

AFFORDABLE HOUSING TRUST

Meeting Minutes

May 19, 2021

TOWN OF SCITUATE  
TOWN CLERK  
2021 JUN 17 AM 11:06  
RECEIVED

ATTENDEES: All members were remote access – Steve Irish, Nancy Chapman, Maura Curran and Ruth Wagner. Jessica Guardia was absent

Additional Attendees: Shari Young, Admin

Public Attendees: Kayla Macleod, Sullivan and Sullivan Attorney's; Jennifer Kuhn, Resident

The meeting was called to order at 6:33 pm

Mr. Irish moved to accept the agenda, Ms. Curran seconded the motion; a roll call vote was taken and unanimously in favor.

Mr. Irish - yes

Ms. Curran - yes

Ms. Chapman – yes

Ms. Wagner - yes

**DISCUSSION: 163 Stockbridge Road – correction 165-167 Stockbridge Road**

Ms. MacLeod was presenting on behalf of Attorney Walter Sullivan.

Mr. Irish gave a brief introduction.

- Correction made for the record the lot under discussion should be 165-167 Stockbridge Road
  - 163 Stockbridge Road is developed with a single-family home, was part of the Affordable Housing Trust property – Lot 1
  - Lot 2 is what is being discussed this evening, correct address 165-167 Stockbridge, 72,250 sq. ft.
- Mr. Sullivan was involved in development of the 163 Parcel
  - Developer was able to get Planning Board approval for an offsite affordable unit for a project that was developed/constructed in Humarock
  - New developer looking to develop a property in Scituate and looking to potentially develop the affordable component required off-site from the proposed project
- Affordable Housing Trust has property Lot2, 165-167 Stockbridge that may have potential to be developed for affordable units.

Ms. MacLeod provided some additional information.

- Office represents a developer interested in developing 7 New Driftway, old medical building
  - VCN District has an affordable requirement – 4 units would be required
- Office is aware of the property owned by the Town at Stockbridge Road
  - Would the AHT support the effort of putting 2 duplexes on the vacant lot
  - What is the feedback of the Trust
- What is the number of affordable units at 7 New Driftway
  - Ms. MacLeod unsure of number of units, best guess was 20 units and 5% would need to be affordable
- Rental or Condo has not been determined – proposed as ownership, but open to AHT recommendation

Mr. Irish indicated the parcel under discussion was originally proposed for 2 units many years ago; additional units would be a hurdle, need to review with Zoning and Planning to see if possible to do more than 2 units.

Ms. MacLeod asked if the AHT had other property in the area that might work; for economic reasons the developer would like to construct everything on one property.

There was continued discussion about the number of units the parcel would be able to accommodate; the original plan was for 2 units. It is believed that some of the piping, water and sewer, may have been installed when 163 Stockbridge was developed.

It was asked if the Developer would be open to any affordable units on site at 7 New Driftway; Ms. MacLeod said it is not economical and the site is a very difficult. Additional detail was provided on the project at 7 New Driftway.

- Raze and reconstruct the existing building
- 19 units with 2 penthouse units – numbers need to be confirmed
- Not sure if condo's or rental units
- Site Plan was shared
- Height of the building currently proposed at 40', being worked on to comply with zoning
- Discussion with Planning Board - working to bring project into compliance with zoning
- Building proposed at 4 stories
  - Need to work on setback regulations

Mr. Irish indicated that the Planning Board has jurisdiction to approve/not approve offsite affordable units. Ms. MacLeod indicated that there has been discussion about offsite affordable units with the Planning Board and it was not entirely negative.

Ms. Curran asked who provided the number of affordable units required; want to make sure talking about the right numbers. There were changes made at Town meeting in April 2021. The proponent will need to make sure they are using the correct number of units. Mr. Irish reiterated that the parcel in question was only supposed to be for 2 units, would need confirmation on what the zoning is for multi-family in the area.

Ms. MacLeod provided some information on proposed affordable units.

