



**The Municipal Council Meeting
and
Committee Meetings
scheduled for**

**Tuesday, September 4, 2012
will be held on**

**Tuesday, September 4, 2012
at 7:30 AM**



Due to the State Primary

Rose Marie Blackwell
Rose Marie Blackwell
City Clerk



**MUNICIPAL COUNCIL AGENDA
CHESTER R. MARTIN MUNICIPAL COUNCIL CHAMBERS
141 OAK STREET, TAUNTON, MA 02780**

~
SEPTEMBER 4, 2012 – 7:30 AM

**INVOCATION
ROLL CALL
RECORDS**

HEARING: NONE

COMMUNICATIONS FROM THE MAYOR

APPOINTMENTS

COMMUNICATIONS FROM CITY OFFICERS

Pg. 1-8 Com. from Executive Director, Taunton Housing Authority – Submitting a response to an abutter's communication

Pg. 9-10 Com. from Holly Saccoccio, 12 Sanwood Dr., Harrisville, RI 02830 – Expressing concern and requesting an answer regarding animal regulations

PETITIONS

COMMITTEE REPORTS

The Committee on Finance and Salaries

1. Meet to review the weekly vouchers and payrolls for city departments

UNFINISHED BUSINESS

ORDERS, ORDINANCES AND RESOLUTIONS

RECEIVED
CITY CLERK'S OFFICE
2012 AUG 29 P 3:19
CITY CLERK

Order for a second reading to be ordained on a roll call vote

Ordered That,

That the City of Taunton appropriate the amount of Two Hundred Seventy Thousand (\$270,000.00) Dollars for the purpose of paying costs of a roof repair/replacement at Galligan School, 15 Sheridan Street, Taunton, MA including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the City of Taunton may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the City of Taunton's Building Committee. To meet this appropriation the Mayor of Taunton is authorized to borrow said amount under M.G.L. Chapter 44, or pursuant to any other enabling authority. The City of Taunton Acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any project costs the City of Taunton incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the City of Taunton; provided that any grant that the City may receive from the MSBA for the project shall not exceed the lesser of (i) 74 percent of eligible, approved project costs, as determined by the MSBA, or (ii) the total maximum grant amount determined by the MSBA; provided that the borrowing authorized pursuant to this order shall be reduced by any grant amount set forth in the Project Funding Agreement that may be executed between the City of Taunton and the MSBA.

NEW BUSINESS

Respectfully submitted,



**Rose Marie Blackwell
City Clerk**

TAUNTON HOUSING AUTHORITY

30 OLNEY STREET - SUITE B
TAUNTON, MASSACHUSETTS 02780-4141



EQUAL HOUSING
OPPORTUNITY

TEL. (508) 823-6308
FAX: (508) 822-3460
TDD: 1-800-439-2370
www.tauntonhousing.com

COMMISSIONERS

JULIANN CARDIN
F. ROGER HOFFMANN
ARTHUR LOPES
ALAN PELLETIER
NANCY PINA

EXECUTIVE DIRECTOR
COLLEEN M. DOHERTY

August 28, 2012

Council President Ryan Colton
Members of the Taunton Municipal Council
141 Oak Street
Taunton, MA 02780

Re: THA HOPE VI Revitalization Project – Response to Abutter Ms. Cunningham’s Communication

Dear Council President Colton and Members of the Taunton Municipal Council:

Please accept this letter for your records as an official response to the communication drafted by Ms. Kathryn Cunningham to the Municipal Council, Taunton Planning Board and Taunton Zoning Board of Appeals dated August 22, 2012.

Prior to the Taunton Housing Authority and our private development partner, Trinity Financial going through the necessary state and local permitting process this past winter, we conducted two abutter outreach meetings on November 7, 2011 for Parcel 6A abutters, and November 9, 2011 for Fairfax Gardens abutters. Ms. Cunningham attended the November 9th abutter meeting (please see enclosed sign-in sheet and meeting minutes). At that meeting, Trinity’s architect The Architectural Team presented conceptual plans to solicit feedback from abutters. On the enclosed Proposed Fairfax Gardens site plan dated November 8, 2011 you will notice there is a label for “future potential road connection” out to Shores/Fisher. This is because at that time, in November 2011, Trinity had not begun their permitting process and conceptually we were hoping to open the new HOPE VI site up as much as possible so it would be better intergraded into the neighborhood, which is the intent of HOPE VI redevelopment program.

However, after going through the permitting process throughout the Winter of 2011-2012, we learned from the MA Division of Fisheries & Wildlife’s Natural Heritage and Endangered Species Program that not only are there several wetlands that surround that western portion of the site, but there is also a prime habitat forging area for the threaten Eastern Spadefoot Toad in the area of this “proposed future connection”. This meant that in order to “take” habitat land from a threaten species, we would have to “give” some land back in the form of a conservation restriction.

