

Town of Georgetown



AHTF MEETING MINUTES 2nd Floor Conference Room – Town Hall January 13, 2014

ATTENDEES: Shawn McGee, Paul Nelson, Frank Puopolo Guest: Andrew DeFranza Harborlight Community Partners

- Meeting opened at 7:07PM

NEW BUSINESS

- Approved minutes for 7/1/2013, 8/28/2013 and 12/05/2013.
- Motion was made by Paul and seconded by Frank to submit modifications to 'Accessory Apartment Zoning' to the Planning Board. Measure passed unanimously.
- Paul to speak with Howard on 'mathematical error' in 'inclusionary by-law'. (*spoke w/ Howard and he is aware of issue and will be addressing it*)

OLD BUSINESS

- Moulton Street Project
 - Letter of Intent (LOI) from AHTF to Spruille Braden of ThermoFisher to be provided to Howard for AHT approval and posting to ThermoFisher.
 - Lengthy discussion with Andrew DeFranza on aspects of the potential affordable housing project at Moulton Street property.
 - To receive approvals from State and Federal agencies, the project must be for at least 20 plus units. Also, this size is required to be feasible for non-profits such as Harborlight.
 - If project were to accept 'homeless families', project would receive an enhanced approval process.
 - Planning, permitting and actual project construction time frames range from 3 to 9 years.
 - Optimally, project would contained 'tiered support' levels for incomes of 60/50/30% of AMI.
 - Vouchers from State and Federal available for these level of incomes.
 - Sewage would be handled using an advanced technology septic system – see <http://www.waterloo-biofilter.com/>
 - The Waterloo Biofilter® is an advanced onsite wastewater treatment system for off-sewer developments including residential single dwelling households and cottages, decentralized commercial and light industrial lands such as golf courses, resorts and restaurants, as well as large clustered or communal systems.
 - Andrew indicated this system will scale to up to a 30 unit project. Land available on Moulton Street property will fit both primary and secondary leaching fields.
 - A major goal of the project would be to create structure(s) that would enhance the

overall street view of this area of Georgetown.

- ⤴ Structure(s) would be under Georgetown's 35 max height.
- ⤴ Would be wood frame to fit into the enhanced street view goal
- ⤴ Could use 'peaked roofs' w/ dormers which would constitute a 'third floor'
- ⤴ Andrew indicated that Harborlight generally uses the noted architectural firm of 'Siemasko + Verbridge' of Beverly (www.svdesign.com) which received '5 stars' on the web site HOUZZ.
- ⤴ Andrew to provide info and pictures of similar developments to the AHTF.

Motion to Adjourn 9:10PM

Next Meeting: TBD