- 2 duplexes
  - 2 story buildings, 4 units, 2 bedrooms
  - 24'x38'
  - 1,000 sq. ft./unit
  - A sketch of the units was shared
- Ms. Chapman opined the units were very small, especially for a small family

There was discussion about the units, if they would be rental or condo, who would manage the property. The AHT does not want the town or the AHT to be required to manage the property. For 163 Stockbridge the AHT bought out the developer, but then sold the property and recouped the funds less lottery expenses, etc. At 4 units the AHT would not have the funds to buy out the developer, this would need to be co-developed with the developer and the Town. Town Counsel would need to opine.

Ms. MacLeod asked if the AHT prefers rental or ownership; Ms. Chapman opined if 7 New Dirftway is rental AHT would want a commitment that the management company of those units would also manage the affordable units at Stockbridge.

AHT to compile a list of questions and provide to Ms. MacLeod once complete.

### **DISCUSSION/UPDATE: Scituate Community Christmas -" A Seat at the Table"**

Ms. Wagner reported on the meeting "A Seat at the Table"

- Starting fresh with this meeting
- Challenges for all non-profits in attendance at meeting discussed
  - Getting volunteers
  - Having appropriate volunteers for the services provided
  - Coordinating services with all other non-profits
  - Sharing resources and communicate with each other
- 5 Big ideas from initial meeting a year plus ago, pre-COVID
  - Need more affordable housing
  - Develop an approach to clear communication and make accessible across the multiple organizations
  - Improve cultural awareness, recognition and diversity and quality of life
  - Decrease the stigma of mental health/substance abuse issues
  - Create a central hub of information, for the non-profits but also for individuals to go to for services
- New facilitator at meeting - Robin Reed
- 23 Participants of non-profits
  - Accomplishments of your organization in last 18 months
  - What did you learn from COVID
  - Ms. Wagner explained AHT funded by CPC – get 10% of that money
    - Built a few houses, Nelson Rd., Stockbridge Rd.
    - Partnered with Grantham Group on Lawson Green
    - Working on \$100K Grant for Rental Assistance for those impacted by COVID
    - What is the organization doing going forward and what has been learned
      - AHT sending out bid for Rental Assistance program
        - Working on parameters and coordinating with State programs
      - AHT updated Housing Production Plan – outlined goals and targets
      - Looking at other towns and how they have used their Affordable Housing Trust funds
- Next meeting September anticipating it will be a live meeting

### **NEW BUSINESS:**

- Lawson Green - Ms. Curran indicated there will be a ribbon cutting on June 25<sup>th</sup>, more details to be come as the date is finalized
- Scituate Housing Authority Water Meters – Ms. Curran brought up for future discussion
  - Units currently on one meter, puts them in higher water meter bracket
  - Task to convert to single water meter units – Perhaps AHT can help with cost
    - Need to make sure it is allowable for AHT funds to be used in that way

- Could be an operational upgrade, would likely be paying for the conversion
  - Not sure it would fall under the AHT prevue
- Individual meters would foster conservation
- Not sure there are capital funds that could be used
- Unclear if the Housing Authority has other sources of funding
- Cost benefit still to be analyzed
- Additional Committee Member- Ms. Chapman
  - Explore if committee can add additional member(s) and how many members are allowed
    - Mr. Irish knew of a resident that might be interested in joining the committee

## **OLD BUSINESS: RFP for Rental Assistance Program**

- Did not receive any response, due date was May 14<sup>th</sup>
  - 3 chosen vendors
- Check in with Nancy Holt on next steps
- Possibly reach out directly to vendors to see if any interest
- Committee discussed if there have been inquiries for this type of assistance
  - Ms. Chapman said several months ago when she did some research there were fewer than 10 Scituate residents that had looked for assistance due to COVID.
  - Touch base with Senior Center and Scituate Housing Authority to see if any inquiries have come to them
  - Touchbase with Town Social Worker to see if any inquiries for assistance
- Mr. Irish opined Neighborworks would probably be best organization to partner with
- 165-167 Stockbridge Road
  - Compile list of question to get back to the Attorney
  - Why was the parcel set up for 2 units, is that the maximum allowed under current zoning
  - Ms. Curran suggested possible donation, perpetuity to always be affordable housing
  - AHT does not own any other parcels
  - Scituate Housing Authority owns a parcel down the road
  - Ms. Chapman opined the proposed units very small and very dense
  - What is the property zoned for?
  - Nice opportunity for rental units
  - Rental vs. Owner occupied, who handles
    - Scituate Housing Authority – currently only manages on campus property, Seniors only
      - Would the Housing Authority expand their reach – need to discuss with Kathy Demarsh
  - Could it be required that developer takes on management of the property – should be handled by one company
  - Know nothing about the developer – what other projects have they completed
  - 90% of units created should be rental, written in the Housing Production Plan 2020
    - AHT discussed projects that are in the works
      - Drew Company/MBTA lot – all rental, 15 units affordable
      - Herring Brook Meadow – 3A – 60 units all rental, not sure how many affordable units

