

**Foxborough Planning Board
Meeting Minutes
June 28, 2012
Town Hall**

Planning Board Members Present: Kevin Weinfeld, William Grieder, Gordon Greene, Shannon McLaughlin, Ron Bresse, Alternate John Rhoads

Also Present: Planner Sharon Wason

6:50 p.m. Review of old/new business

William Grieder called the meeting to order. Seconded by Gordon Greene. Unanimous Affirmative Vote (5:0)

Planner's Report

Sharon Wason reported that the Board of Health hearing on Floodplain Regulations was on Monday, June 18th and she attended the hearing with Building Commissioner Casbarra. The Board of Health voted unanimously to adopt the regulations. Once they approve their Minutes at their July 12th meeting, Mr. Casbarra will get certified minutes and copy of the regulation and send to the State and FEMA.

S.Wason informed the Board that she drafted the Planning Board Administrative Regulations as well as the Accessory Apartment regulations. Copies of the regulations are attached to her report. She would like to schedule a hearing to adopt the regulations on July 26th, 2012.

S.Wason informed the Board that \$800 was transferred from our department's budget to Conservation to cover an error that was made in their payroll. Kevin Weinfeld stated that he would discuss this with Conservation Chairman Bob Boette.

Additional possible items for a possible Special Town Meeting in the fall:

- Complete streets policy
- Other things: S.Wason meeting with Mr. Casbarra on July 5th to go through the Zoning By-Laws for ideas.

South Coast Rail grants applications are due July 31st. Grants are for technical assistance for projects that support the advancement of economic development opportunities in Priority Development Areas (PDAs) and preservation in Priority Protection Areas (PPAs). Communities may submit two applications; however, a maximum of one award will be made per community. S.Wason informed the Board that she has called MAPC to ask about a joint application and whether that would count as the one award. If we only get one, she suggests doing a downtown plan or S1 zoning review.

Finance Director Scollins approved encumbering FY12 funds to pay Kyle Greaves for 10 more weeks.

7:00 p.m. Joint meeting with the Board of Selectmen

Board of Selectmen

Members Present: Mark Sullivan, Lynda Walsh, Lorraine Brue, Virginia Coppola

Also Present: Jennifer Raitt, Chief Housing Planner, MAPC
Steven Winter, Economic Development Manager, MAPC

Lynda Walsh called the meeting to order. Seconded by Mark Sullivan. Unanimous Affirmative Vote (4:0)

K.Weinfeld stated that the joint meeting is to discuss the Housing Production Plan draft and introduced Jennifer Raitt, Chief Housing Planner at MAPC.

Jennifer Raitt introduced Steve Winter, Economic Development Manager and stated that they represent the Metropolitan Area Planning Council (MAPC). MAPC is the regional planning agency which was created by an act of the legislature in 1963. The agency's 60 professional staff regularly undertakes planning, mapping, and data analysis projects for municipalities. MAPC is working with MassDOT, EOHED and their consultants to facilitate implementation of the South Coast Rail Economic and Land Use Corridor Plan for the communities of Canton, Foxborough, Sharon, and Stoughton. Activities supported by SCR funds include: station area plan development and implementation, housing plans and districts development, open space protection bylaws development, economic development districts development, and priority mapping and growth scenario modeling.

MGL Chapter 40B was enacted in 1969 enables developers to construct affordable housing in communities and help the communities meet the required minimum of 10% of their year-round housing inventory as affordable. A Housing Production Plan is a way to produce new affordable housing, either by conversion of existing housing or new construction.

Housing Production Plans include:

- A comprehensive housing needs assessment
- Affordable housing goals and objectives
- Analysis of development constraints and opportunities; and
- Implementation strategies

The Plan also sets a numerical goal for annual housing production by at least .5% of total units until achieving Statutory Minimum Approved and is valid for 5 years. The Plan can be certified to be used or used as a guideline.

Plan overview:

- housing inventory / supply and demand
- housing needs analysis
- housing vision, goals and objectives
- development constraints
- implementation plan

Population: researched current trends in demographics and found the largest increase is in the 55+ group.

Household size: has decreased in Town of Foxborough in the last 10 years.

Housing stock: reviewed the number of building permits granted in Foxborough since 2000.

Fair market rents: reviewed the fair market rents by unit type within the metro Boston area.

Household incomes: reviewed the household incomes using 2000 and 2010 census.

Income limits: reviewed the income limits to qualify for affordable housing in the Boston-Cambridge-Quincy FMR.

Foxborough Subsidized Inventory – The town has been very supportive of 40B projects in the past and has reached 8.61% towards the 10% goal. Chart comparing the percentage of subsidized housing inventory to other towns in the Three Rivers Interlocal Council was discussed.

Housing Needs/Cost-Burdened Households

31.6% of all owner-occupied households report housing problems.

