

COMMUNITY PRESERVATION COMMITTEE

September 21, 2021

7:00 PM

MINUTES

Members Present: Christopher Feeley, David McNeill, Monique Doyle, Lisa Oxford, Michael Giardino, Joseph Halligan, Wayne Simarrian, Phyllis Messere-Malcom

Absent: Jeffrey Livingstone

Town staff also in attendance: Town Administrator Jamie Hellen, Assistant to the Town Administrator Alecia Alleyne

Other Attendees: Cobi Frongillo

Chairman Christopher Feeley called the meeting to order at 7:00 PM

1. 1. Approval of Minutes:

Mr. McNeill made a motion to approve the Minutes from the June 17, 2021, CPC meeting. The motion was second. Approval was unanimous.

1. 2. Historical Tours and Change of Use

2. Mr. Hellen: Historical tours to the Franklin Historical Museum and the Red Brick School will take place on September 29, from 4:00-6:00 and on October 1, from 9:00-11:00, with Facilities Director, Mike D'Angelo, the CPC committee, and any interested community members.

On August 23, 2021, a notice of intention of change of use was given for 215 Prospect Street. The permitting process is 120 days and notice of change of use is required by the Town. The owner has 30 days to get his own appraisal. If his finding does not match that of the Town, a third appraisal is needed.

3. Affordable Housing Update:

Mr. Hellen: Franklin Ridge will have 60 units of affordable housing. The project is "shovel ready" and fully permitted. Franklin looks to maintain its 40B of 10% of affordable housing. The 10% is a critical goal and if the Town does not keep that percentage, the state can override local zoning.

4. Amy Love, Planner

The last Housing Plan (HPP) was done in 2011. In 2019 the town reached its 10% for 40B housing. Currently, the town is at 11.96% which may change with the census update. By 2030, it is estimated that 23.2% of the population will be "elderly." Now, the average household is 2.6 people. Housing prices have jumped from an average of \$549,000 to \$568,000. There is a housing need for the elderly and those with special needs.

Mr. McNeill: What strategies does the town have in mind for future housing?

Ms. Love: Possible zoning changes could be implemented.

Mr. Hellen: If the town required that 1 or 2 units of a ten unit building be set aside for low income housing then the developer would lose money. The Municipal Affordable Housing Trust (MAHT) can provide an incremental approach. In 2023 the Master Plan will require an update.

Mr. Feeley: Zoning or other requirements might make changes and proximity to the railroad stations will help.

Mr. Hellen: A study will be done to assess what the downtown revitalization will look like. Community input will be sought. No incentives have yet come from the state.

Mr. Hellen: The state will recalculate Franklin's population with the updated census. Glen Meadows helped the town achieve its 10 % for 40B housing.

A secondary goal is having the town continue to fulfill the needs of what the residents want which is a good mixture of housing: low cost, middle, and high cost homes. Demand is driving up the cost of housing and additional strategies are needed.

Mr. Halligan: How much land is left?

Mr. Hellen: About 10.5-10.7 percent.

Ms. Love: Enough for 1,200 more units.

Mr. Hellen: The present population is 33,261, and the town seems to be hitting a "plateau." The CPC purchase of Maple Hill changed the dynamic, and with Franklin Ridge, the town should be in good shape.

Mr. Feeley: With the commuter rail, there is a potential for additional housing.

Mr. Hellen: There will be a new downtown analysis and there may be state incentives. No affordable housing exists at Hillside or at the Chevrolet development.

Mr. Rick Ciccone, Chestnut Street (call-in question and comments): Can developers be asked to include affordable housing units? We need developers to include affordable housing for the "greater good." The "greater good" is more important than money.

Mr. Simarrian: Is low income housing waived?

Mr. Hellen: That is too broad a subject about waivers. There are waivers for parking and with the 1.5 parking decision, there is more room for projects.

Mr. Feeley: The community needs to decide not to build.

Mr. McNeill: motion to adjourn.

Ms. Oxford: seconded the motion.

Respectfully submitted,

Monique Doyle,

CPC Clerk, Franklin, MA