

## **Municipal Affordable Housing Trust**

### **Agenda**

**August 15, 2023**

**10:00 AM**

### **Virtual Meeting**

To all residents, this meeting is available to be attended in person and via the Zoom platform. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link provided on the agenda.

Please click on <https://us02web.zoom.us/j/86594188327> or **call on your phone at 1-929-205-6099, meeting ID is 86594188327.**

1. Swearing In of Members – Nancy Danello, Town Clerk
2. Election of Officers
3. Approval of Meeting Minutes – June 13, 2023
4. Affordable Housing Update - Maxine
5. Update: Franklin Ridge – Bryan Taberner
6. Future Agenda Items

Comments: This listing of matters is that reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

This agenda is subject to change.

**TOWN OF FRANKLIN  
MUNICIPAL AFFORDABLE HOUSING TRUST**

**June 13, 2023**

**Meeting Minutes**

**Meeting Called to order, members Present:** Chris Vericker, Maxine Kinhart, Susan Younis, Judith Pfeffer, MaryAnn Bertone, Jamie Hellen

**Members Not in Attendance:** Chris Feeley

**Guests:** Bryan Taberner, Jon Juhl

**1. Approval of Minutes – April 11, 2023 – Motion** by Jamie H. to **Approve** minutes, **Second** by Judith P. **Roll Call Vote:** Maxine: Yes, Susan: Yes, Judith: Yes, Chris V.: Yes, MaryAnn: Yes, Jamie: Yes **Vote: 6-0-0**

**2. Affordable Housing Update - Maxine**

1. 67 Palomino Drive – found a buyer. Very excited. Buyer is a participant in the Section 8 home buyer program. Has an escrow account. Is a single mom with two kids.

2. 90 Palomino Drive is ongoing – looking for a buyer.

3. Answering a question from Judith on 144 Grey Wolf Drive. Two quarters of 2022 and all 4 quarters of 2023 taxes are due for a total of \$4,860. Condo fees are up to date.

**3. Discussion: Franklin Ridge – Jon Juhl**

Winter funding round – did not get approved. They had approximately 90 applications and 26 were approved with the majority going to housing authority related public housing. The State has come under a lot of pressure recently with bad reports that came out regarding vacancy in units in public housing and deteriorated conditions.

We did get asked to submit a pre-application for the mini funding round which is a first for us. It shows a readiness to proceed. It also is limited to production projects as opposed to housing authority or public housing rehabbing projects. They hope to fund 10-15 projects out of this. Pre-application is due June 30 then September funding submittal and so we would not know until the end of year or beginning of 2024 on the decision.

There are three criteria to submit letters for:

#1 Status of project – readiness to proceed – which we are.

#2 Greening. Sustainability and climate focus. Has become more prevalent in the last several years. They are really pushing greening. The upside is cleaner, more effective in terms of insulation and things like that. The down side is it increases costs.

#3 Local matches – how much the Town has contributed to the project already, but also potential local future funding or in combination with things like waivers for building permits, sewer connection fees and other contributions.

Geographically, they are under pressure to spread the money outside of Boston. They are going to spread the money around the State.

MassWorks has been a great component to this. We've been working to finalize how the site plan will work. We are on schedule to go out to bid by the end of the year.

Jon is really encouraged that we have been invited to the mini funding round. It shows the State's interest in the Town of Franklin's project and that the Town has put forth so much effort in this regard.

Chris V. asked Jon to explain the mini funding round. Jon said the State has allocated several hundred million dollars that they can allocate for what they call the 2023 mini competition. High level projects that didn't get funded in the Winter round and just a certain percentage of those projects will move forward. It is encouraging that we are in there. In theory, you don't have as much competition. Another Winter round is coming in the end of 2023, early 2024.

Chris V.: Regarding greenery, are we going to pass on those criteria? That is not optional, project has to have all electrical, heating, and cooling which is on the operation side, a challenge because in experience so far, electrical cost isn't any cheaper than gas or other options. It is cleaner and that's what we're doing. We will meet new energy codes – there's a new one in January 2024. We will pass, you have to. We will not only meet the threshold, we'll exceed the threshold.

Jamie H.: Will they require the building design to be Net-zero? Jon said no, but he will ask the architect. Jamie said within the state, there is pending legislation, with lots of support, that at some point they are going to ask to update the building code to be mandatory to have every building to be Net-zero. Jon is aware of Net-zero, but the threshold is moving – it is evolving quickly. Net-zero is a very high standard to achieve and as he has read, it is not saying Net-zero. We will have to meet the 2024 energy code requirements. There are a lot of challenges with focus on greening and sustainability.

