



Town of Franklin

“Maple Hill”
61A Right of First Refusal
(ROFR) Public Hearing

Franklin Town Council Meeting
June 9, 2021

Jamie Hellen, Town Administrator

Maple Street “Maple Hill” 61A Right of First Refusal, #1

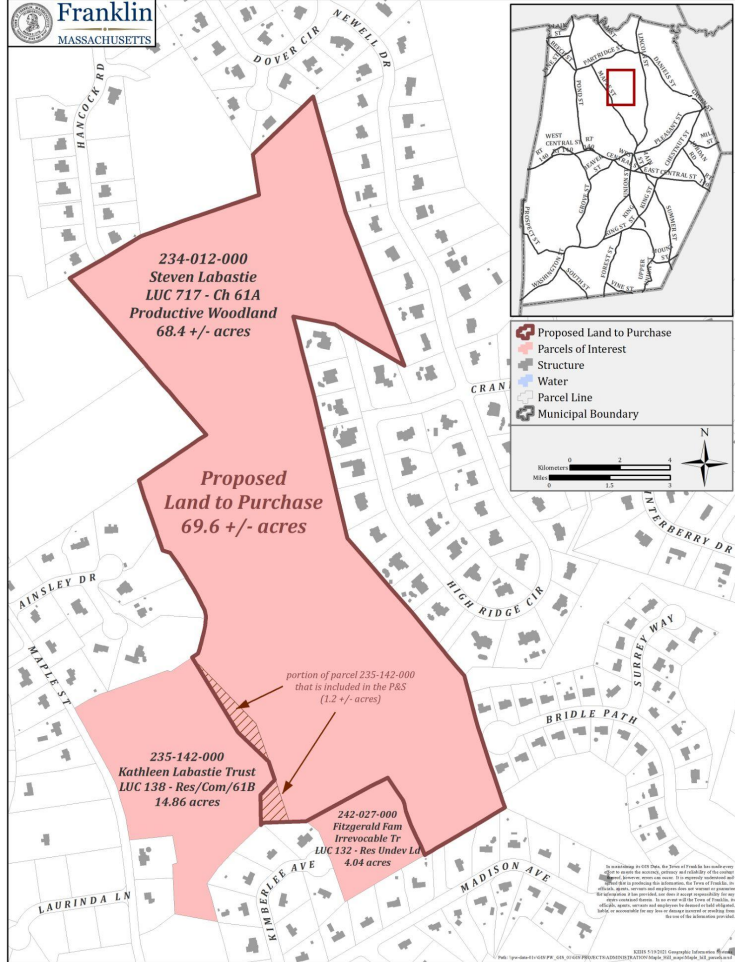
- Process, to date.
 - Approved subdivision from the Planning Board on Dec 7th, 2020.
 - Certificate of permit filed Dec 11 by the Town Planner with Town Clerk.
 - Appeal period was 20 days, by statute (Deadline Dec 31st).
 - There was no appeal.
 - Notice of Intent and P&S arrived on May 5, 2021.
 - State Open Meeting Law: required 48 hour notice of a public meeting.
 - Town Attorney and Town staff review the P&S to confirm the proposal meets statutory requirements. June 9, 2021 public hearing.
- The Town has the “Right of First Refusal” (ROFR) on two parcels off of Maple Street. The Town received a bona fide Purchase & Sale on May 5, 2021 at 2:58PM.
- The Town has 120 days to exercise its right of first refusal, or September 2, 2021.

Maple Street “Maple Hill” 61A Right of First Refusal, #2

- The parcels are currently under Chapter 61A (productive woodland and accessory non-productive land, respectively)
 - Parcels have been mostly in Chapter 61B (Recreation) for almost four decades.
 - Property owner pays 25% of full value of property taxes, while in Chap. 61B.
 - In FY21, the parcel was enrolled in Chapter 61A (Productive Woodland) and has an active 10-year State Forest Management Plan on file with DCR (state agency). The owner pays 3% of the total property tax value while in Chapter 61A.
 - Percentages are determined by the Farm Evaluation Advisory Committee by the state.
- The price of the parcels = \$4,590,000.

