

Minutes of the Meeting
Of the Board of Selectmen
Auburn Town Hall, Selectmen's Meeting Room
104 Central Street, Auburn, Massachusetts
Tuesday May 28, 2019 – 7:00 P.M.

Present: Doreen M. Goodrich, Kenneth A. Holstrom, Daniel S. Carpenter, Lionel R. Berthiaume, Tristan J. Laliberte, Town Manager Julie A. Jacobson

The Town Manager Julie Jacobson called the meeting to order at 7:00 P.M. In accordance with the open meeting law she announced that the meeting was being recorded and asked if anyone else was recording the meeting. No one so indicated.

The Board led the Pledge of Allegiance.

The first order of business was re-organization of the Board.

The Town Manager opened the floor to nominations for Chairman. Mrs. Goodrich nominated Kenneth A. Holstrom; nomination seconded by Mr. Berthiaume.

Town Manager Jacobson asked for further nominations. There being none, she declared nominations closed.

The Board voted by roll call to elect Kenneth Holstrom as Chairman – Mr. Laliberte, Yes; Mr. Berthiaume, Yes; Mr. Carpenter, Yes; Mr. Holstrom, Yes; Mrs. Goodrich, Yes; -passed 5 to 0.

Mr. Holstrom assumed the Chair and opened the floor to nominations for Vice Chairman. Mr. Laliberte nominated Daniel S. Carpenter; nomination seconded by Mr. Berthiaume.

Mr. Holstrom asked if there were any other nominations. There being none, the Chair declared that nominations were closed.

The Board voted by roll call to elect Daniel Carpenter as Vice Chairman – Mr. Laliberte, Yes; Mr. Berthiaume, Yes; Mr. Carpenter, Yes; Mr. Holstrom, Yes; Mrs. Goodrich, Yes - passed 5 to 0.

Public Comments – There was no one wishing to speak under Public Comments.

Public Hearings/Presentations

Application by Bharatkumar Patel, Transfer of Wine and Malt Package Store License – RAMDEV, Inc. 567 Southbridge Street, Auburn, MA.- 7:00 P.M.

The Board of Selectmen voted to open the hearing at 7:05 P.M. (Motion made by Mr. Carpenter; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.

The applicant Bharatkumar Patel was present along with his attorney, Matthew S. Porter, Esq.

Atty. Porter explained the application and plans for the operation. He said that the business will continue to operate under “Auburn Beer, Wine and Vape” with a slight change in the hours. There will be no major changes in the operation and the floor plan. Atty. Porter said that Mr. Patel and any other employees would be TIPS certified and there were no problems in that regard with any of his other businesses.

Mr. Patel described his background and experience in operating other stores.

Mrs. Goodrich asked how he would avoid selling alcohol to minors. Mr. Patel detailed his practice to avoid the violation by carding all customers and using machines like out-of-state scanners that are state of the art. He said that he is constantly seeking updated methods to detect fake identifications and that he would be following the same procedures with the new store.

Mr. Patel further advised that there would be one other employee and he would be TIPS certified and follow the same practices.

Mrs. Goodrich asked if the use would be the same as the prior store.

Mr. Patel replied that it would be the same as with the prior convenience store. The attorney added that there would be no product changes.

There were no abutters wishing to speak to the application.

The Board then voted to close the hearing (Motion made by Mr. Berthiaume; motion seconded by Mr. Carpenter) voted in favor 5 to 0.

The Board of Selectmen voted to approve the transfer of license, provided that all applicable requirements of the state and town and any of its departments, boards and commissions have been fulfilled. Said license is subject to all the conditions stated upon it. Failure to comply with any and all the conditions shall invalidate the license and render it null and void (Motion made by Mr. Carpenter; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.

The Board then voted to move forward Agenda Item 7a) Presentation by Eastland Partners on Proposed Multi-Family Workforce Development – The Reserve at Ashworth Hill, Blaker Street to take with 3b) – motion by Mr. Berthiaume; motion seconded by Mr. Laliberte and voted in favor 5 to 0.

Presentation by Eastland Partners on Proposed Multi-Family Workforce Development – The Reserve at Ashworth Hill, Blaker Street.

The Town Manager Julie Jacobson gave an introduction to the presentation by Eastland Partners, Inc.

Mr. Logan Huffman, founder of Eastland Partners, Inc., described the background of the company that is located in Natick and he presented an overview of the Workforce Housing Development project “The Reserve at Ashworth Hill”. He said that the goal is to create a

partnership with the Town and move forward as a Local Initiative Project (LIP) as opposed to the traditional 40B process. Mr. Huffman discussed the permitting and approval process. He said that hopefully, with all the information being presented and questions being answered, the Board of Selectmen will be able to vote at a future meeting to support the project because they believe that it is good for the Town of Auburn.

