

Development Liaison Committee Meeting

May 14, 2019

Present: Steve Mitchell, Yolanda Greaves, Dale Buchanan, Michael Herbert, Jennifer Ball, Peter Matchak, Beth Reynolds, Charles Zammuto, Terry Norris

Attendees discussed feedback on the project that was received at the neighborhood meeting. The consensus of the neighborhood was that the project was too large, which caused parking concerns and aesthetic concerns. Also there was concern about traffic on Douglas and Greenhalge.

Mr. Zammuto explained after consideration, he was going to scale the project back, but he could only do the 10% affordable as required under the zoning. Because only 10% of the units would be affordable, the town would only be able to account those affordable units towards its subsidized housing inventory.

Members expressed their desire for all units to be counted towards its affordable housing inventory. Mr. Herbert proposed that as a way to make it a smaller project, and yet keep the 25% of the units affordable, that the Affordable Housing Trust be asked to make a contribution to the project to buy the "affordability restriction" for some of the units. This was a concept proposed during the hearings for 128 Main Street to make the project smaller while gaining affordable housing units.

After some discussion, the following was proposed:

1. 16 units with retail space on the bottom
2. 4 of the units would be affordable,
3. A \$200,000 subsidy would be requested from the Affordable Housing Trust to buy the affordability restriction

Mr. Herbert cautioned that the Affordable Housing Trust would need to discuss and vote on this separately and that the developer would still need to go through the special permit process with the Planning Board and they would have to agree to it. Mr. Herbert offered to go before the Affordable Trust to explain the concept.

There was discussion surrounding the affordable rents and what those would be. Concern was that affordable at the 80% AMI level was not really affordable.