

FAIRHAVEN BOARD OF SELECTMEN

Meeting Agenda

Monday, March 1, 2021

6:00 p.m.

Town Hall – 40 Center Street – Fairhaven

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FAIRHAVEN,
MASS.

Due to the recent changes by Governor Baker to the Open Meeting Law, G.L. c. 30A. § 20, we are providing public access via the phone number and meeting ID below:

<https://zoom.us/j/95642765025?pwd=U3lwaEpBVDDdBYmRLaGJiMGh6N2c2QT09>

or call: 1-929-205-6099

Meeting ID: 956 4276 5025

Passcode: 958617

The meeting can also be viewed live on Channel 18 or on FairhavenTV.com

A. POSSIBLE ACTION/DISCUSSION

1. Arch Communities/Lanagan Co. LLC—preliminary proposal: Rogers School

B. NOTES AND ANNOUNCEMENTS

1. The next regularly scheduled meeting of the Board of Selectmen is **Monday, March 8, 2021** at 6:30 p.m. in the Town Hall Banquet Room.

ADJOURNMENT

Subject matter listed in the agenda consists of those items that are reasonable anticipated (by the Chair) to be discussed. Not all items listed may be discussed and other items not listed (such as urgent business not available at the time of posting) may also be brought up for discussion in accordance with applicable law.

MGL, Ch. 30a, § 20(f) requires anyone that intends to record any portions of a public meeting, either by audio or video, or both, to notify the Chair at the beginning of the meeting.



Vicki Oliveira <vloliveira@fairhaven-ma.gov>

Form submission from: Selectmen's Meeting Agenda Request Form

1 message

Fairhaven MA via Fairhaven MA <cmsmailer@civicplus.com>

Mon, Jan 25, 2021 at 3:30 PM

Reply-To: Fairhaven MA <cmsmailer@civicplus.com>

To: Board of Selectmen <selectmen@fairhaven-ma.gov>

Submitted on Monday, January 25, 2021 - 3:30pm

Submitted by anonymous user: 2601:192:8400:9aa:1d78:5bc4:cd19:f2b3

Submitted values are:

==Please provide the following information:==

Name: Sue Loo

Email: su13lu@yahoo.com

Address: 91 Farmfield St

Phone: 774 510 0246

Do you wish this request to be confidential? Yes

How do you prefer to be contacted? Email

Is this item time sensitive? Yes

Topic you wish to discuss with the Board: Arch Communités / Lanagan would like to present to the board the preliminary proposal for Rogers School development.

The results of this submission may be viewed at:

<https://www.fairhaven-ma.gov/node/318/submission/7081>

**QUESTIONS FROM RESIDENTS IN REGARD TO ROGERS SCHOOL SUBMITTED
PROPOSAL FROM ARCH COMMUNITIES/LANAGAN**

The following are questions the Rogers Re Use Committee were given at both the Zoom meeting held on Tuesday January 19th, 2021 as well as via emails directly to committee. This does not include any questions sent directly to the selectmen.

1. Which proposal will the developer be seeking when they meet with the selectmen?
The original design or the modified one?
2. What is the rough time frame to receive all the grants?
3. How long before the developer feels he could begin the construction? 1, 2, 3 years?
4. What total and different areas of financial relief is the developer asking from the town?
5. How many units will **NOT** be designated 55+ affordable housing?
6. If the developer does not have enough 55+ seeking the units then what is the next step to fill the vacant units? Will they seek below 55+?
7. How many units are mandated to be 55+ by government grants? For example, do they say we will provide grants if 50% are designated to be 55+?
8. Is it a requirement for the grants that is 55+ or just as affordable housing and is it the developer's option / choice to do 55+?
9. Can the project be reduced in size down to something more fitting to the space?
10. Parking – where do visitors park? You show 10 extra spaces but of those 10 how many must be public handicapped parking?
11. You must keep the building for 15 years due to tax credits. What happens after 15 years, Can the 55+ requirement be changed with a new buyer?
12. Do you keep your buildings after 15 years or sell them off? How many of your projects have you kept?
13. The exterior **DOES NOT** match the historic nature of the town or the neighborhood as stated as requirement in RFP. What changes can be made?
14. What are the occupancy limits for a 1-bedroom unit? 1,2,3 people? 2-bedroom unit? 1,2,3,4 people?
15. Is there a limit imposed on how many cars are allowed per unit? Where do additional cars park?