Mr. Huffman then introduced Clayton Williams of Eastland Partners who would present detailed information on the municipal impact analysis.

Mr. Williams advised that the Workforce Development Project would contain 25% of the units offered at reduced rates to households at 80% of median income (\$60,000.00). Of the 250 total rental homes, 25 would be 3-Bedroom, 125 would be 2-Bedroom and 100 would be 1-Bedroom.

Mr. Williams provided a detailed analysis about the potential municipal costs:

• Education System (Population and Financial)	-	\$434,779.14
• Traffic /Road Maintenance/DPW	-	\$ 26,108.89
• Public Safety – Fire/Rescue	-	\$ 54,881.79
• Public Safety – Police	-	<u>\$ 81,426.36</u>
TOTAL		\$597,196.18

The property would be managed by Wingate Properties, a national property management company based in Massachusetts. Reduced rate tenants would be chosen through a lottery process with strict background checks.

In addition there would be Local Preference, which helps to set reduced-rate units aside for people already living in Auburn. Projects are allowed up to 70% local preference.

Local Preference Categories under the DHCD guidelines include:

- Current residents
- Municipal employees
- Employees of local businesses
- Households with children attending the locality's schools

Mr. Williams also discussed 40B benefits. The minimum stock of affordable housing mandated by the state is 10% SHI. Auburn is currently at 3.7% or 251 units as of September 2017. With the School re-development projects, another 116 units would be added, and The Reserve development is rental multi-family housing so all 250 units could be added to SHI. The total SHI for Auburn would then be 617 units or 9.1%. This would bring the Town to almost full SHI.

Mr. Williams described the potential for yearly revenue and one-time revenues from the following sources:

• Auto Excise Taxes	-	\$151,443.75
• Real Estate Taxes	-	\$922,000.00
• Sewer Revenue	-	<u>\$ 11,008.00</u>
Total		\$1,084,451.75

Projected One-Time Revenues

• Sewer Connection Fees	\$282,000.00
• Building Permit Fees	\$228,000.00
Total Projected	\$510,000.00

Annual Yearly Net Revenue Projection

Projected Yearly Revenue -	\$1,084,451.75
Projected Costs -	<u>\$ 597,196.18</u>
Projected Net Revenue	\$ 487,255.57

Mr. Berthiaume asked about the dark green space on the map and if the developer owned it. Mr. Williams replied affirmatively and said that it is currently open land. There are some trails there now that could be left for passive recreation walking trails.

Mr. Berthiaume pointed out the notation for the West Street Fire Station and he asked Mr. Huffman if there could be the potential to locate a small two-bay facility on the property that could serve as a small annex to a Public Safety Complex. Mr. Huffman replied that it would be something they would be interested in considering.

Mr. Berthiaume asked if the older sewer system can handle the project. Mr. Huffman replied that the sewer in the neighborhood of the development connects to the pump station behind Sheldon's and that an upgrade to that station has been completed in the last year.

Mrs. Goodrich asked when the traffic study was done. Mr. Huffman said that it was about one year ago. He said that when they originally bought the property the original road was coming from Oxford to connect to Albert Street to Route 20. The plan that was approved back then was for 320 town houses in Oxford and the Traffic Impact Analysis (TIA) was done on those roads that would have been access to the property. Mr. Huffman referenced the provision in 40B that if a community was not supportive of the project it can limit the max number of units to 250. That's why they made the adjustment in this project even though they felt that the property would easily service 320. Mr. Huffman said that they have approval for a five-lot subdivision that is in the process of being built and they did a study in expectation of an eventual multi-unit development. The second traffic study was done a year ago. Mr. Huffman spoke about delays because of water source problems and he talked about their work with the Auburn Water District to resolve those difficulties.

Mrs. Goodrich asked if there was any data showing if the increase in school-age children (53 or approximately 4.5 per grade) would be distributed equally among grades. Mr. Huffman replied that there was no specific data to predict whether the impact would be on the elementary, middle or high school grades.

Mrs. Goodrich asked if the Local Preference by lottery was spread out over the categories that were identified. Mr. Williams said that they couldn't discriminate within those categories and Mr. Huffman explained the lottery process.

Mrs. Goodrich then inquired on their track record regarding maintenance. Mr. Huffman replied that Wingate Properties would be the management company to maintain and manage the development. The company has a good record for keeping properties in good condition. Mr. Huffman added that he has worked with Wingate for many years and has always been satisfied with the company. He said that Wingate always continues to update plans to modernize and upgrade the rental units.

