

Minutes of the Old Laperle Farm Property Committee, 12/13/2016 (Approved)

Members Present: Andy Shapiro, Louise Frazier, Bob Morey, Ginny Callan, Seth Gardner, Zach Sullivan

Public Present: Ross Hazel

- A. 7:05 Meeting called to order
- B. No additions to the agenda
- C. No public comment
- D. Minutes of November 29th meeting amended and approved as amended

Motion: Shapiro, Second: Morey, In favor: All

- E. Discussion of VHCB Feasibility Grant

Andy Shapiro reported out on research that he had done regarding the potential availability of funds. The grants follow a two-stage process: there is first the feasibility grant possibility, and then there are potentially additional grants available for the completion of the projects. Based on his conversations with the VHCB, a project that built senior housing only would not be eligible for these grants, but mixed age housing would be potentially viable. He also noted that he'd been advised that any project should work with Downstreet Housing.

Ross Hazel provided background on other plans that EMSLI had discussed with Downstreet Housing in the past. Downstreet had been primarily interested in larger projects, particularly focused in Barre, at the time of the discussions.

The group discussed the ways in which the feasibility grant could be used. Parts 2 (financial planning/evaluation), 3 (site design and land use planning), and 8 (market studies) of the Process and Financial Limits section seemed to be the most viable.

The group discussed potential ownership and financing structures, particularly for the EMSLI project, particularly focusing on whether it would need to be built as a private development.

Next Steps:

The group discussed what should go into the grant application. The primary question to be addressed by the grant is "is the project feasible. The group decided to frame the feasibility question in terms of expanding the scope from senior housing (which has an existing proposal) to mixed-generational housing.

Andy Shapiro will check to see if there are additional materials for the application and will inquire about whether a public planning grant can be used if the project may be privately developed, and Zach Sullivan will write a first draft of the application.

- F. Other business:

Ross Hazel reported out on his discussions with Fairmont Farm. He had received a non-committal response, but had not received a no either. He will approach them again to talk about having the town potentially lease some of the land.

Seth brought in his initial work on the entry for the town report. He will continue to work on this, and will send it to the group prior to the next meeting.

Next meeting scheduled for Tuesday, January 10th.

G. Meeting Adjourned, 8:38 pm. Motion: Callan, Second: Shapiro, in favor: All