Bryan T. spoke on the Massworks grant program. The Town did receive a 3.2 million dollar grant for the new water pump house that will be at the bottom of the road right near the Police station. The old pump house will be demolished. This is for continuing the design engineering of roadway that will link our existing road to the subdivision next door and all the other infrastructure within the right of way and if we have additional funds, at a minimum we'll have stubs for the Franklin Ridge project and two other lots that are still owned by the Housing Trust.

Greenish color line is the extension of roadway to the Franklin Ridge project and into parking area. There would be a stub that would go up to the adjacent subdivision. That roadway will be a gravel road or narrow paved road. Bryan suggested that they change alignment of the roadway. They change the roadway right to subdivision with stub as driveway. The yellow line is the lot line. Lot 1a is 1 acre lot. There is ledge. Blasting has come a long way as to what they can do without impacting neighbors.

Discovered wetlands have changed the size of the lots. We now have small area for a couple of duplexes 200 x 200 – whole northern lot driveway with stubs for both. Lot 1b is over 10 acres. Franklin Ridge is 6.5 acres. The squiggly lines are contour lines. The farther apart the lines, the flatter the area.

#### **4. Future Agenda – None**

##### **General Business:**

This meeting is the last for Judith and MaryAnn. Chris V. thanked them for their long term service.

Judith P. stated that Virginia Caso's condo is still standing vacant there for 4 years plus. She paid \$165,000. Has a Mass Lien on it. Wants us to fix this. Virginia has multiple children, two on Facebook – not hard to contact. There would be a will.

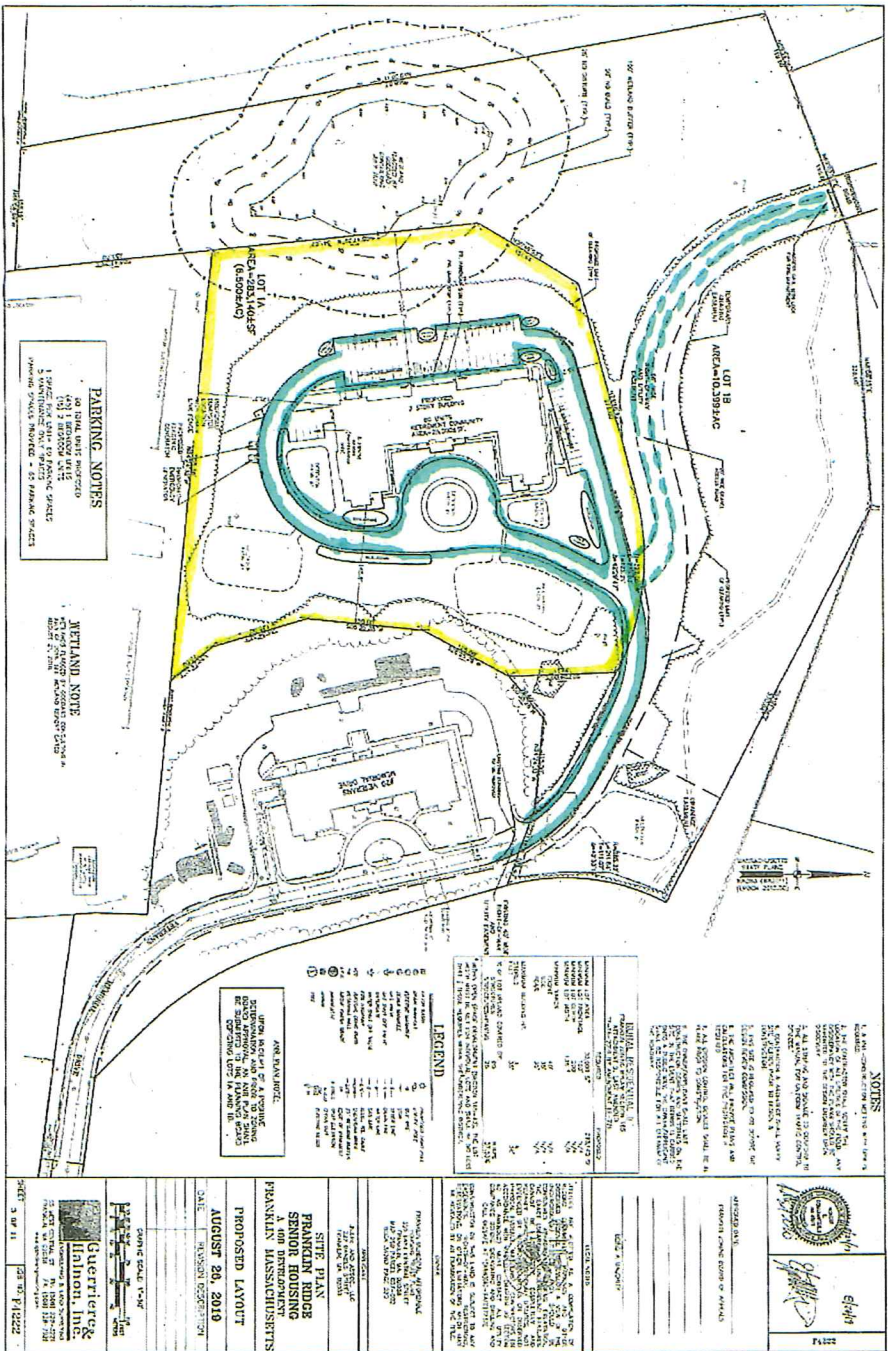
MaryAnn enjoyed her time working on the Trust.

