May 15, 2017
Minutes
UMASS Lowell West Campus Planning Committee

Meeting called to order @7:00pm

Members Present: George Zaharoolis, John P. Crane, John Edward, Linda Gervais, Helen Blasioli, Angela Serra

Others Present: Evan Belansky, Community Development Director

May 2, 2017 Minutes – motion by John Edward to approve, second by John Crane
Approved in favor 6-0

Board members introduced themselves to those in attendance (attendance list attached)

Guest Speaker: David Hedison – Executive Director of Chelmsford Housing Authority

David Hedison introduced himself and gave a presentation that shared the vision for the land of the Chelmsford Housing Authority and CHOICE, Inc. David Hedison also indicated that this does not need to be a CHOICE Inc. Project this could be done by an outside entity. Presentation attached.

Questions posed to David Hedison by the board after the presentation included explaining the Life Lease, zoning, wetlands buffer and possible use of funds from Community Preservation.

A trip to Fuller was suggested to see a similar concept already done.

Discussion of potential uses pushed to next meeting.

June 6, 2017 a public input session will be held at the Senior Center at 7pm.

Next meeting is May 30, 2017 Rm 204

Motion to adjourn by John Crane, second by Helen Blasioli

Respectfully submitted by:
Angela Serra
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<thead>
<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>Frances Murphy</td>
<td>9 St Andrews Way</td>
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<tr>
<td>Brad Fairchild</td>
<td>33 St Andrews Way</td>
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<td>Marlene Fairlander</td>
<td>33 St Andrews Way</td>
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<td>Connie Douchant</td>
<td>Chelmsford Housing Authority Choice</td>
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<tr>
<td>David Hudson</td>
<td>0 Elm St Apt 34 C Chelmsford</td>
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<td>Jim Oakley</td>
<td>43 St Andrews Way</td>
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<td>Roxanne Lusher</td>
<td>49 St Andrews Way</td>
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<td>Maureen Kelley</td>
<td>11 St Andrews</td>
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<td>Carol M. Morris</td>
<td>40 Augusta Way</td>
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<td>Fred Deckert</td>
<td>49 Augusta Way</td>
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<td>Lawrence Bateman</td>
<td>17 St Andrews Way</td>
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<td>Patricia &amp; Charles</td>
<td>43 Augusta Way Apt 3 Chelmsford</td>
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<td>Gene Luper</td>
<td>8 St Andrews Way Apt A Chelmsford</td>
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<td>John Cole</td>
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<td>Charles Cochran</td>
<td>40 Augusta Way N Chelmsford</td>
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<td>Leo Hall &amp; Cheryl</td>
<td>41 St Andrews Way N. Chelmsford</td>
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<td>Donna Kavanaugh</td>
<td>10 St Andrews N. Chelmsford</td>
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<td>Andy Novacke</td>
<td>40 St. Andrews N. Chelmsford</td>
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<td>Andrea Devison</td>
<td>57 St Andrews Way N. Chelmsford</td>
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<tr>
<td>Glenn Morris</td>
<td>220 William Ave N. Chelmsford</td>
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<tr>
<td>Jean Ellis-Basque</td>
<td>1 Augusta Way</td>
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<td>Drunda Gilmore</td>
<td>32 St Andrews Way N. Chelmsford</td>
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The ideas, thoughts and vision provided in this presentation represent the opinions of the Chelmsford Housing Authority and CHOICE, Inc. It is offered to the committee as an option to be considered as a whole or in part. And if nothing comes of it, we remain dedicated to serving the residents of Chelmsford in any way we are able to.
An aerial view from Princeton Street
What makes up the abutting properties?

• The single family homes on Princeton are built on .10 and .20 acres of land containing about 1,100 to 1,300 sq ft.

• Meadow Wood is made up of 71 units with units with about 2,000 – 2,500 sq ft

• Windemere is made up of 58 units with 1,800 to 2,200 sq ft.

