

January 22, 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, Steve Lydon

Absent: No members

Other Attendees: ~ 30 Redbrook Residents present; Dan Gorczyk and Evan Miller (representing ADM), and Kevin Canty (Select Board Vice Chair); Zoom not working

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**
- **Minutes approved:**
 - Sep 23 2023
 - Oct 16, 2023
 - Dec 4, 2023
 - Jan 9, 2024
- **Presentation by Joe Hutchinson.** Review of proposed Cranberry Commons housing has been very compressed due to suddenness of proposal to residents (Nov 2023). December 4 2023 was first Precinct 17 meeting with abutters to development and other concerned residents.

Joe thanked all for their work on delving into this project: involved Redbrook residents, with special thanks to Mari Ryan and Kim Karass for their work representing the abutters (and Redbrook community) and Precinct 17 Town meeting members.

- Warrant is focus of town meeting votes. Article 16C funding was proposed by CPC. On Dec 4th 2023 resident abutters and residents came to first Precinct 17 meeting. Town meeting is April 6th, precinct has been focused on Article 16C, as concerns the \$4 million requested by Grantham to partially fund this project. Concerns with proposed project:
 - **CPC:**
 - funds out of alignment (town taxes vs ADM payment) – ADM made good profit due to allowance of denser housing (2008 special permit).
 - Lack of the CPC board attention to presentation of project, prior to voting CPC funds.
 - 2 representatives were missing when CPC funding vote taken – one was a Planning Board member.
 - Current proposed building is ~ 50,000 in area vs 25,000 (allowed per TRVD)
 - Transportation (limited public transportation available – this is an auto dependent community) and traffic concerns (River Run and Wareham Rd are already used as a cut through).
 - Opportunity costs – 4 million funding precludes other affordable housing, historic preservation and land acquisition projects.

- 2008 special permit agreement: ADM promised 103 affordable units, but only 15 built...large gap to date. Why weren't they built as the ~ 700 homes, apartments, townhouses, etc were built?
- Special permit includes that at 95% build out, Redbrook residents become responsible for much of the community physical care. One of our top goals is to ensure integrity of village (as laid out in the Traditional Rural Vision Development [TRVD]) vision.
- Will be responsible for administrative buildings. We will have to take over...community has not organized for it. Dan: unless Redbrook community wants to pay millions of dollars for current administrative buildings – no need to worry about them.
- **Jan 22, 2024:** new site today for proposed affordable housing building announced.
- **Bill read into the minutes email remarks received:** from Anne Stueck. and Scott MacMillan. In summary, Scott had some reservations on the location. Ann stated we needed affordable housing and this location (previous location) was best due to walkability to Green.
- **Town meeting members comments by alphabetical order of last name:**
 - Susan – Made a motion: Based on new location proposed today, would like to have some time to process impact. She moved that we request town boards to remove article 16C from the spring town meeting warrant, and move it to fall town meeting.
 - Kathy: Seconded.
 - Alexis no comment.
 - Al: this change in site is a major olive branch, should be celebrated. Cannot take any action tonight, since Zoom isn't working. He stated would be good if Select Board would table this article. Select board has authority to take it off warrant. Suggested we table this or send to planning board for further vetting. Select Board can ask CPC to withdraw it
 - He would like the driveway moved (new proposed site), also questions about site screening, land elevation.
 - Lori: votes no. very happy with new site location, addressed many of her concerns. Concerned about request for \$4 million dollars from CPC funds – not sure if ADM should be relieved of it's obligation to pay for all of it's affordable housing. Lori was interrupted by Chair (Joe) before she could complete her statement.
 - Steve: votes no. Vet this first, go before Select Board to ask to remove it.
 - Bill: met with Dan and Evan this morning,,,proposed project to be moved across street, increases parking spaces. Meeting was very cooperative; we can work more with ADM in a cooperative way. Delay this Article to fall town meeting - prudent to do so.
 - Pam: voted no.
 - Al abstained. Steve, Lori, Pam – no; rest ayes. In summary motion carries: 5 ayes, 3 no's, and 1 abstention
- **Dan's Presentation:**– there has been a change to their proposal; site change.
 - Nuts and bolts: no change to unit costs. Summary of key highlights: 52 affordable units and \$4 million dollar funds would go to grantham; 95% occupancy turnover to association members.