Sue Younis stated they are still in process of getting Rayleen settled into her new role at the Senior Center. The meeting of all interested parties has not transpired yet. Trust will be invited when the meetings are held.

**MOTION** by Maxine to **Adjourn**, **SECOND** by Jamie. **Roll Call Vote:** Maxine: Yes, Susan: Yes, Judith: Yes, MaryAnn: Yes, Chris V.: Yes. **Vote: 5-0-0.**

Meeting Adjourned at 10:57 AM.

Minutes prepared by: Maxine Kinhart

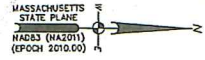
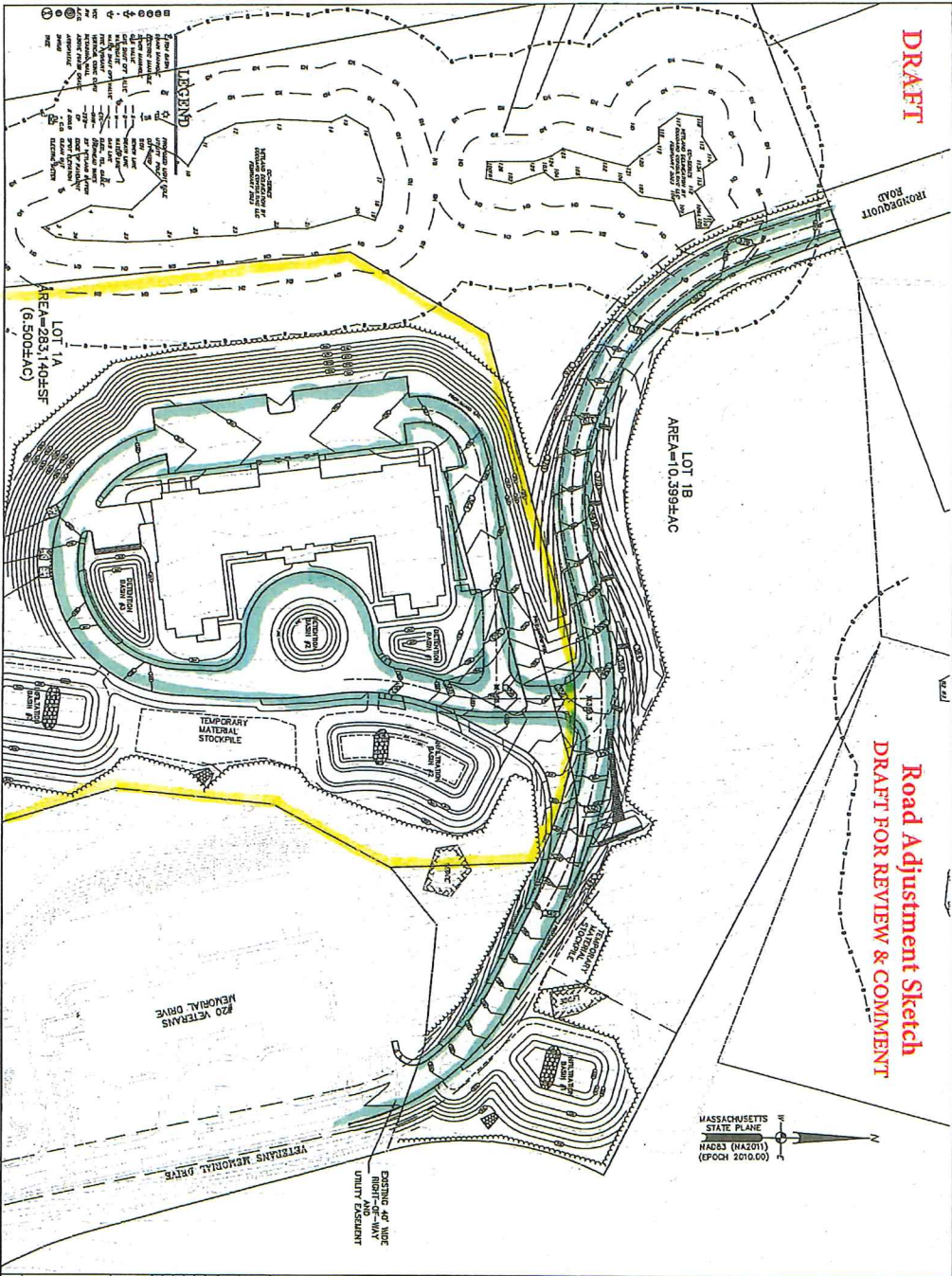


