

## TEWKSBURY ZONING BYLAW SUBCOMMITTEE

February 23, 2015

### **Call The Meeting to Order**

David Plunkett called the meeting to order at 7:30 P.M. at the Pike House. Present at the meeting were Nancy Reed, Robert Fowler, Community Development Director Steven Sadwick and Recording Secretary Dawn Cathcart. Also in attendance were Planning Board members Vincent Fratalia and Stephen Johnson

Mr. Plunkett stated that items 1-2 would be tabled.

### **(3) CVOD Projects**

Arnie Martel, Marc Ginsburg and Dick Cuoco appeared for discussions on upcoming CVOD projects. Mr. Cuoco stated that there are two CVOD projects that will be coming before the Board soon; Joan's Farm off of Livingston Street and Carter Green II on Victor Drive/Main Street. Both of these will have an affordable units component. They are asking for a fee in consideration of instead of fee in lieu of. The money can be put towards other things for the Town.

Mr. Cuoco stated that Joan's Farm would have a trail store and rail and trails. Carter Commons will connect Main Street to Livingston Street with trails and sidewalks. The question is how to divide the money that will be given. Should 100% go toward the affordable housing stock or should a percentage go to infrastructure of trails and sidewalks.

Mr. Ginsburg stated that a waiver is available for the affordable units and he does not want to build the affordable units. The question is what is the fee for each rental unit.

Mr. Fowler asked if the value of the rental unit would be based on square footage. Mr. Ginsburg stated that yes that is part of the calculations.

Mr. Sadwick stated that at Shawsheen Place, they are negotiating a price to keep the affordable units in the housing stock. There are 77 units and the financial analysis is about \$1.9 million to keep the units affordable so to take all units is approximately \$25,000 per unit.

Mr. Plunkett asked if we could split the housing fee for something other than housing. Mr. Sadwick stated that he would want to talk to the Local Housing Partnership. Mr. Ginsburg stated that this Board could approve a waiver of fees. Mr. Cuoco stated that the Housing Authority is not setup for a fee simple apartment affordable unit. This is not a 40B project so the fee would not be the same. If it were, then the project wouldn't be built. Mr. Cuoco stated that in consideration of the waiver, they would give \$25,000 per unit for the 15% of the required affordable units. Mr. Fowler asked if we approve the waiver, would the Town's affordable unit stock go backwards. Mr. Sadwick replied yes.

Mrs. Reed stated that the numbers at Shawsheen Place were misleading. The \$1.9 Million was to keep the 77 units affordable but only 19 units would remain affordable. That is a lot more than \$25,000 per units. Mr. Cuoco stated that is about \$100,000 per unit and nothing would get built.

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Mr. Ginsburg stated that there are three options: build the units, give \$100,000 per units or apply for the waiver and give \$25,000 per unit.

Mr. Plunkett stated that we need to look at the feasibility of the waiver. He is not sure of what the number would be and he would like someone with a level of expertise in this matter. Mr. Ginsburg stated that they would fund the appraisal. They would like to see if the Board is ok with the concept.

Mr. Johnson stated that he has seen the proposals and is ok with the split in money for housing 90% and 10% for infrastructure. The Town is already looking into creating rails and trails and these projects could tie into them. Mr. Fowler agreed, this would boost the rails and trails project.

Mrs. Reed stated that the biggest question is what is the amount needed to buy an affordable rental unit. Mr. Sadwick stated that he would like to run this buy Mike Jacobs.

Mr. Ginsburg stated that with these two projects, the Town would receive \$1.1 Million for affordable units. There would be 29 units at Carter Common and 14 units at Joan's Farm.

Mrs. Reed stated that the fee is based on what type of units. The one and two bedrooms make a difference. Mr. Plunkett stated that it appears the Board is open to the waiver based on expert analysis for the amount.

**(1) Woburn Street Corridor Study**

Mr. Sadwick presented a strike out version based on the last meeting. The use table now has a new designation, PB1. The uses will be allowed on the westerly side of Woburn Street.

Mr. Plunkett stated that on item #37, the SP should be PB. Mrs. Reed stated that on #3 and #4, PB1 should be added in Industrial uses. Mr. Fowler stated that #37, one heavy commercial vehicle, is one per site. Any accessory use should be PB (#34-#37) except #38 which should remain no.

**MOTION** - Mrs. Reed made a motion to recommend adoption of the Woburn Street zoning changes as discussed. The motion was seconded by Mr. Fowler and unanimously voted 3-0. It was noted that the two non-voting Planning Board members were also in agreement.

Mr. Johnson left the meeting.

**(2) Design Guidelines**

Mr. Sadwick presented a strike out version of the design guidelines. Mrs. Reed stated that this is not going to Town Meeting. Mr. Sadwick stated that this could be referenced as a standard. Mrs. Reed stated that this should be used as a set of guidelines for any permit, not just overlays except for the TCOD.

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Mr. Sadwick stated that this could be cleaned up and incorporated in the Special Permit Rules and Regulations.

Mr. Plunkett stated that we should expand on the lighting restrictions to include neon or anything that looks like neon.

**(4) East Street Rezone**

James Andella appeared to discuss a rezone of East Street. Mr. Andella stated that he would like to present an article to add a CVOD on East Street to property he owns across from the cemetery. He would like to move the Pike House to this property and make it part of his project. Mr. Sadwick stated that in 2012, an article was submitted to expand the TCOD to this area but decided to go with the CVOD instead. The article failed.

Mr. Fowler asked what would be the intended use of the Pike House. Mr. Andella stated that he would make the Pike House the commercial part of the project that would either house a bank, dentist/doctor's office, restaurant, etc as part of a mixed use project with housing in the back portion of the property. Mr. Fowler stated that his preference is to keep the Pike House on Main Street and in the Town Center. Mr. Andella stated that there is no article to move the Pike House now and if it doesn't get moved it will be destroyed.

Mrs. Reed stated that there was no money allotted from the CPA to investigate moving the Pike House. Mr. Fowler stated that we should find out from the Town Manager of what the intention of the Town is to move the Pike House. Mrs. Reed stated that they were looking at the old police station.

**Adjournment**

**MOTION** - Mrs. Reed made a motion to adjourn at 8:45 PM. The motion was seconded by Mr. Fowler and unanimously voted 3-0.

*Approved: 7/13/15*

Documents provided to Committee Members.

- Draft of Westside Neighborhood Business District zoning