Ms. Chapman made a motion to accept the minutes from March 2021 and April 2021, Ms. Curran seconded the motion; a roll call vote was taken.

The motion was amended to accept the minutes from March 2021, Ms. Chapman seconded the motion; a roll call vote was taken and unanimously approved.

Mr. Irish - yes

Ms. Chapman – yes

Ms. Wagner – yes

Ms. Curran - yes

Mr. Irish made a motion to adjourn, Ms. Chapman seconded the motion; a roll call vote was taken, unanimously all in favor.

Mr. Irish - yes

Ms. Chapman – yes

Ms. Curran – yes

Ms. Wagner - yes

The meeting was adjourned at 7:49 pm.

*Submitted by: Shari Moak Young*

*Approved: June 16, 2021*

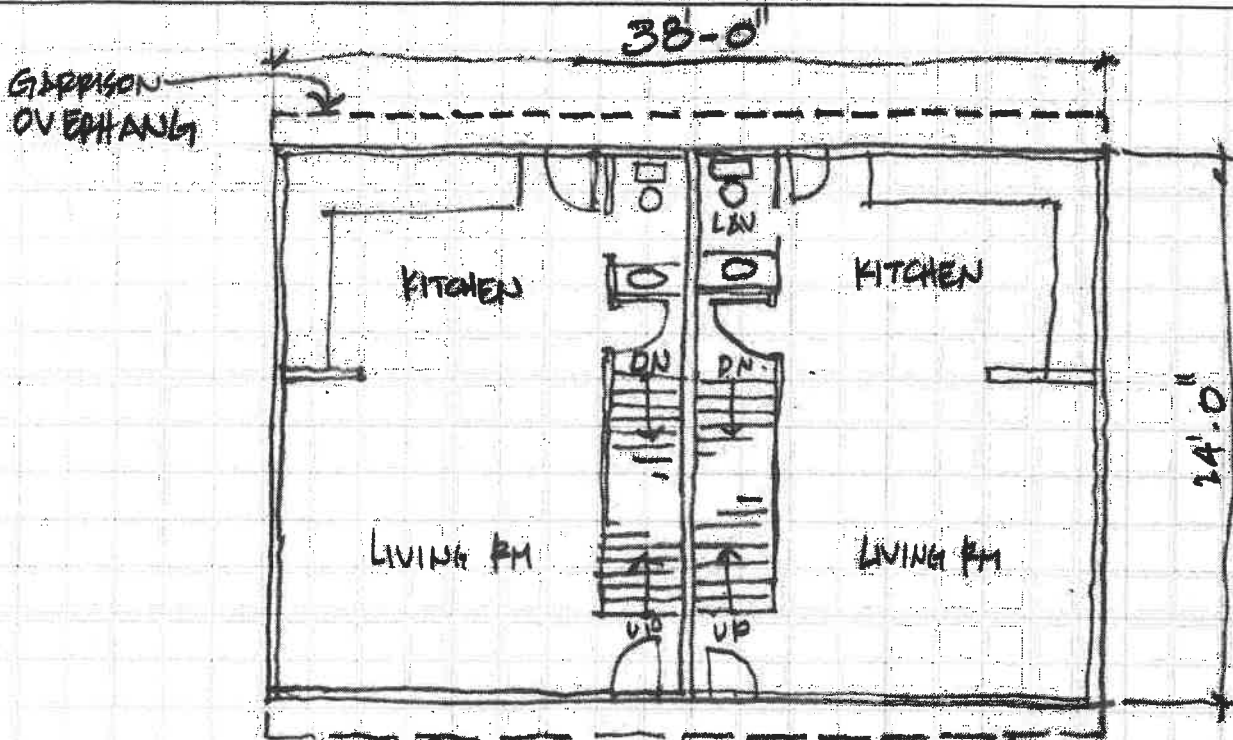






PHILIPPE THIBAUT ARCHITECT  
1168 LAKEVIEW AVE., #25  
DRACUT, MA 01826  
978.455.3072

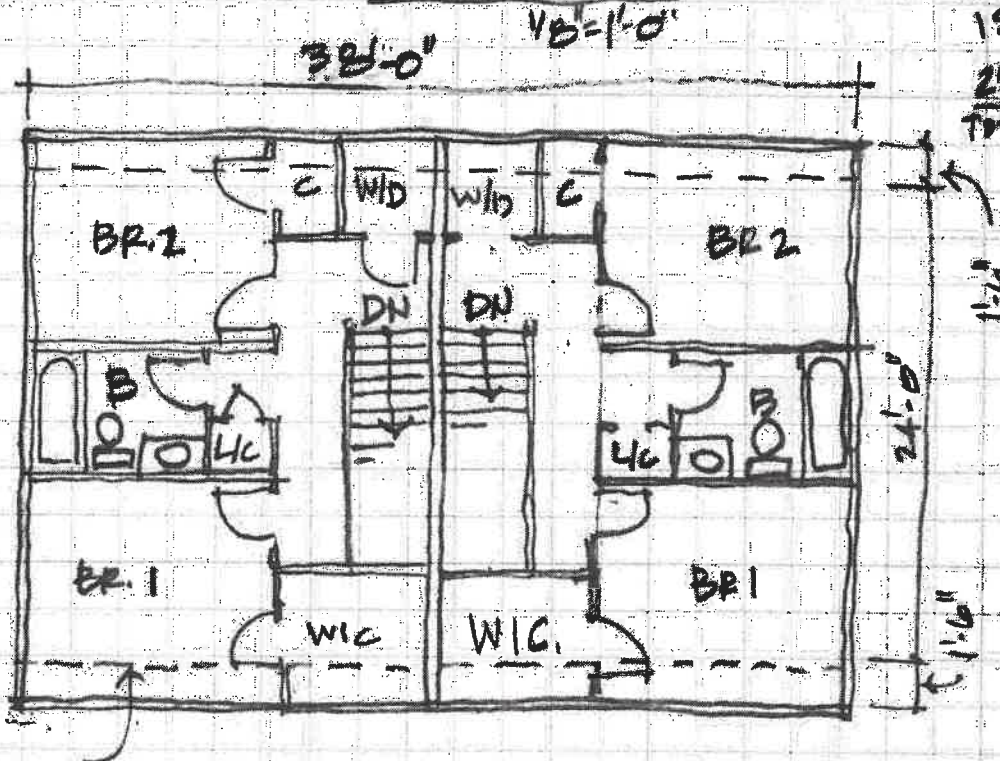
PROJECT DUPLEX 24'x38'  
LOCATION SCITUATE  
SHEET 1 OF 1  
DRAWN BY PT DATE 5/19/21  
SCALE 1/8" = 1'-0"



GARRISON OVERHANG

FIRST FLOOR

AREA (UNIT)  
1ST 450 SF  
2ND 513 SF  
TOT. 969 SF

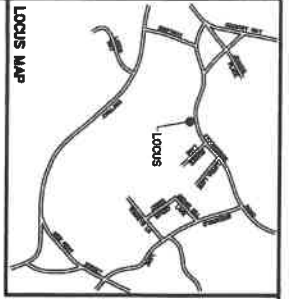


SECOND FLOOR

1/8" = 1'-0"







LOCUST MAP

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MASSACHUSETTS.