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Given all of the development restrictions associated with the western portion of the site, the concept of having a third "Potential Future Road" in this area was disregarded, and we "gave" that land up through a conservation restriction. That is why all of the plans that were filed and approved by the DIRB, Planning Board, Zoning Board and City Council did not show this "potential future connection" because it was determined not feasible for the project.

We have also enclosed for your reference the site plan that was approved by the DIRB, Planning Board, Zoning Board and City Council during our local permitting process. Please note, the *only* changes to this plan was we discarded the "future potential road" after further learning about all of the site's conservation limitations, and after receiving feedback from abutters on Shores Street we made adjustments to the new road onto Shores Street by shifting it over to avoid it being directly across from Ms. Cunningham, as well as moved a proposed duplex into the site after receiving input from other abutters.

As you may be aware, Ms. Cunningham has made a formal appeal to HUD regarding the location of the approved and permitted new road onto Shores. The THA has received a copy of HUD's official response to Ms. Cunningham dated August 24, 2012, which we have enclosed for your records. As you will note, HUD expresses that the HOPE VI program is designed and has a successful track-record through the United States of revitalizing public housing sites and their surrounding neighborhoods.

I hope this clarifies why there was once another road contemplated at the site, but was never pursued. If you have any further questions or concerns, please do not hesitate to contact me directly at 508-824-5441.

Sincerely,



Colleen Doherty
Executive Director

Cc: Mayor Thomas C. Hoye, Jr.
Mr. Daniel Dermody, Chairman, Taunton Planning Board
Mr. Dennis Ackerman, Chairman, Taunton Zoning Board of Appeals
Mr. Allan Pelletier, Chairman, Taunton Housing Authority



New England

AUG 24 2012

U.S. Department of Housing and Urban Development

Office of Public Housing
Boston Hub
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street
Boston, Massachusetts 02222-1092

Ms. Kathryn N. Cunningham
135 Shores Street
Taunton, MA 02780

Dear Ms. Cunningham:

Thank you for your July 25 letter to Secretary Shaun Donovan about the plans for redevelopment of the former Fairfax Gardens public housing site in Taunton. Your letter was referred to our office because we work with the Taunton Housing Authority (THA) in its administration of the public housing program and the HOPE VI Revitalization Program for transforming severely distressed public housing.

As you are aware, THA was awarded a HOPE VI Revitalization grant for Fairfax Gardens in May, 2011. THA was awarded the HOPE VI Revitalization grant in part due to the severity of the distressed conditions at Fairfax Gardens that you describe in your letter. The HOPE VI program's purpose is to replace non-viable public housing with mixed income communities designed on the principles of New Urbanism. These design principles have been successfully used throughout the country to revitalize public housing sites and surrounding neighborhoods. HOPE VI also includes community and support service programs for residents. In summary, the HOPE VI program is designed to prevent the recurrence of conditions that you describe in your letter and has a proven record of success in creating revitalized communities that benefit surrounding neighborhoods.

In your letter, you ask that HUD change the THA's site plan by moving the proposed new development entrance from Shore Street to another location. We contacted the THA and found that the site plans with the Shore Street main entrance have been reviewed by state and local authorities. These reviews have included public hearings and neighborhood consultation. There were minor changes to the location of the Shore Street entrance as a result of local review, however, the plans are for the entrance to remain on Shore Street.

The HOPE VI Revitalization program, like most HUD programs, provides funds to be used in local communities according to state and local law. Resident and community involvement are critical elements of a successful HOPE VI initiative. While HUD cannot intervene to change the THA's plans as you request, we encourage you to continue contributing to the local consultation process.

Please feel free to keep us informed of your concerns, and if you have any questions, please contact Gail Wholey at 617 994-8405 or at gail.wholey@hud.gov.

Sincerely,

A handwritten signature in black ink that reads "Marilyn B. O'Sullivan".

Marilyn B. O'Sullivan
Director

Summary

- THA Property Line
- Publicly Maintained Street
- Service Lane

78 Townhome Units
10 Duplex Units

88 TOTAL UNITS

88 Off-Street Spaces - Units
6 Off-Street Spaces - Community Center
103 On-Street Spaces

197 TOTAL SPACES

(A) New Community Center

(B) Existing Maintenance Building to remain



Fairfax Gardens Hope VI

Taunton, MA

Context Site Plan

November 8, 2011

DEVELOPER : Trinity Financial

ARCHITECT : The Architectural Team

tat | the architectural team

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Summary

THA Property Line

74 Townhome Units
8 Duplex Units
6 Accessible Flats

88 TOTAL UNITS
(4-1BR, 53-2BR, 26-3BR, & 5-4BR)

88 Off-Street Spaces - Units
11 Off-Street Spaces - Community Center
98 On-Street Spaces
197 TOTAL SPACES

A New Community Center

B Existing Maintenance Building to remain



February 1, 2012

DEVELOPER : Trinity Financial

ARCHITECT : The Architectural Team

Context Site Plan

Fairfax Gardens Hope VI

Taunton, MA

tat | the architectural team

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**TAUNTON HOUSING AUTHORITY
HOPE VI
FAIRFAX GARDENS ABUTTERS MEETING MINUTES
November 9, 2011**

Welcome & Introductions:

Members of the THA, Trinity Financial, Kelly Engineering Group, and The Architectural Team convened at the THA's main office in the Council on Aging community room at 6:00 p.m. to discuss the details of the Fairfax Gardens redevelopment plan with abutters of Fairfax Gardens development.

