

Truro Board of Selectmen Meeting
Tuesday, May 7, 2019
Truro Public Safety Facility

Board of Selectmen Members Present: Chair Robert Weinstein; Paul Wisotzky, Janet Worthington, Kristen Reed

Regrets: Maureen Burgess

Present: Town Manager Rae Ann Palmer; Assistant Town Manager Kelly Clark; Town Planner Stephen Parker; Community Housing Resource President Ted Malone; Cloverleaf Steering Committee members Carl Brotman, Kevin Grunwald, Mary Rose, Susan Todd, Mark Wisotzky

Chair Robert Weinstein called the meeting to order at 4:45 p.m. The topic of the meeting was the Cloverleaf Property.

Developer Ted Malone presented the preliminary site plan for the buildings and a topographical map for the 3.91-acre property located at Highland Rd. and Rte. 6. He said the road into the area from Highland Rd. needed to be at a 10% grade. This was achieved by moving the switchback further east. This changed the original layout for the buildings for that area but provided more buffer of green space for the abutter on Highland St. The largest building on the property had already been moved away from the west side nearest to Rte. 6. A central area is the high point of the lot and provides room for the leach fields. Building and road coverage account for one third of the lot, and two thirds of the lot are green area.

Bedroom count varies for the planned 41 units: 21 one-bedroom, 13 two-bedroom, 5 three-bedroom and 2 four-bedrooms. Mr. Malone described the stairs or walk-out entrances for each unit. In addition to exterior designs, he displayed sample interior floor plans and sizes. He explained the numbering system for all the units.

The largest building of 15,000 s. f. at the far end of the complex will have two ADA approved units on the first floor and an elevator to accommodate 13 ADA compliant units upstairs. These units are to be accessed through the lobby. In addition to the elevator, the building will have two staircases. There will be a community room with a kitchenette on the first floor. In the basement there will be a walk-out storage area that can be accessed at the back of the building and a laundry room. Second and third floor tenants would have use the laundry room in the basement. Twenty-eight units on the property have washers and dryers on the property, but the upstairs units in the large building do not. There will be time restrictions for usage of the laundry room.

Ted Malone distributed a spreadsheet with the total break-down of space and bedrooms for the 41 units and said that eight market rate units that are being included. Twelve units are planned for median income. Twenty-one units are for low income. Area median income figures have just increased for Barnstable County, Mr. Malone said. He gave projected figures for the fixed rate units and rental prices for the affordability range that will be offered.

Cost of total development is expected to be over 12 million dollars. Mr. Malone anticipates state funding, MassWorks infrastructure grants, Community Preservation contributions, low-income tax credits and other sources of funding which he will pursue. He explained the 40-B Comprehensive Permit process and distributed a timeline for the steps needed, including the public hearing for the Comprehensive Permit. Rae Ann Palmer said there will be a community meeting on May 16, 2016 at 6 p.m. to introduce the public to the plans.


Selectmen had suggestions for information Mr. Malone should provide at the meeting with the public: Natural History Endangered Species specifications, landscaping, the view from Rte. 6, solar energy plans, numbered buildings on hand-outs and the slides, a chart of income levels, dressing up the community room, the number of parking spaces, bicycle accommodations, and pedestrian pathways. There will be a flip chart for collecting other citizens' concerns and suggestions at the meeting on May 16th.


Rae Ann Palmer suggested that Paul Wisotzky become a member of the Steering Committee, and he said he was willing to serve.

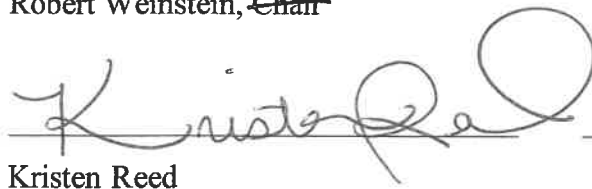
Paul Wisotzky moved to adjourn. Kristen Reed seconded, and the motion carried 4-0. The meeting was adjourned at 6:22 p.m.

Respectfully submitted,

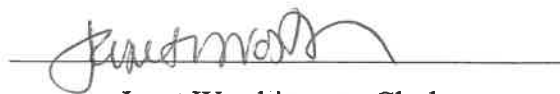

Mary Rogers, Secretary


Robert Weinstein, ~~Chair~~

Absent

Maureen Burgess, Vice-chair


Kristen Reed


~~Paul Wisotzky~~


Janet Worthington, Clerk

Public Records Material of 5/7/19

1. Site plan of Cloverleaf Property with buildings
2. Topographical plan with driveway
3. Handouts on units and eligibility tiers
4. Timeline for development