*Carl J. Mackay*  
PROFESSIONAL LAND SURVEYOR  
DATE 12-12-17

I HEREBY CERTIFY THAT THE PROPERTY LINES ON THIS PLAN ARE THE LINES DETERMINED BY THE SURVEYOR, AND THAT THE LINES HAVE BEEN MEASURED AND PLACED ON THE GROUND BY THE SURVEYOR, AND THAT THE LINES HAVE BEEN MEASURED AND PLACED ON THE GROUND BY THE SURVEYOR, AND THAT THE LINES HAVE BEEN MEASURED AND PLACED ON THE GROUND BY THE SURVEYOR.

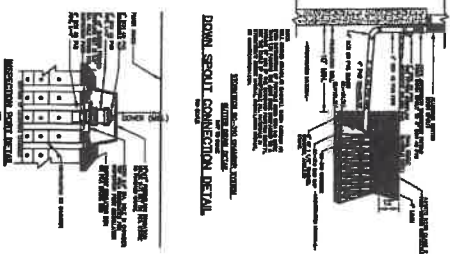
*Carl J. Mackay*  
PROFESSIONAL LAND SURVEYOR  
DATE 12-12-17



STOCKBRIDGE ROAD  
(PUBLIC - VARIABLE WIDTH)

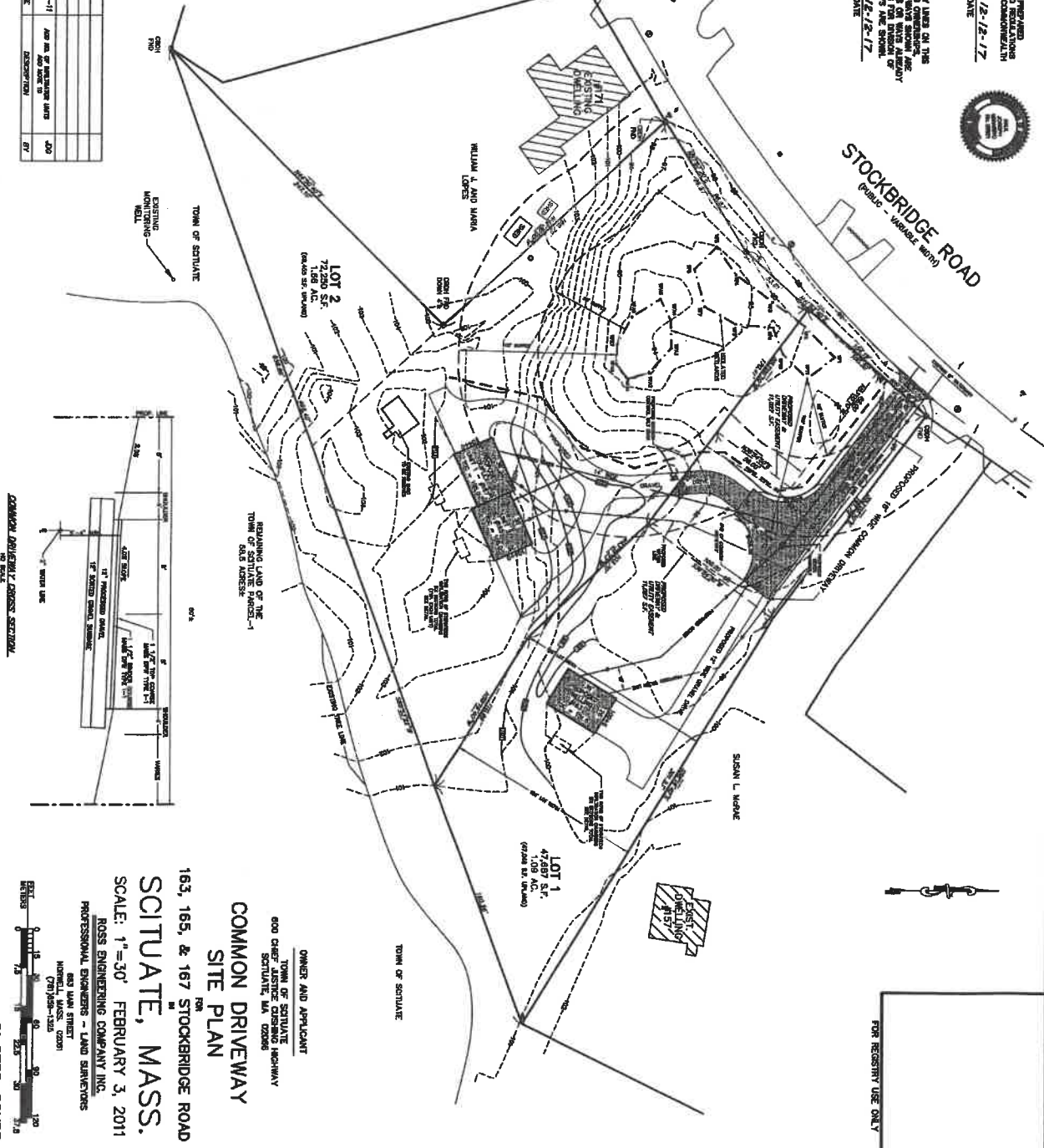
FOR REVISION USE ONLY

- NOTES:
1. ZONING CLASSIFICATION - R-2
  2. THE LOCUS DOES NOT LIE IN THE TOWN OF SCITUATE
  3. THE LOCUS LIES IN ZONE X AS SHOWN ON PPA MAP COMMUNITY PANEL, RESORDER 0006 E, DATED OCTOBER 10, 2003.
  4. THE LOCUS LIES IN THE TOWN OF SCITUATE WATER RESOURCE PROTECTION ZONING DISTRICT.
  5. PLAN REFERENCES:  
A) PLAN BOOK 4 PAGE 546  
B) PLAN BOOK 4 PAGE 446  
C) PLAN BOOK 10 PAGE 584
  6. LOCUS INFO:  
ASSESSORS REFERENCE PART OF 66-1-1
  7. THE WETLAND LINE SHOWN HEREON WAS PLACED BY ENVIRONMENTAL ENGINEERING, INC. (SEE PLAN SHEET 100-1-1) AND IS NOT TO BE CONSIDERED AS A TOWN ROAD. THE BOUNDARY BETWEEN THE TOWN OF SCITUATE AND THE TOWN OF STOCKBRIDGE DOES NOT FALL WITHIN THE JURISDICTION OF MGL CHAPTER 12A, SECTION 40.