- Location was a major change– alleviated 95% of resident concerns.
- Past Planning board meeting - timing was in sequence, typical process for Grantham is to secure funds, then go to Planning Board.
- Description of new design and location: Now 52 parking spaces enclosed by trees and new building. Deliveries now off Wareham rd (better for traffic on Wareham Rd). Building size and height are unchanged. It's a larger site. Will need to clear more trees. Site will add more cost. No impact to community garden...eliminates impact to townhouses. Will be relatively flat. Will allow water to drain.
- Entity private receiving funds, CPC has given money to profit companies before, not new.
- Affordable housing rent is stated as 80% of income, \$1900, when you do that. Not that affordable for many people. To drop the rent, need state and local funds...\$ 80,000 per door. So makes it very affordable. Also, Plymouth residents will be given local preference... 42 units could be Plymouth residents.

- **Residents spoke:**

- Mari developed a Redbrook resident survey (January 16 - 20, 2024) on this proposed affordable housing project. Results of survey: 420 responses (41% of Redbrook residents) and 214 comments in the open-ended question. Residents are in favor of affordable housing. 97% are Plymouth voters.

In decreasing order of level of agreement: scale of building too large, 93%; don't overdevelop "village commons", 92%; proposed building site problematic, 91%; don't use CPC funds in lieu of ADM payment, 82%; would like affordable housing dispersed through development, 82%.

50% of respondents entered comments in an open field, 77 commented proposed site not acceptable, 16 commented on poor ADM transparency.

- Kim: provided a motion, but Joe stated this caucus was not the appropriate venue. Appreciated the new location, but as it's only been introduced today, need to gather community support – residents haven't been asked about it. ADM has not been a good neighbor. First meeting with residents was Jan 8th, long interval between November announcement and resident meeting. Residents no longer trust ADM.

15 units of affordable housing have been built to date, not in keeping with MOU – document stated that as development was built, checks were needed to see if affordable housing units were also being built as stated in MOU – not done.

4 million of CPC funds requested for this project, largest amount ever sought. Steve said there are a few other projects at or above \$4 million. Kim said not for a profit business.

All illegal, chapter 44B, imposes in perpetuity; Deed restriction to municipality – not private developer. Think whole article 16C is illegal. Town

counsel should review 16C before goes for a town vote. Attorney general might have something to say about it. Dan's response - Grantham has worked in this manner for over 30 years.

- John – Cranberry Farm Rd. How can ADM be held accountable? If they could build 103 units now, where could they put them? Development is already 70% built. This Senior affordable building will fit the new site and result in 53 affordable units.
- Darcy – Wisteria rd. Had special permit question. Pg 8 of TRVD includes single family, and assisted living facility, which is different from Sr housing. If affordable Senior housing built, is ADM still required to put in assisted living as well? (Answer was no). Wisteria has 3 affordable housing lots...3 more in Stabile, 4 in Pontiff, etc. Why weren't they built?

Dan – empty lots...builders found cost too high to build the affordable housing sites. Dan: ADM is working with nonprofit organizations along with builder to help build those homes and reduced AMI. Next 60 days see if they can get AMI from 80% to 60%.

- Another resident: 52 new parking spots in new proposed location. Where is additional parking for visitors? Is there sufficient parking?

Communications have failed...need someone who can represent residents and talk with ADM.

- Another resident (Wisteria) who will be responsible for new building and outside area? Dan – Grantham group is solely responsible for onsite and outside of building.

Water quality and supply...concern. Water restrictions last 2 summers. Concern about new buildings taking away from current residents' water source.

- Kevin Canty- Select Board controls warrant, exceptions are citizen petitions and CPC articles. No ability to remove CPC Article 16C. Nor can Advisory & Finance committee...so no point in asking Select Board to remove or table this Article. Recommendations to CPC from Select Board not valued. Residents can send emails to Select Board if have concerns...Kevin always reads them.

Advisory & finance committee do have impact on CPC. Finance committee will allow open comments, not select board – no time for comments.

- Susan reconsidered her motion (above), subsequent to Kevin's information, to ask town boards to remove article 16C from the spring town meeting warrant, and move it to fall town meeting. Motion was reconsidered, Seconded. Vote: Al abstained. Ayes have it. Motion carried.
- Kim asked Precinct 17 members if they had received her written comments – sent to all. Please review it.
- Warrant Article 16C language will have to be amended to reflect new lot.
- Kevin: Can email Select Board on new motion.
- AL- Select Board should be informed of new change. Change will need to be reviewed by planning board. All legal.

- Susy – feedback should be provided to CPC as well...warrant language needs to be updated. CPC needs to revote their vote. New location is a substantive change. Would suggest that precinct 17 notify select board, CPC, and finance committee as to this change.
- Kathy made a motion to notify the Select Board, CPC, and Advisory & Finance Committee of this change. Al abstained, Steve no. All other members voted yes – motion carried.
- Mari: even with new location, there are many concerns (listed above) that are unchanged.

Meeting Adjourned at 8:50 PM