

**BOARD OF SELECTMEN
NOVEMBER 19, 2003
WORK SESSION MINUTES
“APPROVED”**

Present: Thomas D. Hartnett, Chair; George F. Dillon, Jr., Vice Chair; John L. Saball, Clerk; Peter S. Cunningham, Member; Virginia C. Wood, Member; Administrative Officer Jean E. Kitchen; and Kathleen Newell, Office Assistant.

The meeting was called to order at 1:43 p.m.

Chapter 40B Workshop

Attorney Mark Bobrowski was present for the workshop to present options on Chapter 40B.

Attorney Bobrowski stated that he had been at a meeting with the group for the Washington Green project and Ms. Wood had asked to meet with him. Attorney Bobrowski reviewed a project done by the Town of Norwell in which the town had purchased a parcel of land, designated a portion to a cemetery, conservation and the remainder of the property was micro designed using a cluster area of “old New England village” styled housing which was part of the purchase and sales agreement.

Attorney Bobrowski addressed the parcel of land on Route 40, which the town currently owns, is near a substation and a proposed Chapter 40B project is an abutter. Ms. Wood stated that there are some problems with the access to the parcel and the parcel is bisected in the water protection zone. The Board reviewed the plan of the parcel. Attorney Bobrowski asked if the land had access to sewer, Ms. Wood stated there was not. Attorney Bobrowski stated that a ground water discharge permit would be necessary and can cost about \$1,000,000. Mr. Cunningham asked who would do the project. Attorney Bobrowski stated that the Town would do the perk testing to prove the land will sustain the project, look for an SAP and send it out to bid. Attorney Bobrowski stated that the Mass Housing Opportunities Council (MHOC) was a non-profit organization who will help towns set up these types of projects. Attorney Bobrowski recommended that the Board contact Mr. Jerry Welch of MHOC at the website: mhoc.info. Attorney Bobrowski also recommended contacting Mr. Larry Koff at (781) 566-2338. The Board reviewed the Town-owned properties. Ms. Wood asked if we could free up the land, GELD has always wanted to have their offices there, that would free up land in town and land designated for their move to a parcel at 4 Corners. Ms. Wood recapped that the town is trying to control outside 40B projects, to provide affordable housing, to preserve community character, to lessen the impact on schools.

Attorney Bobrowski stated that the Housing Authority needed to do a housing assessment and needs assessment. Ms. Wood stated the need to have the land reviewed by an engineer. Ms. Kitchen stated there was approximately \$7,000 available for engineering services. Attorney Bobrowski suggested contacting MHOC specifying the amount available to work with and have them develop a plan within the budget.

Ms. Wood moved to hire an engineer to assess the Route 40 parcel of land with regard to its applicability to affordable housing and perk testing; further if any remaining monies would go towards the assessment of a 32-acre parcel by the landfill. Seconded by Mr. Cunningham. Unanimous vote.

The Board discussed conservation restrictions on parcels of land and inquired if a restriction can be removed. Attorney Bobrowski stated it could be done if the Town’s State Representative who will support you. Attorney Bobrowski emphasized that the first step would be test results from the land, then a design from a landscape architect to show what the parcel will support. Mr. Cunningham stated that the Town would do the perking, an RFP and then place the parcel out to bid. Attorney Bobrowski stated that before placing an RFP out to bid, the Board would need to get a public consensus. Ms. Kitchen stated that the Board of Selectmen would need to declare the land surplus.

Ms. Wood requested that Ms. Kitchen set up a meeting with the Zoning Board of Appeals, Housing Authority, Planning Board, and Groton Electric Light District. Ms. Wood also asked Ms. Kitchen request perk tests; contact MRPC; and request that the Housing Authority bring needs assessment with them to the meeting on Monday.

Mr. Cunningham motioned to adjourn at 2:53 p.m. Seconded by Mr. Saball. Unanimous vote.

Approved: _____
John L. Saball, Clerk

Respectfully submitted,
Kathleen Newell, Office Assistant

Date Approved: November 24, 2003