Mr. Fydenkevez-Need things to happen: Dig safe required. Line needs to be winterized. Recommend coming off separate line from tie point to bring another line up to surface to hook up compressor. Never leave hose attached. Need security-possibly faucet inside shed and faucet key. When wet tap is done, saddle will be put on pipe; Water District can explain. Make sure there is no plastic between 1<sup>st</sup> valve and main valve. Notice to Bob Lesko and school prior to connection (water supply will be temporarily affected). Ms. Deane-will keep Town posted on meetings. Invites Board of Selectmen member(s) to participate. Motion to allow direction boring for water connection to Merritt Field contingent on meeting all requirements by Mr. Bergeron, 2<sup>nd</sup> by Mr. Pierce. Ms. Deane-Water use invoices will be paid by Recreation or donated, if District requires payment. Ms. Nartowicz to draft letter with requirements from Board of Selectmen to Water District. Vote 3-0.
- June 30, 2014 Minutes- Motion by Mr. Bergeron to accept the minutes for June 30, 2014, 2<sup>nd</sup> by Mr. Pierce. Vote 3-0.
- Board of Selectmen Updates-Board to vote on Police Chief's contract on July 28<sup>th</sup>. Mr. Bergeron-Police Department negotiations are ongoing. (2) Housing Committee vacancies. Mr. Pierce-Comcast contract public hearing at 9 Conway Street, South Deerfield. EDC meeting next Thursday, July 24<sup>th</sup> at 7pm.
- Town Administrator Updates-State budget approved. Local aid update. Mr. Fydenkevez-Towns voted regional transportation dollar amount. Will FRS assessment be reduced with increased regional school transportation funding from the state? FCAT use of space-overview of July 1<sup>st</sup> meeting by Ms. Nartowicz. Discussion regarding payroll service, creating payroll efficiencies including new employee entry.
- Executive Session Report-Mr. Fydenkevez-rare opportunity to buy piece of land in Village Center. No

Warrant and correspondence by signature.

Motion to adjourn by Mr. Bergeron and 2<sup>nd</sup> by Mr. Pierce. Vote 3-0. Meeting adjourned at 8:45pm.

Respectfully submitted,



Margaret Nartowicz

Sunderland Town Administrator