

BOARD OF SELECTMEN
Steven P. Rose, Chairman
Eric S. Beckerman, Clerk
Jason L. Suzor, Associate

Gregory S. Enos
TOWN ADMINISTRATOR

Town of Avon Massachusetts



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TOWN OF AVON
2022 JAN 10 A 8:00
TOWN CLERK

BOARD OF SELECTMEN WORKSHOP MEETING DECEMBER 13, 2021 at 6:30 p.m.

Members Present: Steven P. Rose, Chairman
Eric S. Beckerman, Clerk
Jason L. Suzor, Associate

Others Present: Gregory S. Enos, Town Administrator
Shanna M. Faro, Executive Assistant
Joseph S. Lalli, Town Counsel
Robert Borden, Building Inspector
Brian Winner, Esq., Mead, Talerman & Costa
Brian Campbell, A&B Campbell Realty, LLC
Brian Dunn, MBL Land Development & Permitting, Corp.
Paul Cusson, Delphic Associates
Justin Williams, MBL Land Development & Permitting Corp.
Rick Jordan, Finance Committee Member (via videoconference)

Chairman Rose called the meeting to order at 6:30 p.m. with all members present. He stated that the purpose of tonight's Workshop Meeting is to continue the discussion on a potential Friendly 40B Project on Central Street.

Mr. Cusson asked Mr. Enos to display the artistic renderings of the aerial views of the proposed 40B Project at 188 Central Street on the screen. Mr. Cusson reminded the Board that the property owned by Mr. Campbell currently has three existing apartment buildings on the lot for a total of 14 units. Mr. Cusson stated that Mr. Campbell has proposed building four additional apartment buildings, two on each side of the property. Two buildings would contain 8 units each, while the other two buildings would contain 10 units each. Mr. Cusson stated that in total the development would be expanded by 36 additional units, nine of which would be designated as affordable. The project would include building four garages as well. The garages would be one-story buildings. Mr. Cusson reviewed all nine artistic renderings with the Board.

Mr. Cusson asked the Board to vote to approve and sign the local initiative application which he would submit to the Department of Housing and Community Development ("DHCD") for site approval. Mr. Cusson informed the Board that once the DHCD approves the application, the next step in the project would be to meet with the Zoning Board of Appeals for engineering inspections (at the cost of the applicant) and approval by the ZBA. After those steps are completed, the final approval and regulatory agreement would be issued by the DHCD.

Chairman Rose opened the meeting for questions from the Board. Chairman Rose asked what would happen if the applicant had problems financing the project. He was concerned about disrupting and clearing open space if the project fell through. Mr. Cusson stated that final approval for financing the project would come after approval from the DHCD, however, he did not foresee any issues regarding this matter. Mr. Dunn informed the Board that while not all units may come on the market simultaneously, all the infrastructure will be installed at the same time for water, gas, and drainage as required by the Building Inspector and Fire Chief. Mr. Dunn stated that the construction for the buildings will be phased but they will not disturb anything that does not have to be removed for the project. Chairman Rose asked for a timeline regarding construction for the project to which Mr. Cusson replied approximately two years. Mr. Beckerman asked how long the project would take from start to finish including the petition to the DHCD for a Friendly 40B Project. Mr. Cusson stated that they hoped to appear before the ZBA in four months to begin applying for permits and engineering studies. He anticipated construction to commence Spring 2023 and completion of the project two years later.

Chairman Rose emphasized the need for a traffic study to analyze the impact of this project. Mr. Cusson informed Chairman Rose that the ZBA will require a traffic study. However, he thought it was important to note that the project contains two entrances/exits in a U-shaped form to ease the flow of traffic.

Mr. Dunn requested that the record reflect that he misspoke at the last meeting regarding the water line. It has not been installed yet. However, they believe it can still be looped in without disturbing the newly paved Central Street.

Chairman Rose asked for questions from the audience. Ms. Barbara MacDonald of 476 Central Street expressed her concern about deforesting the property and removing all wildlife habitats. Ms. MacDonald stated that there was already a pack of coyotes living in her backyard because their natural habitat has been destroyed by the construction of new building. She was also worried about the impact on the water table. She was concerned that by the digging for construction and elevating the land for the project, all surrounding properties would be impacted by water levels. Ms. MacDonald stated that her basement is already susceptible to flooding from other local construction projects. Ms. MacDonald stated that after researching the proposed Friendly 40B Project, she stated that the difference in rent was approximately \$200, which she did not consider to be that affordable for families. In addition, she referenced that only 9 out of the 36 new apartments would be listed at a lower rate. Considering this factor, Ms. MacDonald asked the Board if this project would truly benefit the town. Ms. Barbara Lavoie agreed with Ms. MacDonald and asked if this project was worth the strain on the town's resources such as the water supply. Mr. Cusson reminded the Board that the Town of Avon does not meet the state's requirements of 10% of the housing stock being categorized as affordable housing. Mr. Cusson informed the Board that all 36 units would count towards the town's 40B requirement. Mr. Cusson stated that there is also a difference between affordable housing and low income (Section 8). Mr. Jordan informed the Board that he supports the proposed Friendly 40B Project.

Ms. Mary Blackburn asked how this project would impact the town's school system. Mr. Cusson informed Ms. Blackburn that they did not feel this project would impact the school significantly as 16 units will be designated as one-bedroom units, 16 will be designated as two-bedroom units, and 4 units will be designated as three-bedroom units. Mr. Cusson stated that typically rental units do not affect the school drastically. In addition, he stated that a town cannot deter a 40B Project due to school capacity limits.

With all questions answered, Mr. Cusson requested the Board take a vote on this matter. Mr. Winner informed Mr. Cusson that the Board was not ready to vote tonight. He stated that the next step for the Board was to start drafting a development agreement to be submitted with the application package to the DHCD. He requested that the Board contact him regarding their concerns and stipulations they would want incorporated into the agreement. He informed Mr. Cusson after the development agreement was

drafted, the Board would schedule another meeting on this matter. Mr. Beckerman made a motion to authorize town counsel for this matter, Brian Winner, to begin drafting a development agreement for the Friendly 40B Project located at Brave Estates on 188 Central Street. Mr. Suzor seconded the motion. The motion carried.

Adjournment

Mr. Beckerman made a motion to adjourn the Workshop Meeting at 7:50 p.m. Mr. Suzor seconded the motion. A roll call vote was held. Mr. Suzor voted aye. Mr. Beckerman voted aye. Chairman Rose voted aye. The motion carried.

Respectfully submitted,



Shanna M. Faro
Executive Assistant

List of Documents

1. Artistic drawings (aerial views) of proposed Friendly 40B Project