# Proposed Site Plan 6.5 ACRE

TRABUCCO ARCHITECTS

DRAFT

Road Adjustment Sketch  
DRAFT FOR REVIEW & COMMENT



0994

APPROVED DATE:

PROVINCIAL ZONING BOARD OF APPEALS

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**LEGAL NOTES:**

THIS PLAN IS A PRELIMINARY SKETCH AND DOES NOT CONSTITUTE A FINAL ENGINEERING OR ARCHITECTURAL DESIGN. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION AND THE MASSACHUSETTS DEPARTMENT OF HIGHWAYS. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND THE MASSACHUSETTS DEPARTMENT OF CONSERVATION AND RECREATION. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF SOCIAL SERVICES AND THE MASSACHUSETTS DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF TERRORISM PREVENTION AND SECURITY AND THE MASSACHUSETTS DEPARTMENT OF HEALTH AND HUMAN SERVICES. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF EDUCATION AND THE MASSACHUSETTS DEPARTMENT OF CHILDREN AND YOUTH AFFAIRS. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF SENIORS AND ASSISTIVE TECHNOLOGY AND THE MASSACHUSETTS DEPARTMENT OF COMMUNITY DEVELOPMENT AND AFFAIRS. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF REVENUE AND THE MASSACHUSETTS DEPARTMENT OF TAXATION. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF REGISTRATION AND PROFESSIONAL REGULATION AND THE MASSACHUSETTS DEPARTMENT OF PROFESSIONAL REGULATION AND CONSUMER PROTECTION. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF STATE AND LOCAL GOVERNMENT AND THE MASSACHUSETTS DEPARTMENT OF COMMUNITY DEVELOPMENT AND AFFAIRS. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION AND THE MASSACHUSETTS DEPARTMENT OF HIGHWAYS. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND THE MASSACHUSETTS DEPARTMENT OF CONSERVATION AND RECREATION. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF SOCIAL SERVICES AND THE MASSACHUSETTS DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF TERRORISM PREVENTION AND SECURITY AND THE MASSACHUSETTS DEPARTMENT OF HEALTH AND HUMAN SERVICES. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF EDUCATION AND THE MASSACHUSETTS DEPARTMENT OF CHILDREN AND YOUTH AFFAIRS. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF SENIORS AND ASSISTIVE TECHNOLOGY AND THE MASSACHUSETTS DEPARTMENT OF COMMUNITY DEVELOPMENT AND AFFAIRS. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF REVENUE AND THE MASSACHUSETTS DEPARTMENT OF TAXATION. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF REGISTRATION AND PROFESSIONAL REGULATION AND THE MASSACHUSETTS DEPARTMENT OF PROFESSIONAL REGULATION AND CONSUMER PROTECTION. THE PROPOSED ROAD ADJUSTMENT IS SUBJECT TO THE APPROVAL OF THE MASSACHUSETTS DEPARTMENT OF STATE AND LOCAL GOVERNMENT AND THE MASSACHUSETTS DEPARTMENT OF COMMUNITY DEVELOPMENT AND AFFAIRS.

**PROVINCIAL ZONING BOARD OF APPEALS**

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**DESIGNED BY:**

ALAN J. ANDERSON, LIC.  
722 MAIN STREET  
SPRINGFIELD, MA 01103

**SITE PLAN**

VETERANS MEMORIAL  
DRIVE EXTENSION  
FRANKLIN  
MASSACHUSETTS

**ROAD ADJUSTMENT SKETCH**

MARCH 1, 2023

DATE: \_\_\_\_\_  
REVISION DESCRIPTION: \_\_\_\_\_

**DRAFT**

DATE: \_\_\_\_\_

**Guertierek & Hamon, Inc.**

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**0994**

SHEET 6 OF 11

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