15. Is there a limit imposed on how many cars are allowed per unit? Where do additional cars park?
16. Has there been any type of traffic study done to see what the impact would be on the neighborhood?
17. Are there any plans to develop the front grounds for additional parking and could this be done?
18. What is the name of the management company that would be overseeing the residence? What is their history and background in overseeing a residence?
19. Where it would be 55+ affordable housing are all occupants of the unit required to be 55+?
20. Where are the trash and dumpster located?
21. Is the playground (Big Toy area) reduced?
22. Is the baseball field and basketball court eliminated?
23. Who pays heat and electric? Is that part of rent?
24. Who are the other investors in the project?
25. Is the back lawn as well as the front green space public or private space for residence only?
26. Do the windows open or stay closed? The design of the windows has no historic look.
27. What is the turnover of occupants in your other projects?
28. What is the average length of time people stay in your properties?
29. What type of issues have you had with past residences at your other properties?
30. What is the construction method and material for the structure? Interested in the subfloors, wall studs, and attic framing members.
31. What kind of infrastructure updates will need to be made to accommodate the proposed structure and who will bear the cost of those improvements?
32. What kind of tax revenue will be provided to the town on an annual basis from the property owners?
33. Is there any possibility that this structure will get any taller or shorter height wise?
34. Will the look of the main building regarding windows and doors be changed in any way?
35. Are you willing to agree to deed restrictions regarding the main building?
36. How did you arrive at the number of units you plan to build?
37. Would you be willing to put main school building on the Historical Register?
38. What type of material will you be using for the exterior of the addition? Would it be bricked to match the main building? Same as for the roof.

39. How did you arrive at the overall size of the units in the main building compared to the ones in the addition?
40. Can you match the roof on the addition to the main school building?
41. What would construction process be? School and addition at same time?
42. Will priority be given to Fairhaven residents upon rent up?
43. Of the total project of 21 million how much money is coming directly from the company's pockets and how much from free grants and other federal and state assistance?
44. What exterior modifications will you make to the Rogers building and grounds?
45. Is smoking of any type of products be permitted in the proposed project or only outside?
46. The proposed area is zoned residential only. How do you plan to get the location rezoned for housing?
47. Will pets be allowed and if so, how many per unit?
48. What are the amenities for the residents?
49. Does your company have any current or ongoing legal cases currently pending?
50. If the revised or original proposal is not approved by the selectmen, do you have any additional revised or different plans to submit or will you no longer be interested in pursuing the housing at Rogers School?
51. What other current proposals are you currently working on at any stage of the process and where?
52. Have you had any projects there were not able to be completed and you had to walk away?
53. How many and what percentage of your other housing projects are 55+ residents and of those 55+ residences how many are section 8 occupants?
54. With a project this size of units, cars, parking, how do you plan to address the neighborhood concerns and ensure they do not come to fruition?
55. How will you choose who lives in the units?
56. Are there any other land areas in town that you could foresee this project proposal being a better fit?
57. Would you be using the same contractors that you used for your Cottage Street project that had serious workplace safety violations?
58. What type of lighting would be used in the parking areas?
59. Can you develop the building with small addition for owner occupied condo units rather than the monstrosity you are proposing?
60. How are you planning to work around the easement that runs through the property?

RESIDENTS CONCERNS SUBMITTED IN REGARD TO ROGERS SCHOOL PROPOSAL

(These are the concerns that were submitted in a non-question form by many residents)

1. Many residents submitted concerns over the overall size of the addition in the center of town as well as the number of units.
2. Major concerns were for the parking issues. Chestnut Street, when Our Ladies Haven is open for visitors (currently closed to visitors due to Covid -19) is very congested. Along a section of Pleasant St and Chestnut St several homes do not have adequate parking and park on the street. Also, there is a parking snow ban that runs from December to March where parking is only permitted on one side. It would be impossible to park near our homes.
3. Added traffic is a concern with many children in the neighborhood as well as those using the bike path. Added traffic brings more accidents.
4. Residents are concerned how this proposal will affect their future home values.
5. Concerned about digging near Atlas Tack and the PCPs that could have filtered in.
6. In the proposal the basketball court as well as the baseball field is eliminated. The park should not be touched. It is a separate lot and is utilized by so many neighborhood and non-neighborhood children and their families.
7. Folks are concerned about the design of the addition not matching the original building in architecture. One resident responded, "it looks like cookie cutter thrown up ticky tack".
8. Height of the addition is too high for neighborhood.