• Wayside is made up of 73 garden style units ranging from 1,300 to 1,800 sq ft with a clubhouse.
“Thoughts about the area...”

• Built in the 1990’s and 2000’s, the age restricted housing was developed to meet the needs of active seniors. As the residents have aged, we have seen many of them move, in order to secure the necessary supportive services and socialization that is both needed and desired.

• Many neighbors have enjoyed the green space while having concerns about the abandoned structures.

• In considering the potential use of the site, we wanted to take into consideration the following:
  • The majority of the abutters are residing in age restricted communities with limited services and socialization.
  • The site is quite green and a significant portion should remain green. In addition, the green space could be and should be utilized by the neighborhood for walking paths, nature and wildlife.
  • The existing structures closest to the adjacent properties are in disrepair and should potentially come down and be replaced with additional green buffer and lower density structures lower in height.
  • How can this site positively impact the current neighbors as well as local residents that do not want to leave their community.
  • What are the options for seniors in Chelmsford that want to move to an active community that will allow them to be thrive in motion, actively participate and should their needs change, they will have a range of services and amenities on site.
What options have we looked at?

• Continuing Care Retirement Community similar to Brooksby Village, Carlton Willard and Edgewood. The entrance fees and monthly fees would be cost prohibitive to the current demographics.

• A range of rental developments for seniors, working families and the disabled. This would not be the best fit for this site based upon the demographic of the residents currently underserved.

• We engaged a third party to conduct a market study for the over 55 Chelmsford Population. The findings were as follows:
  • Market is saturated for assisted living, long term care facilities.
  • Mid range housing options with add on services were lacking in Chelmsford and the surrounding communities.
Our desire....

- Develop a community that provides both garden style and detached housing options similar to the existing Meadow Wood, Windemere and Wayside developments – but on a smaller scale.

- Develop a comprehensive service plan that includes a wellness facility, medical care, meals programs, activity areas that will serve the new community but also the adjacent developments.

- Create a project for the community, by the community and provide tax revenue to the Town so it is a “contributing” asset.

- All of the units would be owned by a new non-profit entity that would provide Life Leases and charge a monthly fee in the form of rent that would include maintenance, access to the community amenities, management and a pay as you go for meals, health services and wellness programs.

- The Life Lease guarantees a 50% to 90% returned upon exit.

- Provide units that are smaller in scale to allow seniors in Chelmsford to remain in town at a more affordable price point. $175,000 to $300,000 (life lease)

- Create a true intergeneration environment with a partnership with UMASS Lowell’s School of Health Sciences allowing undergrad and graduate students in nursing, gerontology, nutrition, physical therapy and wellness programs to actively participate in programming.
Most Current Concept
Unit Mix

- 60 cottages (two bedrooms units)
- 120 garden style units (one and one plus den possibly some two bedrooms)
- Possible 50 unit (one bedroom) age restricted rental development.
- Health center, wellness center and pool, dining room, café, lounge, function room, art studio, library, garden area, salon and transportation.
- Non-residents in nearby communities Meadow Wood, Windemere and Wayside can pay monthly membership to amenities and programs.
Garden Styles

Foster Residence - 1 BR - 800 Square Feet

Foster Residence - 1 BR with Den - 960 Square Feet
Private Entry “Cottages”
Other Facts

• If the disposition occurs according to current law, UMASS would turn it over to the State and the State could dispose of it to another State entity for unknown purposes.

• If the Town, CHA or CHOICE take possession under the proposed legislation, there is a $4 million price that would have to be addressed in the planning – forcing something that could carry this acquisition cost.

• If another entity was to secure this site, there could possibly be family housing with higher densities, proposals that do not enhance the existing neighborhood or serve the needs of the active adults in the community.

• Development will pay property taxes.

• Community Preservation Funds for Open Space and Historic Preservation and Inclusionary Housing Fund will be needed.