

**PLANNING BOARD MEETING MINUTES**  
**May 4, 2015**

**PRESENT:** Christopher Farrell, Daniel Doucette, Louis Gallo, Elmer Clegg, Rui Campos, Vincent Michienzi  
**ABSENT:** John Howarth, Daniel Chauvin, Joseph Agrillo Jr.  
**STAFF:** Coreen Moore, Town Planner,  
**PUBLIC:** Marie Oliva, Beth Barb, Beth Herr, Scott Griffith, Phil Goddard, Joe Agrillo Sr, Kelly Marimo, Brenda Armstrong, and other members of the public

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Ann Gratis, Recording Secretary

Chairman Farrell called the meeting to order at 6:15pm.

**Settlement VOTE:** 218 Main St. Keystone Place. Looking to give \$250,000 in lieu of the affordable housing.

Chairman Farrell: We are here to reexamine the affordable housing aspect. At our last meeting it was a tie vote which according to Roberts Rules of Order is a no vote.

Coreen: Myself, the Town Administrator, the Affordable Housing Trust chairman and Bob Troy did the negotiating for the settlement. We looked at zoning and requirements for affordable housing. There are 106 units and only 31 are market rate so they needed 3 to be affordable. The special permit was granted with no appeal, the building permit was issued with no appeal. This issue was brought up three-quarters into the building state. It was agreed to hold the occupancy until this was resolved. The Town adopted options: onsite, offsite or cash in lieu of. They chose to do the cash. We did research on how much it should be as assisted living is different. Checked the DHCD website and figured out an average square footage for 3 units and assigned it a dollar figure per. We had a higher number, they had a lower, we met in the middle. The Trust doesn't think they can create three units with this money but it can subsidize other projects.

Brenda: Our analysis for offsite would have been a time delay and we have people waiting to move in. We prefer the cash in lieu of at this juncture.

Phil Goddard: I voted for this at town meeting not knowing I'd have to move my 90 year old mother here. They have good intentions on working with the community.

Marie Oliva: I respectfully ask that you accept the \$250,000. This project is great for the revitalization of Buzzards Bay efforts.

Joe Armstrong: I am a potential resident. My wife and I moved up from PA and are currently staying with our daughter. This is a wonderful town and this facility will meet our needs.

Mr. Doucette made a MOTION to reconsider and accept their offer of \$250,000 in lieu of 3 units. The MOTION was seconded by Mr. Campos.

Mr. Clegg: I was not present at the last meeting but heard Mr. Michienzi's concerns on construction costs and needed in agreement. We had three public hearings on this and I raised a question at the first one about affordable units. Everyone operated in good faith on this and I hope it gets approved.

Mr. Doucette: They made a nice connection to Main St. and the canal.

VOTE: Four in favor, one abstention.

**Request for Release from Covenant:** 14 Great Rock Rd.

This was resolved in-house.

Mr. Doucette made a MOTION to adjourn. The MOTION was seconded by Mr. Campos with all in favor.

With no further business before the Board, the meeting was adjourned at 6:30pm.

Respectfully submitted,  
Ann Gratis