

Minutes of the Old Laperle Farm Property Committee, 1/10/2017 (Approved)

Members Present: Ray Stout, Ginny Callan, Seth Gardner, Zach Sullivan

Members of the public present: Ross Hazel, Renee Carpenter

- A. 7:07 Meeting called to order
- B. No additions to the agenda
- C. No verbal public comment. The committee received written comment from Jean Vissering (acting in her capacity as a private citizen), which was distributed with the meeting materials.
- D. Minutes of December 13th meeting amended and approved as amended.

Motion: Callan, Second: Morey, in favor: All

- E. Discussion of the planning grant.

The group discussed the notes provided by Andy Shapiro which raised questions about whether the town should continue to pursue the VHCB planning grant. He had started talking to a development consultant and staff from various agencies who had provided direct feedback on how to assess feasibility of the project.

The group discussed the zoning and permitting issues raised in the research. Ross Hazel commented that doing work on the permitting would make the project more attractive to developers. In response to the concerns raised about the need to have the zoning settled, Ray Stout reported that, while the planning has not been finalized, most uses being considered for the land (possibly excluding solar power) would likely be approved. Solar power might still be viable on the parts of the land that are too steep for housing, but the planning commission will likely not want power generation to supplant housing in the village area.

The group discussed possible market demand for the different types of housing being considered, and Renee Carpenter commented on that the group in Marshfield that did the Hollister Hill apartments has done work on assessing the market. She also recommended that the group look at USDA rural development, New England Cooperative Fund for financing assistance, particularly if funds are needed to make affordable housing viable. Affordable housing will not be possible without some sort of subsidy.

The group reached a consensus that there were enough outstanding questions regarding the project's feasibility that it was still worth pursuing the VHCB feasibility grant. Because this had been voted on during the November 29, 2016 meeting, no further formal decision was needed.

- F. Town report entry: The group reviewed and discussed Seth Gardner's draft report. Seth will submit the entry for the town report.
- G. Other business:

Ross Hazel reported out on his discussions with Fairmont Farm regarding additional septic capacity. He had not received any further response from them.

Zach Sullivan will re-send the draft grant application to the group.

Next meeting scheduled for Tuesday, February 21st, 7 pm.

H. Meeting Adjourned 8:31 pm.

Motion: Callan, Second: Stout, In favor: All