Maple Street “Maple Hill” 61A Right of First Refusal, #3

- The two parcels being considered for purchase (69.6 +/- total acres):
 - Part #1: 68.4 +/- acres (Labastie, 234-012-000-000)
 - Part #2: 1.2 +/- acres (Labastie, 1.2 acres has been subdivided off the 14.86 acre parcel under chapter, 235-142-000-000)
 - The ROFR does not include any residential structure, ancillary structures or other parts of land within the approved subdivision. That parcel has four different classifications on various portions of the property.
- The third parcel included in the approved subdivision (owner: Fitzgerald, 242-027-000-000) is not part of the ROFR and not enrolled in Chapter 61.



Maple Hill Properties Overview, #1

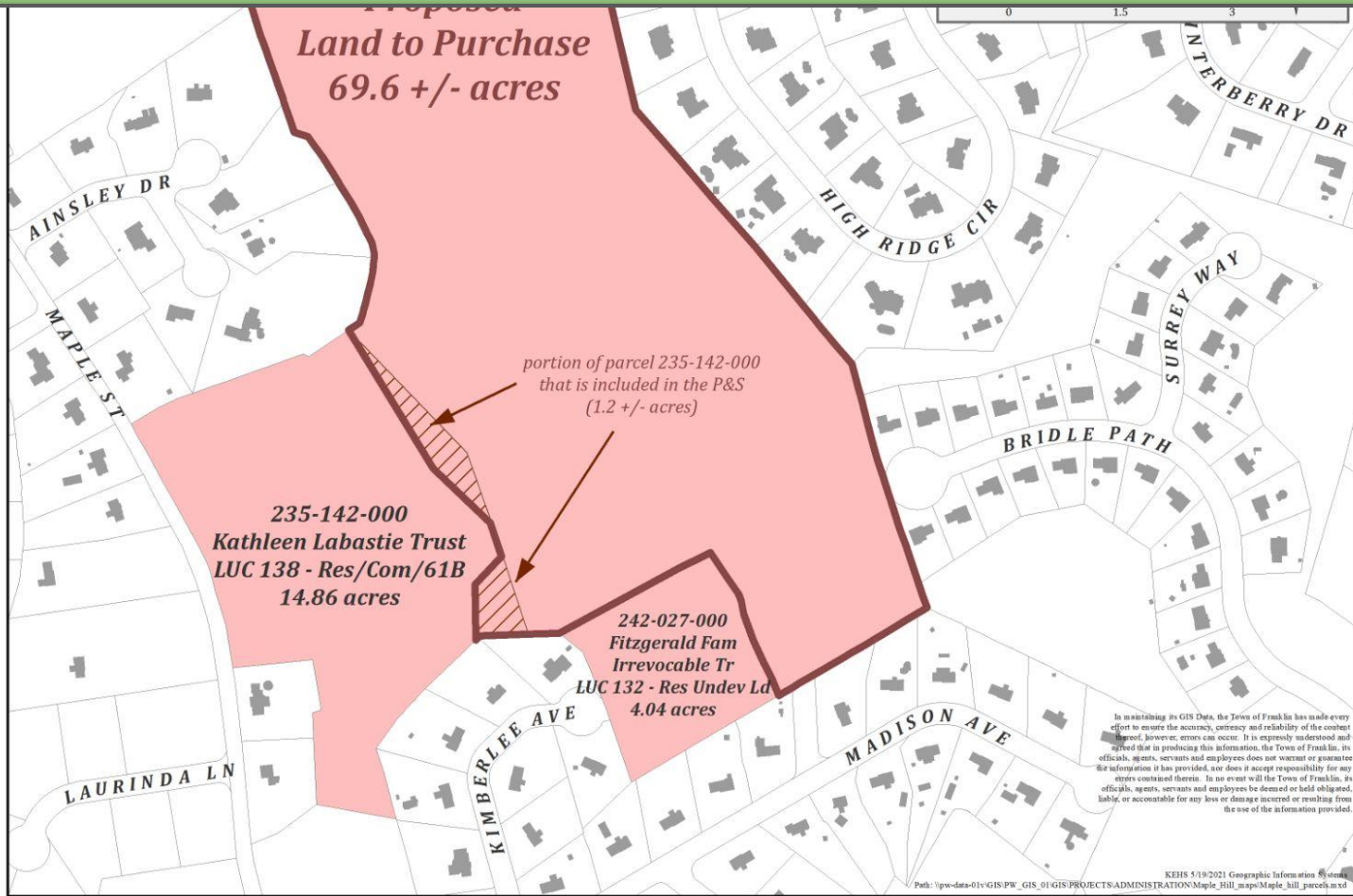


Franklin
MASSACHUSETTS



Maple Hill Properties

Overview, #4



Maple Hill Properties

Overview, #5



69.6 +/- acres

MAPLE ST

AINSLEY DR

HIGH RIDGE CIR

HERITAGE WAY

DOWNINGWOOD DR

BRIDLE PATH

LAURINDA LN

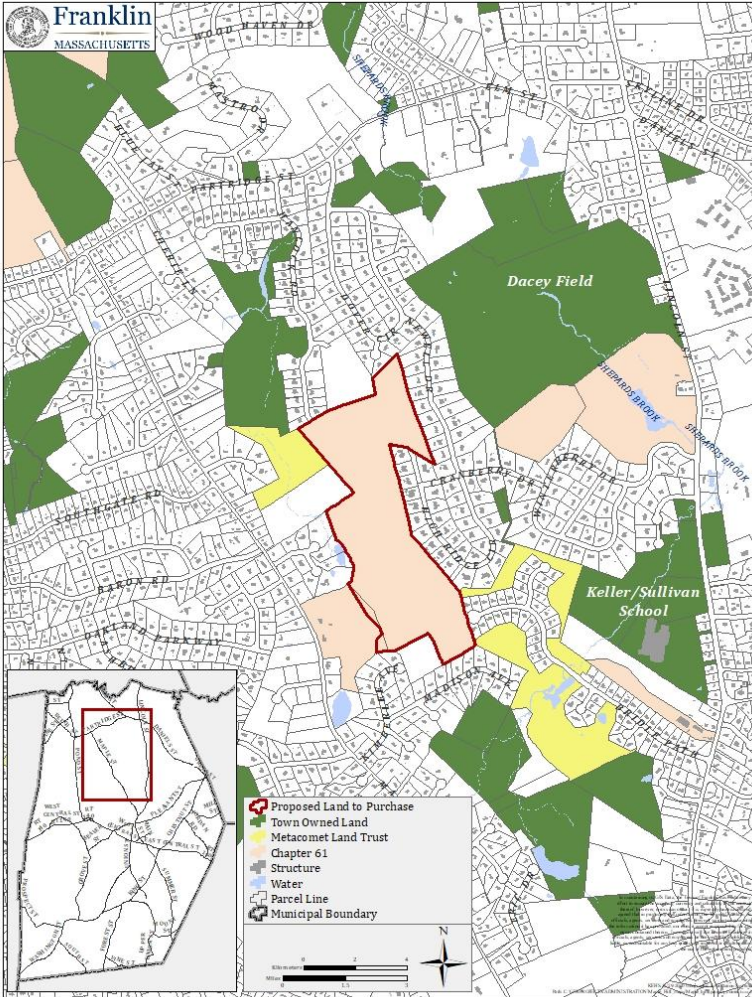
KIMBERLEE AVE

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REHS 5/19/2021 Geographic Information Systems
Path: \\pws-data-01\GIS\PR_GIS\GIS\PROJECTS\ADMINISTRATION\Maple Hill\maps\Maple Hill parcels_aerial.mxd