Mr. Laliberte asked if there were future plans to develop further into the open area. Mr. Huffman answered that they are not looking at that.

Mr. Laliberte asked if Wingate manages all Eastland Partners developments. Mr. Huffman said that they only manage their rental properties. He said that they just manage their condominium developments transitionally until enough units are sold to turn over to the homeowners to hire their own management companies.

Mr. Laliberte asked about other properties that Wingate manages. Mr. Huffman said that they are a national company based in Newton. Most of their management holdings are in New England, but they have some developments in Atlanta and other places around the country.

Mr. Laliberte asked for more information on the parking. Mr. Huffman said that the development includes 1.7 parking spaces per unit so those are available spots for the expected volume for residents and visitors.

Mr. Berthiaume asked if this development goes out to Oxford. Mr. Huffman answered that it does not. He said that they own land in Oxford as well that literally abuts across the line and that land contains 28 acres of commercial property along Route 20. Behind that is the property that was formerly approved for 320 town houses.

Mr. Berthiaume asked if there would be egress so some cars could go out to Route 20 at the Oxford end and some from Albert Street. Mr. Huffman said that there was no plan for a connection to Oxford from that location because of traffic patterns and people's habits. Mr. Huffman discussed the rationale for the decision.

Mr. Berthiaume asked if the buildings would be completely handicapped accessible. Mr. Huffman replied that per ADA requirements any apartments accessible at grade level will be handicapped accessible, but per the codes these buildings are called three story walk-ups so the second and third floors wouldn't be. There would be no elevators in these buildings.

Mr. Berthiaume questioned if most units that will be handicapped accessible would be 2-Bedrooms. Mr. Huffman responded that there would be a mix of all unit types on every floor. So at minimum roughly 80 of the homes would be handicapped accessible.

Mr. Berthiaume asked about pets. Mr. Huffman replied that pets would be allowed; it would be a pet friendly community.

Mr. Berthiaume asked if there would be a dog park on the property. Mr. Huffman said that a small dog park area was part of the plan, as well as the amenities of a swimming pool and extensive community center.

Mr. Carpenter asked about the predicted square footage for the 1, 2 and 3 bedroom units. Mr. Huffman said that he would like time to get the accurate numbers, but he advised that he believed that the 1-Bedroom was approximately 750 square feet, the 2-Bedroom was approximately 950 square feet and the 3-Bedroom was about 1000-1050 square feet.

Mr. Carpenter asked Mr. Huffman to verify the square footage figures and confirm the correct numbers.

Mr. Carpenter asked if there would be deed restrictions to ensure that only the 250 units would be on the property and not the 320 that the market would bear. Mr. Huffman replied that the short answer was absolutely yes, to create a deed restriction so there would be no further development; they have done it in a number of communities.

Mr. Carpenter asked why the units were only rentals with no option to purchase them. Mr. Huffman said that rental housing is a big part of society now and it makes sense in this instance because they count more to the Town's SHI as rentals.

Mr. Laliberte asked about the process if an elderly resident had a bad lottery number and ended up on the third floor. Logan Huffman advised that the issue would try to be managed up front and provisions made in advance. He said that it's a balancing act economically and with the elevators there would need to be a minimum of 5 floors; that would create the issue of trying to keep the community suburban in character with a more residential building style.

Mr. Laliberte asked if the dog park and other amenities would be open to the public. Mr. Huffman said that there will not be signs up but the amenities would be intended for the residents of the development community.

Mr. Carpenter asked if there would be further blasting. Mr. Huffman said that there would be more blasting and he explained the need for it.

Mr. Carpenter asked Mr. Huffman if they could notify the residents when the blasting re-starts. Mr. Huffman agreed to do so. He said that they have followed every rule that was required in the process. He added that a member of the Fire Department has always been on site when there has been blasting. He said that they have not wanted to negatively impact the neighborhood.

Mr. Berthiaume asked if they would be willing make some apartments with more floors and to install elevators for elderly renters if the Town was willing to allow it. Mr. Huffman said that they would be happy to look at all things.

Mr. Holstrom stated that he wanted to make sure that the long-time neighbors in the area have been apprised of what was happening with the development and were happy with their plans.

Mr. Huffman stated that not everyone will be happy with changes, but they are trying to work with everyone. He said that they are not trying to hurt anyone or anything, they are just trying to develop their property. It's human nature not to want change. Mr. Huffman added that we are in an environment here within the Commonwealth that we need more rental housing.

Chairman Holstrom thanked Mr. Huffman and Mr. Williams for their presentation.

Town Manager Jacobson thanked Eastland Partners for their presentation and asked them to please give the additional information requested as a result of the questions tonight to her to distribute to the Board members.

