

January 9, 2024

## Precinct 17 Caucus Meeting Minutes

Location: YMCA Old Colony Plymouth Mass; 7 PM

**Precinct 17 Member Attendees:** Bill Licata, Joseph Hutchinson, Kathy Bell, Al Dinardo, Pamela Hastings, Lori Downs, Alexis Coon, Sue Arenstam,

Absent: Steve Lydon

Other Attendees: ~ 20 Redbrook Residents and Art Desloges

*These minutes are not verbatim – they are the clerk’s interpretation of what took place at the meeting. - Open Meeting Law, G.L. c. 30A§22*

- **Attendance: taken**

- **Admonitions to Town Meeting Members:**

- Precinct 17 members must balance motivations of town, ADM and Grantham, and constituents/neighbors:

- Act as town meeting members and voters. Responsibility is to weigh evidence, testimony, and then vote at town meeting
    - Questions to be addressed by Joe (will meet with town council) on how members interact: can we lobby, participate in local conversations, and testify at town meeting?

- Joe built a meeting calendar for Jan, Feb, and March to prepare members for town meeting.

- Precinct needs to be well informed. Therefore need to research information:
    - analysis of proposal (very rushed), should include consideration of abutters and accuracy of presentation.
    - 40B – state programs for construction affordable housing. What are the pressures on the town to approve the proposed housing
    - traffic study,
    - input from various boards.

- The calendar will include dates for interactions with town, ADM, and constituents.

- Did the special permit require/specify that ADM use CPC funds to fund any part of the construction costs of the affordable units. ask town council

Things to do:

- First meeting scheduled- Meet with residents on Jan 23 (likely); testimony from residents
  - We should poll residents over the next few months, also meet with ADM, and town departments.
    - *At this caucus: 2 residents thought the housing site might work for proposed Senior housing; ~ 20 residents strongly opposed*

- Comments by precinct members on initial ADM proposal (Monday presentation on 8<sup>th</sup> of Jan).

- Lori: at CPC meeting, thought Plymouth residents would have first resident priority. Research showed per state law, can have first priority at first rental,

next rental is statewide. Last night, at ADM proposal, Dan said up to 70% first priority would be Plymouth residents, but that would have to be confirmed by a Select Board vote. What is true?

- Kathy: I've read that typically affordable housing is discussed within community, well in advance (6 months to a year out) of development plans/discussions. However in this instance, the Advisory committee was informed of this plan by ADM a week before – residents not informed by advisory committee. Residents informed ~ 1 week before going to the CPC. Why weren't discussions held with the residents in this community – has major impact on abutters and on our community green/center? If it had been, the process would be smoother, without Redbrook concerns.
- General Town meeting Member Comments
  - Joe – advice to Redbrook residents: residents should form a coalition to better work with ADM on this proposal.
  - Typically for items on town warrant, the sponsor holds a number of open presentations just prior to town meeting, so town meeting members can understand the proposal. Will be ADM's responsibility to present this motion to all town meeting members prior to town meeting.
  - Planning board will hold hearings and then a vote. That's planning board's job.
  - Residents can speak at town meeting.
  - Analysis and Remarks about ADM presentation and vote at Dec 2023 CPC meeting:
    - Some CPC board members' remarks seemed premature (made prior to presentation and question/answer session). Underwhelmed by CPC questions asked about proposed project.
- Lori met with Peg Whelan last week about other tax properties available for affordable housing. Discussion: highest need is for affordable single family units, with single mom's as highest unmet need. Sr citizens lowest number needed. ADM at Redbrook promised to build 103 affordable units, proposed Senior housing will supply 52, built by Grantham, but this doesn't address population of highest need.
  - ADM need to build to scale with surrounding buildings. What's their plan to provide affordable single housing units?
- 3-5 yrs to Redbrook buildout...95% of housing, per permit...then we can take over shared properties, the Green, commons building. Would be helpful to have ADM deadlines for planning purposes.
- Redbrook Resident comments:
  - Paul Branco on Sunflower Way concerns: playground moving; his townhome is less than 20 yards from building...he bought an end unit (higher price than other units), was told during purchase that property across street would remain the same; lack of transportation for elderly, indigent residents – there is no city buses, no stores, no drug stores. So premise currently is 0.5 parking spaces per unit, however insufficient since this area is rural and very car centric....
  - Joanna Guest – 62+ are not infirm people, concern – insufficient parking
  - Billy White – last night one of the Grantham claimed that it would be 62 or above...believes disabled people can be considered...*needs to be investigated.*

- Bill Licata – average age is upper 70s through 90s at other Grantham properties (Scituate only exception), proposed Sr housing will have younger residents than those in assisted living ...very different activity levels in early 60s/70s...Also, Grantham hasn't considered that we are an auto community;
- Lori looked into other Grantham properties (exception Scituate), all are other assisted living...so can't compare that...only Scituate is sr housing property...30 occupants and 40 parking places.
- Greg Paquette: 52 is units is too many for that small parcel of land...resident resistance would be less...if limited number to 30 to 32 units and decreased height of building – out of sync with 1.5 story buildings on that block.
- Greg Paquette: process was not followed by ADM in presenting affordable housing request for CPC funds. ADM first discussed with town manager, who brought it to CPC.... Questions process. Planning board was bypassed. CPC request/vote was out of sequence.
- Scott MacMillan – thought the architect developed a good design. ADM has done a disservice to themselves by not being more open, need to communicate better.
- Redbrook master plan shown to *prospective* buyers is a marketing tool, not real master plan. This is not explained to potential buyers.
- Joe: how the Green area is developed determines the overall character of RedBrook. Important consideration. Completed design needs to be in keeping with small rural traditional village development feel, per 2008 special permit agreement.
- Kimberly – thanked us for listening. ADM has burden of proof for their project.... On them to address resident/town questions. Per ADMs special permit agreement with town:
  - Assisted living facility was mentioned as a type of housing in special permit contract, however assisted living is no longer an option (not clarified to as why); this would've been ~ 50 affordable units. Building affordable housing for a different population, over 62, is nothing like building for assisted living. Very different needs. Over 62 typically much more active than assisted population. These residential housing units should be interspersed within Redbrook (as special permit) and not segregated in one building.
  - The playground should stay in mixed used area. Cannot be moved out of that area.
  - Promises in contract to town, community, ADM signed this, town should hold them accountable.
  - Town hasn't enforced contract...our community shouldn't suffer because of that.
- Mari: how do we hold town accountable with ADM contract? General discussion.
- Al Dinardo – CPC wasn't unanimous vote. Planning board is just recommendation. Town meeting – up to Precinct 17 members to lobby other precincts against this. Contact other town meeting members if this moves forward after listening to residents' input.

- Kevin O’neill: What is most important meeting for residents to attend?  
Advisory and fincom is most important;.they review each article and then give approval or non-approval prior to town meeting. These decisions are valued by town meeting members.
- **New Business**  
Art Desloges is running for state representative against Matt Muratore. Presented his qualifications.
- **Adjourned**