Maple Hill Properties

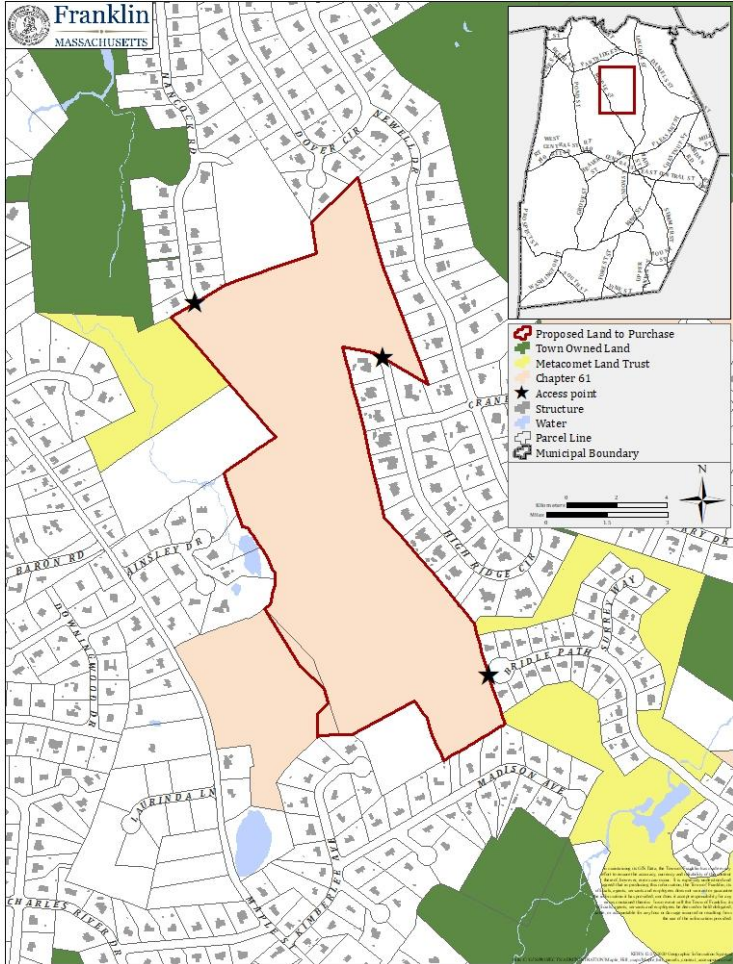
Overview, #6



Maple Hill Properties

Overview, #6

- Maple Hill property has proximity near many other open spaces & downtown.
- Dacey Field, Keller-Sullivan School (labelled)
- Town Open Space (Green)
- Metacomet Land Trust open space (yellow)
- Additional Chapter 61 lands (pink)
- Tremendous opportunity to develop trail, sidewalk, bike lane connectivity through additional recreational opportunities.
- Close to downtown/town common



Maple Hill Properties

Overview, #7

- A map of possible access points to the property (starred). Bridle Path, Madison, Hancock, High Ridge & Newell neighborhoods.
- The property is not easily accessible by main artery. To access the property, additional public infrastructure investments will be required in due time. The DPW is ready!
- Long-term maintenance costs will occur with final decision on uses.



Maple Hill Properties Overview, #8

- Represents one of the last largest parcels in Town remaining for “open space” and forest preservation.
- 2016 [Open Space Master Plan](#) top priority.
 - Goal #2, Objective #2.2.
 - [2017 Chapter 61 Analysis](#). Maple Hill scored highest of all parcels.
- 2013 Master Plan prioritizes open space.
- Annual goal set by the Town Council and Town Administrator.

Parcel Size (Acres +/-)	Parcel ID	Description, Address	Total points	Potential Housing Units
68.46	234-012-000	Labastie Property, Maple Street, Nature Study	39	70
115.309	300-002-000	Franklin Country Club, 672 East Central	26	46
34.613	228-002-000	Calnan, Lincoln Street, Pasture	25	26
21.549	311-006-000	Cedar Hill Farm, 235 Grove Street	25	7
20.02	204-005-000	Koshivos Farm, Lincoln Street, Orchard	23	10
43.635	323-046-000	Wadsworth Farm, Spring Street (West Side)	22	23
114.474	325-003-000	Schmidts Farm, 215 Prospect Street	21	5
71.51	308-076-000	Woodcrest Farm, Prospect Street	20	20
24.644	323-041-000	Wadsworth Farm, Spring Street (East Side)	19	11
27.72	212-025-000	Country Day Camp Property, 1221 Pond Street	19	5
12.74	227-015-000	Calnan, Lincoln Street, Field Crops	18	0
13.999	222-063-000	Country Day Camp Property, Partridge Street	18	2
10.275	206-076-000	Lyon Property, Bent Street	18	3
16.385	242-012-000	Labaste Family, Approved Maple Preserve Subdivision	18	10
11.276	323-049-000	Hehn Property, 11 Spring Street, Limited Agriculture	18	3