  8. THE PROPOSED COMMON DRIVEWAY SHALL NEVER BE CONSIDERED FOR ACCEPTANCE AS A TOWN ROAD. ALL MAINTENANCE AND REPAIR OF THE COMMON DRIVEWAY AND ANY DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS SERVED BY THE COMMON DRIVEWAY.
  9. ALL WATERS AND SANITARY SEWER PIPE AND STRUCTURES SHALL CONFORM TO THE TOWN OF SCITUATE DRY STANDARDS FOR MATERIAL, TYPE AND INSTALLATION REQUIREMENTS.
  10. THE DEED FOR EACH UNIT OF HOUSING SHOWN HEREON SHALL STIPULATE THAT THERE IS A COMMON DRIVEWAY EASEMENT AND SAID DEED SHALL BE BROUGHT BY SAID EASEMENT.



DOWN SPOUT CONNECTION DETAIL

NO.	DATE	AND NO. OF REVISIONS MADE	DESCRIPTION	BY
1	5-20-11	ADD NO. OF REVISIONS MADE	ADD	



OWNER AND APPLICANT  
TOWN OF SCITUATE  
600 CHEF JUSTICE DRISDOW HIGHWAY  
SCITUATE, MA 02068

COMMON DRIVEWAY  
SITE PLAN

163, 165, & 167 STOCKBRIDGE ROAD  
SCITUATE, MASS.  
SCALE: 1"=30' FEBRUARY 3, 2011

ROSS ENGINEERING COMPANY INC.  
PROFESSIONAL ENGINEERS - LAND SURVEYORS  
883 MAIN STREET  
NORFOLK, MASS. 02055  
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IN 2752-COMDR