THA Executive Director Colleen Doherty welcomed Fairfax Gardens abutters and allowed everyone in the room to introduce themselves.

Ms. Doherty discussed the overview and unit mix of the HOPE VI project, which includes demolishing 150 existing units and constructing 160 new units on two sites; 88 new units on the Fairfax Gardens site, of which 10 will be market rate units, and 72 units on the Parcel 6A site off of Mason Street.

Ms. Doherty explained that a loan to purchaser program is a component of the project. Ms. Doherty provided an overview of the highlights of the proposed loan to purchaser program which will provide 30 Soft Second loans of up to \$20,000 each to stimulate homeownership in Taunton.

Ms. Doherty then introduced Ms. Sarah Barnart of Trinity Financial to discuss the development program and financing. Ms. Barnart explained her companies experience and presented a slideshow of the other HOPE VI properties Trinity Financial has developed throughout New England.

Ms. Barnart then introduced Ed Bradford from The Architectural Team (TAT) to discuss aspects of the proposed site design. Mr. Bradford indicated that the goal is make the project more energy efficient than required by code. The design team will be focusing on sustainable features identified certified programs such as Enterprise Green Communities and Energy Star.

Mr. Bradford explained that 78 townhouse and 10 duplex units in traditional New England styles will be built on the site. Mr. Bradford stated that DeWert Avenue will be realigned and driving into the site a central green with a community building will be the focal points. Mr. Bradford stated that the site will also have community gardens, a fountain, a basketball court, and a playing field.

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Mr. Bradford explained that a new public roadway will loop through the site and will connect to Shores Street by the soccer field to improve the physical connections between the development and the surrounding neighborhood and resolve the isolation of the site that currently exists. Mr. Bradford stated that the current design leaved the woods primarily undisturbed and surrounding wetlands act as a buffer.

An abutter expressed concern regarding connecting a roadway out to Shores Street and worry about the headlights from cars shining into her property. Another abutter expressed concern about a duplex being located directly on Shores Street.

Ms. Barnart, Mr. Bradford, and David Kelly of Kelly Engineering Group promised to rethink the design of the Shores Street connection to alleviate their concerns and stated that they would contact the abutters when a new design is available for them to review.

An abutter asked how security would be handled at the site. Ms. Barnart stated that Trinity uses a mix of private and public security.

Ms. Doherty invited everyone at the meeting to contact her if they were interested in taking a tour of the current Fairfax Gardens site.

Ms. Barnart mentioned that the project will generate a variety of jobs and job fairs will be held in the future for those interested in applying.

In closing, an abutter stated that he believed the redevelopment project will be a big plus for the neighborhood.

Meeting adjourned at 7:32 p.m.

Respectfully submitted,

Michael J. Mattos
HOPE VI Coordinator
Director of Real Estate Development

8-22-12

To whom it may concern,

Recently while working at 1. Washington Street, a lady came in very upset and said there was a dog in a car and he looked very sick. I walked down and seen a little dog with his tongue hanging out about 6 inches, please keep in mind that it was about 90 out ~~with the humidity~~ and very humid, so in side that car was above 100. I went in to the Registry and they made a announcement anyone with a grey civic please go out to your car. I then went back to the car and no one came out. Another woman was looking at the dog, she went in to the gym and he was not in there. Now over one hour has passed. So we call the police, then who transfer us to animal control, now the dog has been in there 1 1/2 hrs. We manage pouring water through the crack of the window, the dog lick the seat. Animal control could not open the door so he called the fire Department, when

they ARRIVED, A man comes out of the Registry. Animal control asked him where were you, he said in the Registry. He explained to the man that you can't leave your dog in the ~~to~~ CAR in the heat; words were said ect. So I asked if he was going to fine him, he said there is no law in Taunton for leaving your dog in the car. I could not believe what I was hearing. So you can leave your dog, cat ect. in your car for however many hours AND it's O.K. Come on now let's put this on the table and pass a law. IF they get fined for \$500.00 they will think Twice About this

We can fine someone 20.00 for parking over the yellow line, but we do nothing for letting you & dog die in the car. I ~~do~~ will be waiting for your call

Thank-you

Holly SACCOCIO
21 SANDWOOD DR.
HARRISVILLE, RI 02830