Maple Hill Properties Overview, #9

Maple Street “Maple Hill” 61A Right of First Refusal

Options, slide #1: 3 Choices

- Option #1: The first option is to exercise the ROFR by borrowing 2/3 of the parcel price (\$3,030,142) on the Town’s General Fund (operating budget) or Community Preservation Act future revenues.
 - The Town would use \$1,559,858 million in cash from the sale of the 2017 Pond Street sewer beds.
 - The Town would not use any cash from the Open Space Stabilization fund, (\$2,372,367), which could be used on future additional purchases.
 - General fund would be problematic at this point in the fiscal year.
 - CPA would be preferred.
- Option #2: Debt exclusion ballot referendum. Would need to be completed by Sept 2.
- Option #3: Do not exercise the right of first refusal.

Maple Street “Maple Hill” 61A Right of First Refusal

Options, slide #2: Financial model

- \$1.559 million cash deposit, 20-year borrowing at \$3.03 million.
- Annual Debt & Interest payment = Approximately \$212,000/year, 20 years.
 - Assumes 3.5% interest rate
 - The Town just received 1.44% in May 2021
 - Total Principal = \$3,030,000 million
 - Total Interest = \$1,221,500 million
- These are **estimates** until the true borrowing occurs. Anticipated January 2022.
- Full sample payment schedule on next slide.

Maple Street "Maple Hill" 61A Right of First Refusal

Options, Slide #3: Financial Model

BOND DEBT SERVICE					
Town of Franklin, Massachusetts					
\$3M General Obligation Bonds					
20 years - Level Debt Service					
Interest Estimated and Subject to Change					
	Dated Date	01/15/2022			
	Delivery Date	01/15/2022			
Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
07/15/2022	-	-	52,500.00	52,500.00	-
01/15/2023	105,000.00	3.500%	52,500.00	157,500.00	-
06/30/2023	-	-	-	-	210,000.00
07/15/2023	-	-	50,662.50	50,662.50	-
01/15/2024	110,000.00	3.500%	50,662.50	160,662.50	-
06/30/2024	-	-	-	-	211,325.00
07/15/2024	-	-	48,737.50	48,737.50	-
01/15/2025	115,000.00	3.500%	48,737.50	163,737.50	-
06/30/2025	-	-	-	-	212,475.00
07/15/2025	-	-	46,725.00	46,725.00	-
01/15/2026	120,000.00	3.500%	46,725.00	166,725.00	-
06/30/2026	-	-	-	-	213,450.00
07/15/2026	-	-	44,625.00	44,625.00	-
01/15/2027	120,000.00	3.500%	44,625.00	164,625.00	-
06/30/2027	-	-	-	-	209,250.00
07/15/2027	-	-	42,525.00	42,525.00	-
01/15/2028	125,000.00	3.500%	42,525.00	167,525.00	-
06/30/2028	-	-	-	-	210,050.00
07/15/2028	-	-	40,337.50	40,337.50	-
01/15/2029	130,000.00	3.500%	40,337.50	170,337.50	-
06/30/2029	-	-	-	-	210,675.00
07/15/2029	-	-	38,062.50	38,062.50	-
01/15/2030	135,000.00	3.500%	38,062.50	173,062.50	-
06/30/2030	-	-	-	-	211,125.00
07/15/2030	-	-	35,700.00	35,700.00	-
01/15/2031	140,000.00	3.500%	35,700.00	175,700.00	-
06/30/2031	-	-	-	-	211,400.00
07/15/2031	-	-	33,250.00	33,250.00	-
01/15/2032	145,000.00	3.500%	33,250.00	178,250.00	-
06/30/2032	-	-	-	-	211,500.00
07/15/2032	-	-	30,712.50	30,712.50	-
01/15/2033	150,000.00	3.500%	30,712.50	180,712.50	-

