

## Selectmen's Meeting Minutes 3/7/11

### Board of Selectmen Meeting Minutes 3/7/11

The Easton Board of Selectmen met this evening at the Easton Town Offices, Selectmen's Office, 136 Elm Street, with Chair Colleen Corona presiding.

Members present: Colleen Corona, Irwin Cohen, Ellen Barlow, Sean Noonan and Acting Town Administrator Wayne Southworth

Members not present: Town Administrator David Colton

Corona called the meeting to order at 7pm and announced that the meeting will be televised.

#### Discussion with Community Housing Planner and Land Use Agent re: proposed Saw Mill Pond Development – Foundry Street, Easton

Land Use Agent Stephanie Danielson and Community Housing Planner Tim Harrigan were present.

Corona spoke of the Affordable Housing Production Plan. She noted a developer interested and coming forward with a comprehensive permit application. They are looking to see if the Board of Selectmen would support their proposal. Corona specifically asked Harrigan if their proposal fits in the Town's production plan. Harrigan referenced the proposal of 30 one bedroom, 30 two bedroom and 10 single family units as proposed and noted that it is unclear how many bedrooms are proposed for the single family units at this time. Harrigan suggested the developer would be required to provide at least 18 units to be affordable for people who meet the median income requirements. The breakdown of rental vs. owner units is not clear at this time. All the rental units as proposed will count toward the number of affordable units that the state requires. In ownership developments, only those that are affordable will count toward the requirement. Harrigan spoke of families, their needs and their ability to find affordable housing. The breakdown will have to be 30% ownership 70% affordable to meet the requirements in Easton. Easton's plan does note some constraints and makes recommendations; it encourages us to reuse and redevelop where we can. Harrigan used the example of the Shovel Works development and how it helps toward the affordable housing goal. Harrigan spoke of Rt. 106 where the Saw Mill development is proposed and suggested that in accordance with the Affordable Housing Plan, the area may be inappropriate.

Noonan questioned if Rt. 106 Foundry Street is not suitable for a development of this type, would it ever be in the future. Harrigan suggested it is not clear and quoted information from the Town's plan that talks about the roadways. Noonan asked where affordable housing locations would be if Rt. 106/Foundry Street is not suitable. Corona suggested the proposed location is a pinch point of Rt. 106 making this location less suitable.

Southworth stated that Rt. 106 carries about 20,000 cars per day; this is also Rt. 123 and there is a lot of commuter traffic. This particular area was a concern last time when it was proposed for development a few years ago because of the narrowness of this section of Rt. 106; site distance is very poor, especially travelling from east to west. The previous developer was required to put money aside for roadway improvements. Noonan suggested that we may need a traffic light at this location. Corona recalled a dedicated turning lane at this location and couldn't confirm that a light was proposed previously.

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Southworth noted safety must be everyone's concern and this area is not conducive for a development of this type; the Planning Board and Zoning Board of Appeals would weigh in on this issue.

Barlow spoke of the affordable housing aspect and suggested we look at this type of proposal, using it to our advantage when choosing the location if the Board were to support a comprehensive permit.

Cohen asked if there are any plans for mitigation at this point in time. Corona replied no; at this point the developer is looking to see if the Board will support their proposal. We can ask for more information if we move forward.

Corona asked Danielson what the difference is about this proposal vs. the last and proposal and to express any concerns relating to the land. Danielson referenced the stream that flows from the dam at New Pond. Under the state regulations, there is a small amount of disturbance allowed in the riverfront area; the developer is proposing work in this area. Danielson added that the natural resources in this area restrict expansion of the roadway so you are very limited as to what can be accommodated. This is also an Area of Critical Environmental Concern (ACEC) and the Conservation Commission will need to look at this with additional diligence.

Corona asked if the footprint is within the buffer. Danielson confirmed yes.

Barlow asked Danielson to comment on septic as proposed with the new development. Danielson suggested the developer needs to comply with Title 5 including setbacks, etc., there are a lot of wetlands and resource areas within the proposed development.

Corona asked if she would anticipate any problems with the Conservation Commission, not speaking for the Commission. Danielson suggested the Conservation Commission would likely suggest they move as much of the project out of the riverfront area and ACEC; they would like the applicant to come up with alternatives as far as disturbances are concerned.

Denise Higgins of 4 New Pond Way expressed concern with the proposed development. She suggested a lot has happened since the last development was proposed, specifically in the area of the intersection leading into the Hannaford's Supermarket/ Target plaza. Higgins spoke of the enormous amount of traffic in this area now. In addition there were three homes that buffered the project as previously proposed and since that time, the homes have been re-sold, limiting options for buffering. Higgins also commented on the change from treatment plant to one big septic system and expressed concern with saturation.

There were no further comments from the public.

Corona thanked Harrigan and Danielson for coming in and noted the developer would be coming in with more information next week.

### Fire House Study Committee appointments

Corona asked to delay discussion until next week to clarify some information for one of the applicants. The Board agreed to postpone discussion until March 14th.

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### Approval of revised Board, Commission, Council and Committee Members handbook

Corona referenced the draft handbook for the Board's consideration and approval. Noonan asked if there is a specific timeframe when approving minutes. Corona will check with the Town Clerk and if it is found that there is a certain timeframe which minutes should be approved, the Board can consider an amendment to the handbook.

**Voted:** (Barlow/Noonan) voted unanimously to approve the handbook

### Southeastern Regional Services Group (SERSG) award of sidewalk contract – LAL Construction

Southworth spoke of the annual contract for the DPW and noted this is the same firm that just completed the Foundry Street/Rt. 123 roadway project.