Petition by National Grid and Verizon for Joint or Identical Pole Locations Hearing Albert Street.

At 8:25 P.M. the Board voted to open the hearing on the petition by National Grid and Verizon to locate poles, wires and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Albert St. – National Grid to relocate 4 JO Poles beginning at a point approximately 20' feet east of the centerline of the intersection of Albert Street and Blaker Street and continuing approximately 400' feet in an easterly direction. National Grid to replace and relocate P-5, 2' south, P-6, 3' south, P-7, 6' south and P-8, 5' northeast. This is to provide 3 phase power and widen the road for new apartment development to be built on Blaker Street.

(Motion made by Mrs. Goodrich; motion seconded by Mr. Carpenter) voted in favor 5 to 0.

Mr. Steve Soucy, the Designer for National Grid, was present and explained the petition.

Mr. Holstrom asked if there would be any impact on the neighbors.

Mr. Soucy replied that there would not; they are just moving the poles back. He said that National Grid would notify the neighbors if power would be interrupted.

There were no abutters in attendance.

The Board voted to close the hearing at 8:28 P.M. (Motion made by Mr. Carpenter; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.

The Board of Selectmen then voted to approve the petition as outlined in the memorandum dated May 7, 2019 (Motion made by Mr. Carpenter; motion seconded by Mr. Laliberte) voted in favor 5 to 0.

The Board voted to move forward agenda item 7c) Discussion on Scope of Services for Branding/Wayfinding Project and Vote on Appointment of Member to Town of Auburn

Branding and Wayfinding Project Committee (Motion made by Mrs. Goodrich; motion seconded by Mr. Carpenter) voted in favor 5 to 0.

Economic Development Coordinator Shannon Regan provided an update to the Board of Selectmen on the scope of services for the Branding/Wayfinding Project for Drury Square. She described the funding for the project through a grant awarded by the Massachusetts Downtown Initiative Program in the amount of \$15,000.00. Ms. Regan also discussed the next steps in the process, including the establishment of a Town of Auburn Branding and Wayfinding Project Committee to work on the project with the consultant, Faverman Design of Boston, Massachusetts.

Mr. Carpenter was selected to serve on the committee (Motion made by Mrs. Goodrich; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.

Communications

There were no items.

Board of Selectmen General Items

Gift Acceptances in Accordance with MGL Chapter 44, Section 53A

There were no items.

Proclamations/Recognitions

There were no items.

Town Manager Items

Hazard Mitigation Grant Program (HMGP) Vote to apply for, accept and expend grant funds in the amount of \$2,688.00 to hold a functional exercise for the Emergency Operations Center and an IPAD for the Fire Prevention Office

Town Manager Julie Jacobson described information that she had provided to the Board regarding the application to the Hazard Mitigation Grant Program. The Town is seeking the amount of \$2,688.00 to hold a functional exercise for the Emergency Operations Center and an IPAD for the Fire Prevention Office.

The Board of Selectmen voted to apply for, accept and expend grant funds in the amount of \$2,688.00 (Motion made by Mr. Carpenter; motion seconded by Mr. Berthiaume) voted in favor 5 to 0.

Tabled Items

Discussion on House and Senate Bill regarding Voting Age for Municipal Elections. Mr. Laliberte asked if the administration has heard from the School Department in response to the letter asking for comments on the proposed bill. The Town Manager responded that there has been no reply and she would follow-up this week.

Board of Selectmen Member Items

There were no items.

Public Comments

There were no public comments.

The Chairman asked if there were any errors, omissions or comments on the minutes of April 22, 2019. There being none, the Chairman accepted the April 22, 2019 minutes as written.

The meeting was adjourned at 8:35 P.M. (Motion made by Mr. Berthiaume; motion seconded by Mr. Carpenter) voted in favor 5 to 0.

Submitted: Sharon A. Kwiatkowski
Assistant to the Town Manager, Admin.

The following documents were part of the Board of Selectmen's Meeting of May 28, 2019 and are retained in the Executive Office of the Town Manager:

- May 28, 2019 Agenda
- Application Documents - Transfer of Wine and Malt Package Store License 567 Southbridge Street, by Bharatkumar Patel, RAMDEV, Inc.
- "The Reserve at Ashworth Hill" Blaker Street – Site Plan of Development and Presentation on the Municipal Impact Analysis
- Petition by National Grid to Locate Poles, Wires, and Fixtures, including Necessary Sustaining and Protecting Fixtures, on Albert Street
- Information on the Hazard Mitigation Grant Program (HMGP) Application for \$2,688.00 to hold a functional exercise for the Emergency Operations Center and an IPAD for the Fire Prevention Office
- Minutes of April 22, 2019