

**TOWN OF FRANKLIN  
MUNICIPAL AFFORDABLE HOUSING TRUST**

**February 6, 2019  
8:00 AM  
Conference Room 106**

**Minutes**

**Present were Chris Vericker, Judy Pfeffer, Robert Keras, Maxine Kinhart, Jeffrey Nutting, Jonathan Juhl, and Lucio Trabucco**

The meeting was called to order at 8:00 am.

Jonathan Juhl of JNJuhl & Associates and Lucio Trabucco were present to give update on the Senior Housing Project. Project Name that was submitted to DHCD is Franklin Ridge.

He is putting together an application. He has received letters of support from the Trust, Representative Roy, and Senator Spilka. Trying to get them from Congressman Kennedy, Senator Warren and Senator Markey. Project will probably take 3 funding rounds. Looking at 2023 for completion.

Went to the Tech Review Committee and discussed issues of water pressure and fire protection, drainage, wetlands, and parking.

Received site plan approval from DHCD. Can now go ahead to start comprehensive permit process, probably in March or April. Will be looking for waivers on parking, elevation and frontage. Abutters for 300 ft. will be notified and includes all of Highwood condominiums.

Lucio gave presentation. The site is 7.5 acres containing ledge and wetlands. There is a gravel 20 foot right of way (56 ft. wide) to Irondequoit for emergency and water line.

There are to be 60 units on three floors. 75% (45) are one bedroom at 700 sf and 25% (15) are two bedrooms at 900 sf. The building is bigger than Eaton Place at approximately 70,000 sf versus approximately 50,000 sf for Eaton Place. Residents' income will be up to 60% of median income.

Motion by Chris Vericker to adjourn. Second by Bob Keras. Vote – Unanimous (5) - Yes.  
Meeting adjourned at 9:00 am.

Submitted by Maxine Kinhart, Trustee