06/30/2031	-	-	-	-	211,400.00
07/15/2031	-	-	33,250.00	33,250.00	-
01/15/2032	145,000.00	3.500%	33,250.00	178,250.00	-
06/30/2032	-	-	-	-	211,500.00
07/15/2032	-	-	30,712.50	30,712.50	-
01/15/2033	150,000.00	3.500%	30,712.50	180,712.50	-
06/30/2033	-	-	-	-	211,425.00
07/15/2033	-	-	28,087.50	28,087.50	-
01/15/2034	155,000.00	3.500%	28,087.50	183,087.50	-
06/30/2034	-	-	-	-	211,175.00
07/15/2034	-	-	25,375.00	25,375.00	-
01/15/2035	160,000.00	3.500%	25,375.00	185,375.00	-
06/30/2035	-	-	-	-	210,750.00
07/15/2035	-	-	22,575.00	22,575.00	-
01/15/2036	165,000.00	3.500%	22,575.00	187,575.00	-
06/30/2036	-	-	-	-	210,150.00
07/15/2036	-	-	19,687.50	19,687.50	-
01/15/2037	170,000.00	3.500%	19,687.50	189,687.50	-
06/30/2037	-	-	-	-	209,375.00
07/15/2037	-	-	16,712.50	16,712.50	-
01/15/2038	180,000.00	3.500%	16,712.50	196,712.50	-
06/30/2038	-	-	-	-	213,425.00
07/15/2038	-	-	13,562.50	13,562.50	-
01/15/2039	185,000.00	3.500%	13,562.50	198,562.50	-
06/30/2039	-	-	-	-	212,125.00
07/15/2039	-	-	10,325.00	10,325.00	-
01/15/2040	190,000.00	3.500%	10,325.00	200,325.00	-
06/30/2040	-	-	-	-	210,650.00
07/15/2040	-	-	7,000.00	7,000.00	-
01/15/2041	195,000.00	3.500%	7,000.00	202,000.00	-
06/30/2041	-	-	-	-	209,000.00
07/15/2041	-	-	3,587.50	3,587.50	-
01/15/2042	205,000.00	3.500%	3,587.50	208,587.50	-
06/30/2042	-	-	-	-	212,175.00
	3,000,000.00	-	1,221,500.00	4,221,500.00	4,221,500.00

Maple Street “Maple Hill” 61A Right of First Refusal

Options, slide #4: debt exclusion

- The second option is to hold a “debt exclusion” vote.
- A debt exclusion requires an election (ballot question) to raise property taxes to the exact amount the Town needs to purchase.
- A debt exclusion is NOT an override. An override is a permanent increase in property taxes. A debt exclusion reduces or “sunsets” the property tax increase when the financial burden is paid (in this case 20 years).
- A debt exclusion is actually a separate line item on the Town’s revenue control sheet. “Non-excluded debt”. The only non-excluded debt the Town currently has on the books is for school buildings.
- [Town Treasurer-Collector January 2021 Debt presentation](#)

Maple Street “Maple Hill” 61A Right of First Refusal

Options, Slide #5: What if the Town does not purchase the land?

- If the Town declines the right of first refusal, the approved subdivision now has the ability to move forward with construction.
 - Multiple Phases - three phases, over an estimated 8-10 years.
 - Phase I - 20 homes; Phase 2 - 23 homes; Phase III - 15 homes.
- The Town will receive approximately \$550,000 worth of off-site mitigation, as project phases in over time. We do not get this amount all at once. Mitigation arrives as the project impacts become real.
- The town would receive property tax revenue from the homes.
 - We know the cost of educating one child exceeds the property taxes received, per home.
 - These homes are likely more than one child per home.
 - Revenue from property taxes would phase in over 10 years as occupancy permits approve

Maple Street “Maple Hill” 61A Right of First Refusal

Summary & Town Administrator Recommendation

- The Town has the “Right of First Refusal” on two parcels (69.6 +/- acres) off of Maple Street.
 - The Town has 120 days to exercise its right of first refusal. Deadline is 9/2/21.
 - The cost is \$4.59 million
- Town Administrator recommends Option #1 as a first resort:
 - Use approximately \$1.559 million from the sale of the Pond Street sewer beds sale, borrow the remaining \$3.03 million now to purchase the property.
 - The Town is essentially trading a poor piece of property for an excellent one.
 - CPC is the preferred route to preserve general fund revenues. But general fund revenues are an option if the vote is not favorable.
 - Immediate impact of CPA shows the public where their dollars are going.
- This is once in a lifetime. Open Space is an important priority to this community and the Town has not been *the* driving force on a major purchase in decades. This has been a high priority for the Town and has many useful possibilities.