29.8% of all owner-occupied households are cost-burdened, 12.3% are severely cost-burdened.

76.9% renters report housing problem, 30.8% renters are cost-burdened.

Elderly 1-2 person households (owner or renter occupied) earning less than 30% of median income are severely cost-burdened

A majority of owner-occupied households in the 30-50% of median income range are cost-burdened

A majority of renter-occupied households in the 50-80% of median income range are cost-burdened

The data underscores the need for:

- Affordable and accessible housing for elderly residents and multifamily for small and large related 2-4 and 5+ person households.
- Affordable alternatives to single family housing.
- Additional senior housing as the elderly population is expected to growth significantly.

The Housing Goal would be to create 34 new affordable units per year through 2017. Sharon Wason asked if the Town can reject a 40B project if it has met the 10% requirement. J.Raitt responded that the Town can then reject a 40B. Lorraine Brue asked if group homes are included in the affordable housing count. J.Raitt responded that they are counted, but the number can change

Proposed Development Strategies

Activities:

- Continue to pursue the construction of all Chestnut Green affordable units
- Develop plan and preserve the expiring units at N. Carl Annon Court II
- Review development site opportunities and prioritize opportunities
- Pursue friendly 40Bs as strategic opportunities through the State's Local Initiative Program

Planning Initiatives:

- Reconstitute affordable housing committee and form a Municipal Housing Trust Fund whose specific purpose is to appropriate funding to purchase land and develop affordable housing projects. William Grieder asked if the trust fund can be funded by private projects. J.Raitt responded that it can be funded by payments in lieu of housing. W.Grieder asked who manages such fund. J.Raitt responded that it can be managed in different ways, some towns have the Board of Selectmen or a volunteer-oriented Board.
- Adopt inclusionary zoning

- Adopt Affordable Accessory Dwelling Unit Program
- Revise zoning to include density bonuses for the construction of affordable housing units
- Achieve plan certification annually through 2017

Mark Sullivan asked what makes a project expire. Gordon Greene explained that a private entity funded the project for N. Carl Annon Court II because the State couldn't fund it. The private entity wouldn't accept the units to be designated affordable in perpetuity. J.Raitt stated that all units have a deed restriction some are in perpetuity.

Mark Sullivan asked if affordable units in a project are usually built in grouping or spread out. S.Wason responded that the Planning Board has felt that the units should be spread out. K.Weinfeld added that the outer part of the units should blend in with the others so that there's no distinction.

Lorraine Brue asked how many more units would be added from Nadia Estates and Chestnut Green. S.Wason responded that for Nadia Estates only 2 units count, and is still trying to figure out the numbers for Chestnut Green. M.Sullivan asked if Town residents can have preference in affordable projects. S.Wason responded that there is local preference for 70% of the units. M.Sullivan asked if background checks are performed to qualify. J.Raitt responded that the developer can do background checks.

William Grieder stated that he would the trust fund idea to be considered seriously. J.Raitt responded that she can help draw the documents; the Board of Selectmen can establish the trust fund without funds and Town Meeting approval is not required. M.Sullivan asked if the trust could receive land donations. J.Raitt responded that the trust can accept land or monetary donations.

Virginia Coppola asked if the Town owns the property for the Housing Authority projects. S.Wason responded that the Housing Authority owns the property through State funding.

Comments from the public:

Dick Heydecker, 63 Grove Street – stated that he reviewed the initial results with Sharon Wason. He stated that the numbers are off. He stated that the Town doesn't have the capacity for the number of students that will be added and also for sewage costs to develop 5,400 acres. K.Weinfeld responded that the report doesn't say that 5,400 acres should be developed, but identified available land. D.Heydecker stated that there are water limits too. K.Weinfeld agreed that water should be a limiting factor for development. D.Heydecker stated that the report states that there were 42 mortgage takings in Town, but there were 150 advertised. M.Sullivan responded that not all houses advertised were taken. D.Heydecker suggested going after the empty existing housing. K.Weinfeld responded that the banks would have to be convinced to sell those properties to the Town. W.Grieder stated that through this process the Town can identify what can be done and to fine tune how we proceed. D.Heydecker stated that he appreciates the process, but want to make sure that the sources used are correct. M.Sullivan agreed that there are more students the Town is financially responsible for than enrolled at the public schools.

S.Wason stated that J.Raitt would like to receive comments as soon as possible.

Motion by W.Grieder to adjourn. Seconded by G.Greene. Unanimous Affirmative Vote (5:0)

Motion by Lynda Walsh to adjourn. Seconded by Virginia Coppola. Unanimous Affirmative Vote (4:0)

8:30 p.m. Meeting adjourned.

Approved by: Gordon Greene, Clerk

Date: October 25, 2012