We heard from three residents that are in favor of the proposal.

A few also are in favor if it is scaled back in the total number of units.

Date: Mon, Jan 25, 2021 at 4:34 PM
Subject: Rogers school proposal
To: <rogerscommittee@gmail.com>

Hello. I want to voice my concern over the large scale of the proposed project for housing at Rogers School. I do not believe that in its present design form that this housing project will maintain the quality of living for present neighbors adjacent to the property nor would it be well for Fairhaven as a whole should it go through on this scale.

We must first and foremost examine what was lost with the removal of a community school that anchored our children to their neighborhoods and outdoors. It also anchored parents to other parents. That is a measurable standard of living that rates high for quality. That was lost. This property must always transition to an equal trade off. If not, we cheat ourselves and sell out to a lower standard of living that can not be recovered. We must not.

I support senior housing whole heartedly but not at the expense of congested streets. Increased light. Loss of skyline. Loss of free green space and loss face to face interaction in open space. Rather than see those negative trade-offs I would gladly pay increased property taxes in order to fund a tear-down and park erected.

I support this project if the number of units is halved and the park area remains at its present size with its basketball court, baseball diamond and playground area. I can only see this possible if land south of the Union St. through-way is not developed. I hope with a reduced number of units and underground parking, this can be accomplished.

Respectfully submitted,

Jeremy Tyler

52 William St

3 generation Rogers School family.

Sent from my iPhone

Date: Mon, Jan 25, 2021 at 5:01 PM
Subject: Lanagan Proposal
To: <RogersCommittee@gmail.com>

Dear Committee Members,

Thank you for taking the time to read my thoughts on the latest proposal for the Rogers School property. I own and live at 93 Pleasant St, directly across the street from the project. To my knowledge none of the abutters that live on that street were approached to provide input on the current proposal before the committee by Lanagan Developers. Although we are a very small fraction of the community, the impacts of any development on that property will uniquely impact us and I feel we should have had some input.

When I bought my house in 2019 I was told four high end houses were being built across the street that would match the look and feel of the neighborhood and that the park would remain. As it currently stands, this project is far too large for a block and neighborhood of our size. The traffic on Pleasant St is already challenging and it doesn't appear this proposal has accounted for parking for all the units. They also took over a part of the property that from my understanding is being maintained by the town for open space and the park - something I see used daily throughout the year by everyone in town. I have a lot of concern for the value of my home if this is built across the street.

I have no problem living across from affordable housing or housing for 55+, but the current proposal is a huge disappointment to myself and my family. I do hope you will consider the impact this will have on our home's value and our quality of life.

Thank you for your consideration and time,
Caroline Hawthorne

Date: Mon, Jan 25, 2021 at 1:36 PM
Subject: 2021 proposition:
To: <RogersCommittee@gmail.com>

To whom it may concern:

As an abutter to the Roger's School property, I cannot endorse the last proposal by the Lanagan firm, nor the proposed (per the meeting) modification to turning the addition 90deg.

It is not my intention to disavow any and all proposals to develop that property. The sheer scale of that number of units, and the vehicles associated with that many occupants will not work in the neighborhood, specifically without paving more of the (current) park itself. Also, when the town's automatic parking ban goes into seasonal effect, the Pleasant, Center and Chestnut streets surrounding will not support the overflow.

Additionally, with the center style neighborhood being what it is, I'd be wholly supportive of a condo style project (scaled appropriately to fit) where the occupants have a vested ownership interest in taking care of both the property and the neighborhood, versus any apartment style occupancy at all where people don't have that kind of long term bond with the community.

