

Minutes
Barons South Committee
May 6, 2011

The meeting of the Barons South Committee was called to order by Steve Daniels at 9:40am.

In attendance:

Steve Daniels CO-Chair
Marty Hauhuth CO-Chair
Rick Redniss
John Thompson
Jo Fuchs-Luscombe
Yvonne Senturia
Gail Kelly, Assistant Town Attorney
Reverend Ed Horne
Shelly Kassen, Selectwoman
Barbara Butler

Absent:

Ken Bernard

Jo Fuchs-Luscombe moved that the April 15 minutes be approved as amended. John Thompson seconded. The motion carried.

Report by Larry Bradley on May 5, 2011 Planning and Zoning hearing:

Text Amendment 625 passed on a 5-2 vote. He discussed several of the changes made by P&Z, and promised a complete report Monday. (summary of changes attached)

In chapter 19, a priority system for Westport residents was added, according to applicable state and federal laws; the order was changed to put Westport residents first
Excavation and fill was NOT approved

32.15a: created separate senior residential community on town owned land; Purpose included preference for Westport residents

Modification of permitted uses requires construction of 435% of housing before any assisted living or skilled nursing facilities

Preference for Westport residents in the affordable units, as applicable.

Income derived from assets will be included in calculation of affordable

A new section on "other units" also has a priority system for Westport residents

Subdivision section waived certain required subdivision requirements for senior residential community, but NOT if sold off for another purpose

Five pages of reasons given for approval, including consistence with the town plan of conservation and development. Accepted the need for affordable senior housing, skilled nursing facility and aging in place. Found this to be an appropriate use of the property.

Steps:

824 for lease;

approval from town agencies and departments and from state agencies,
Historic Distric Commission to remove buildings
Architectural Review Board
Site Plan and special permit to P&Z for approval

Effective date of May 5 ruling is May 31, 2011

Appeal: 7 days from publication date to RTM; 14 days to superior court;

20 electors or 2 RTM members can request appeal; RTM hears in denovo hearing then can only uphold or overturn, and needs 24 votes; no amendments allowed; 30 days for decision by RTM after receipt by RTM clerk; superior Court requires level of aggrievement, and unsure how this would quality.

Excavation and Fill:

What does this ruling mean with the steep sloping site? P&Z did not want to set a precedent; Want to see a specific plan; Could ask for variance due to topographic hardship
Rick Redniss: should ask for modification when have financing. Did P&Z say why the delay? Why not delay in certificate of occupancy, rather than construction?

Shelly Kassen: wait and see what happens with RFP. Part A and Part B. Flexibility in RFP.
Larry Bradley: Did P&Z think separate entity developing housing?

Draft timeline presented by Marty Hauhuth (see attached modification based on discussion)

Develop basic template and structure of RFP in parallel with community meetings

Modify based on community input

Gail Kelly: good description of the land which she will put in RFP; need specs in the RFP

Barbara Butler: specifics from site visits

ARB wants to be assured that RFP contains sufficient guidance on architecture

Courtesy visits to Board of Finance and RTM long range planning before finalizing RFP

Rick Redniss: people want to look at what is proposed; can always issue notification of modification if discover something late

Gail Kelly: RFP will be published and on website

Ed Horne: Ys Men want to host community meeting

Barbara Butler: Ys Men and Senior Center host together

Skilled Nursing Facilities and Affordable Senior Housing proposed for site visits:

The Leonard Florence Center for Living, Chelsea MA is America's first urban Green House community. Ten homes, each containing ten private bedrooms and baths, in a six-story condominium-style complex. Skilled nursing for the elderly, short term rehab, ALS and MS.

Peter Sanborn Place, Reading MA is a 73 unit affordable senior housing in a residential suburban neighborhood; a sister home care agency provides supportive services, case management, personal care, homemaker services. Contracts with VNA for nursing and rehab care to allow aging in place. Use HUD approved tenant selection program; 40% of residents require at least one form of assistance

Simon Fireman Community, Reading MA is a 159 unit affordable senior housing community; suburban; chronic disease self management program. 40 efficiency and 119 one bedroom apartments. Residents needing part-time nursing, home health aide service, OT, PT,

counseling or homemaker services arrange through Hebrew Senior Life or other regional agencies.

Newbridge on the Charles, Dedham MA is a 162 acre CCRC, including independent living, assisted living, skilled rehab and long-term nursing care. Medical practice and home health care provided on campus

The Retreat, Hartford CT. Affordable assisted living with 100 studio and one bedroom apartments. Nancy Sheehan likes the flow of common areas on first floor. Also suggests we check out the space set aside for the assisted living services agency.

Wesley Village, Shelton CT has independent living in cottages and apartments, with available rent subsidies for apartments, half of which allow section 8 subsidies. Can contract for assistance, including transportation, housekeeping and laundry. Carelink, onsite nursing service, can arrange for dressing, bathing and medical assistance. Two resident coordinators coordinate funding to allow residents to age in place.

Consensus to arrange MA visit for June 13-15 (1 ½ days).

Shelly Kassen circulated information on Julie Robison, PhD from U Conn Center on Aging. She is available to speak to our committee and/or at one of our community meetings. She is not available in June, but is available in July.

Shelly Kassen circulated a summary of a report from Harvard Joint Center for Housing Studies, which shows demand for affordable senior housing rentals and accessible housing for seniors. Senior Housing News provides daily email summaries regarding senior housing studies; link given to subscribe.

Marty Hauhuth reported that Leading Age would be able to find someone to speak at one of our community meetings

Gordon Joseloff spoke regarding the need to build consensus, have an open process and move quickly as there is a definite constituency for this project who are anxious to see fruition.

At the next meeting (9:30am on Friday May 20th), will know whether the P&Z decision was appealed to the RTM. Will also start outline of the contents of the RFP.

Meeting adjourned by Steve Daniels at 6:00pm.
Respectfully submitted by Dr. Yvonne Senturia.