

Bedford Municipal Affordable Housing Trust
December 7, 2017
Town Hall – Second Floor Conference Room

Members present: Irma Carter, Richard Reed, Ed Pierce, Mike Rosenberg,
Christina Wilgren Absent: Alice Sun

Others present: Michael Rosen (Town Manager's Office), Tim Gray (Planning Board), William Constable (TRA), Fran DeCoste (TRA), Liz Rust (RHSO), Dot Bergin (Bedford Citizen), Others: Bob Chapman, Pam Bruno, Mark Siegenthaler

Wilgren called the meeting to order at 7:31 pm

November 28 minutes

It was moved and seconded to approve the minutes of November 28, 2017.
Vote 5-0-0 in favor.

Approval of Pine Hill Crossing Condominium documents

Condo documents have been prepared and were reviewed by Town Counsel. Rust commented that they were well written – easy to read. Condo documents contain the master deed, declaration of trust, percentage of condo fees based on square footage of units (more equitable for smaller units). There are very few shared services so the condo fee will be about \$202/month. DeCoste needs these documents (and approval from Attorney General's office) before he can close on the units.

Rosenberg moved and seconded to approve the documents as presented, Carter seconded, VOTE: 5-0-0 - unanimous in factor.

Pine Hill Crossing Redevelopment

Reed reviewed the history of the development – question before the MAHT is "why wasn't the Zoning Bylaw Amendment approved at Special Town Meeting – what went wrong?"

Agreed: It was not made clear that it was a unique by-law amendment. All agreed that a presentation from the MAHT similar to Reed's explanation this evening was what people needed to hear. Not all townspeople attending town meeting had attended all (or any) of the many public meetings in the long process.

For the record: The \$3.9 million "selling price" was the appraised value agreed to by the Town and the Coast Guard. Almost four years have gone by since the charrette was done in 2014. Projected sales/rental costs for housing units has

increased. The proposed development is consistent with the Charrette presentation. At that time it was felt that Version C was too dense. The opposition was not expected. It was not intended to be all senior housing. Workforce housing was also supposed to be an option.

Accessibility became a "problem" – Accessible is not necessarily wheelchair accessible. Lee Vorderer gave developer the current standards/requirements for calling units accessible. (ADA compliance and universal design) The flexible option for a second floor is only those first buyers. Those buyers should be aware that it could be difficult in the re-sale of a unit. TRA put blocking in bathrooms walls to accommodate future renovations for handicap (grab bars).

TRA reminded the group that first 12 are what they are. Accommodations can (will) be made to the remaining 17 units as requested. Only these 17 units would have a second floor. TRA also discussed marketability. "Not labeling" the units is important - accessible vs "handicapped accessible" difference was explained again. DeCoste started renovating on June 1. New unit construction will not begin until the Attorney General approves the condominium documents. They are reviewing the landscaping.

Realtors showing the units need to have the whole process spelled out. TRA is still working on renovating the existing units.

Meanwhile there is a need for more community education. Development was meant to be multigenerational. The whole concept of it being senior housing was skewed. Workforce housing was also to be included.

Rosenberg noted that the town meeting opposition was personality driven.

Next meeting:

Scheduled for January 3 and January 10 at 7:00pm.

Recorded by Irma Carter