Cohen asked if there were any other bids. Southworth responded that there other bids and LAL Construction was the low bidder.

**Voted:** (Barlow/Noonan) voted unanimously to approve the sidewalk contract with LAL Construction

### Interviews for vacancy on the Affordable Housing Trust Board

Cohen recused himself and left the room at this point of the meeting. (7:20pm)

### *Meredith Keach*

Meredith Keach was present and introduced herself as a lifelong member of the community. She spoke of her background as realtor. Corona asked about her qualifications. Keach spoke of her experience as a member of the Realtor Board, her knowledge of fair housing and MCAD requirements and her willingness to acknowledge that housing in our part of the country is difficult for everyone to afford.

Barlow asked if she is familiar with the Town's five year action plan. Keach stated she is aware of the plan. Barlow asked her understanding of affordable housing issues. Keach suggested if you have folks working in town, they should be able to afford to live in town. She doesn't necessary think it is really a development that creates affordable housing but more finding opportunities for people to live and become part of our community. Keach reiterated if you want to be able to live in the community, you should be able to do so. Keach spoke of offering financing opportunities through the community and federal and state funding. Keach acknowledged that right now it is very difficult and Easton citizens are fortunate that housing prices are staying stable.

Noonan spoke of Keach's work as a volunteer at the Natural Resources Trust as noted on her volunteer form. Keach spoke of her work with the sheep pasture and the fact that she enjoys the outdoor education. Most recently, she has running a fundraiser waffle ball tournament in memory of her brother Edwin Keach. She spoke of the foundation by year's end they will be a 501C nonprofit organization. With this fund, they are able to do acts of kindness throughout town.

Corona asked Keach if she weren't chosen, if she would be interested in having her application held for future vacancies. Keach agreed.

### *Christine Santoro*

Santoro introduced herself to the Board. She spoke of her work on Planning Board, CPA Committee and her involvement with inclusionary zoning and town visioning. The reason she is applying is the connection between what they do on the Planning Board and how this interplays with the Affordable Housing Trust. The Trust has come before the Planning Board for zoning amendments. The Planning

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Board will be reviewing the master plan and it is the duty of the Planning Board to put together a master plan in conjunction with the Board of Selectmen. This plan will show ways to provide affordable housing throughout the town. She has seen that many people have been priced out of the housing market in Easton. She spoke of the work again with the Planning Board to incorporate affordable housing into the projects. This is a gradual process as opposed to a large 40b project. Santoro also spoke of Queset 40R and how the affordable housing aspect would work out.

Barlow spoke of the special permitting processes and an overlay district for zoning, she emphasized the importance of this with the Planning Board. Barlow asked about the educational conferences attended by Santoro and if this has given ideas to meet the five year plan. Santoro spoke of the recent conferences she attended and used examples on how new ideas can be incorporated into affordable housing.

Noonan asked about the background of the current members of the Affordable Housing Trust Board. Barlow, speaking also as a member of the Affordable Housing Trust Board, explained the current committee membership consisting of attorneys, realtors, representative of a local bank and citizens that formerly served on the Housing Partnership.

Corona asked Santoro if not chosen, would she be interested in keeping her application on file. Santoro agreed and reiterated the need to have the connection between the Planning Board in order to achieve the affordable housing that the town needs.

Corona spoke of the difficulty in choosing one candidate when you have two good candidates for one vacancy.

The **Board voted unanimously of those present by roll call** to appoint Santoro the Affordable Housing Trust Board.

*Corona-Santoro; Barlow-Santoro; Noonan-Santoro;*

The Board commented that Keach is also a great candidate and hopes that she will consider another vacancy in the future.

*Cohen returned at 7:35pm.*

### Update re: Historical Commission and Cemetery Commission

Due to a scheduling error, this item will be postponed until March 14, 2011.

### Minutes

**Voted:** (Barlow/Corona) voted 2-0-2 to approve general minutes dated 1/24/11 *Noonan and Cohen abstained*

**Voted:** (Noonan/Barlow) voted 3-0-1 to approve general minutes dated 2/7/11 *Cohen abstained*

**Voted:** (Noonan/Cohen) voted unanimously to approve general minutes dated 2/14/11

**Voted:** (Cohen/Corona) voted 2-0-2 to approve executive session minutes dated 12/13/10 *Barlow and Noonan abstained*

**Voted:** (Barlow/Corona) voted 2-0-2 to approve executive session minutes dated 1/24/11 *Noonan and Cohen abstained*

The Board took a brief recess at 7:45pm and reconvened at 7:47pm.

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### Public Participation

None

### Selectmen's Notes

None

### Town Administrator Notes

None

### Press Notes

None

**Voted:** (Cohen/Barlow) voted unanimously to adjourn (7:45pm)

*Respectfully submitted,*

*Mary Southworth*

### ***List of Documents and Other Exhibits Used:***

Agenda Notes

Saw Mill Pond Development – letter and proposed plan

Fire House Study Committee Charge

Fire House Study Committee citizen volunteer forms

Board and Committee Members Handbook

Southeastern Regional Services Group request for award of contract for sidewalks

Affordable Housing Trust Board Committee Charge

Affordable Housing Trust Board citizen volunteer forms

General Minutes 1/24/11; 2/7/11; 2/14/11

Executive Session Minutes dated 12/13/10; 1/24/11