

Minutes
Barons South Committee
May 20, 2011

The meeting of the Barons South committee was called to order at approximately 9:30 AM.

In Attendance:

Steve Daniels-Co-Chair
Marty Hauhuth- Co-Chair
Barbara Butler
Ken Bernhard
Jo Fuchs-Luscombe
John Thompson
Paul Van Orden
Sharon H. Rosen
Shelly Kasson, Selectman

Petition to overturn the P&Z Amendment: Today a petition was signed and presented to the RTM. There was a letter with the petition, which will be provided to the committee. We discussed the upcoming RTM meetings scheduled for May 31, 2011 and a full committee meeting on June 14, 2011. An interim meeting was scheduled for May 26, 2011 at 8:30 AM to discuss strategy if we have to go before the RTM on the 31st of May.

Does RTM have de novo review of the amendment or does the RTM review the P&Z evidence? RTM has argued that they can read the P&Z record but can call in new evidence.

Discussion of Assisted Living: Why not part of original plan

1. There are many assisted living facilities in the area.
2. Impacts the ability to have affordable units, as assisted living is usually a private pay arrangement.
3. We recognize that people may need assistance and can bring in home care to assist with ADL's within the unit. As people change they can add more assistance or move to the nursing facility. Discussion of a dementia pod within the facility.
4. The vision of the town land is to be able to have people live independently and affordably. As part of continuum of care perhaps provide assisted living in part of the nursing facility.

We need to understand our philosophy of what we see for the property.

Report on Visit to Kingsway Housing on May 18, 2011: Mr. Kennedy was very informative and knowledgeable. Those who attended the visit learned about the assisted living component being developed. The plan is to remodel the first floor for the assisted living component. Those living on the other floors will be able to have services provided to them by the ALSA (The assisted living agency which provides the services and care). The first floor becomes a MRC – Managed Residential Care Community. Mr. Kennedy discussed section 202 of HUD housing as a means of funding for the services. They are in the process of obtaining approval for the funding to provide these services. Many of the residents of Kingsway fall under the financial category of low-income residents who need financial assistance to pay for the A.L. component.

Approval of April 28 and May 6 minutes.

Baron's South Committee Time Line May 2011 to May 2012: Additions to the timeline

5/26/11 Additional committee meeting to discuss RTM

5/31/11 Long-range joint committee meetings

6/14/11 RTM meeting

Site visits to continue during July and August.

7/11/11 or 7/13/11 Community Meeting with Julie Robison, Researcher on Aging and Housing to speak on the trends of senior care and housing. The plan will be to take her on a tour of the property, meeting about the project, light dinner and then her community presentation at the Senior Center in the evening. Tour, meeting and dinner to begin around 4 PM, and the presentation to begin at 7 PM.

Marty will update the timeline with the changes and distribute.

Board of Finance: What is their role? Can they keep us from issuing an RFP? Need to address these issues before submitting an RFP.

Outline of RFP: A sub-committee will meet with Gail Kelly to discuss the RFP outline. Steve will be in charge of this sub-committee. Perhaps the "wish list" should be more generic to allow the bidders to put specifications in. The wish list would be what fits the needs of our community. We already know that P&Z wants the focus to be on senior independent housing. RFP can be general to some extent but specific regarding the type of housing and care that needs to be addressed.

Part A: Housing

Part B: Health Care

We will favor a plan with both but can bid on each part individually. Open the opportunity up to profit and non-profits.

Meeting adjourned at 11 AM. Respectfully submitted by Sharon H. Rosen