I look forward to seeing what becomes of the property, and hope it will bring with it the lasting mark the town deserves.

Sincerely

Chip Hawthorne
93 Pleasant st

Date: Sat, Jan 23, 2021 at 9:23 PM
Subject: Rogers School proposal
To: <Rogerscommittee@gmail.com>

Hello,

I am writing in regards to my concern with the proposal of Rogers School. We have lived in Fairhaven for over 10 years and love the history and quaintness of the town and would-be heartbroken if this actually goes through. I understand the importance of the issue, but there has to be something that investors and the town of Fairhaven can come to with a resolution. I hope the right decision is made for the sake of the residents and character of this beautiful town.

Thank you,
Amy Jorge

Date: Sat, Jan 23, 2021 at 8:03 PM
Subject: Roger's School
To: <rogerscommittee@gmail.com>

I submit this email in support of the current proposal for Roger's School.

The school has been vacant for a long time and is at risk for ongoing vandalism and perhaps even a serious fire. Fairhaven needs housing and tax revenue. It does not make sense for the town to retain ownership and to continue to spend tax payer dollars for upkeep.

The proposal for over 55 housing is a viable solution. The town should do its best to mitigate abutter concerns but move forward with approval of the project.

Thank you.

Angela Pickup

JEN WARD

Hello,

We have many concerns with this proposed plan as we live directly across from Roger's school on Pleasant Street. My family and I bought this house just over 9 months ago, we knew that Rogers was vacant but were under the impression that something in the future was going to be done with the building. I am concerned with the size of the building that will go on the plot if the proposal goes through. I know there will be landscape placed around the building but it does not negate the fact that a four-story building will be staring at us every day when we open our door. I am concerned with the residents that will be placed in the building and how they will choose who lives in the dwellings? I am a visiting nurse and go into many elderly housing units, many of these places do not have adequate parking for their residents never mind all the visitors: family, PCAS, nursing staff, etc...We are concerned that the off street parking will be a nightmare on Pleasant street and surrounding streets. With the parking also comes the traffic that the building will cause, not just cars but foot traffic as well. We are concerned about gaining 60+ new neighbors and the dynamic that comes with that, the noise that comes with that too. I'm concerned that creating this building will decrease the value of our house and deter the sale of our home in the future. We are in support of gaining some housing for those in need, I just feel the scale of this building is too large for the center of Fairhaven. I'm curious to see what the next proposal looks like.

Thank you,
The Nuneses
95 Pleasant Street

To whom it may concern,

I have lived at 99 Pleasant St. for over 30 years. My husband (who has lived in Fairhaven his whole life) has lived at 99 Pleasant St. for over 50 years. I worked at Rogers for about 12 years. I know the neighborhood very well, and have been an active part of it.

We saw this plan for Rogers school and are against it.

We believe our neighborhood is not a good fit at all.

The amount of additional cars / traffic on our streets would be unacceptable! This affects our daily life. I have seen responses to it on social media... Are these folks going to be dealing with this on a daily basis? I will, as well as my neighbors.

I hope this Board takes into consideration the lived realities of those most affected by this proposed plan. Our lives will be altered greatly - leading to an increase in more traffic, thus more accidents. This proposed change would completely alter our neighborhood and our lives. Thus, I implore you to not approve the current proposal.

Thank you for your time.

Theresa Fletcher

Mark Fletcher

How could an abomination such as this even be considered? We're going to take one of the most beautiful small town centers in all of New England, jam packed with more historic architecture, and history than almost any place in all of New England, Shame on us for even allowing the project to get this far.

Tom Marshall

P.S. I will be happy to get involved in addressing the town, or do whatever is needed to do with Rogers School that would make us all proud, especially it's benefactor

Hello. Jim and Renee Hannan's opinion regarding the Rogers School Re-use proposal:

Main major concern: 62 units seems excessive for the existing foot print. The size of the new buildings housing the apartments would not "fit-in" with the neighborhood. Also, even with the allotted 78 parking spaces, residents and visitors would likely cause a lot more cars to be parked along all four surrounding Streets.

Traffic will increase significantly along these roads as well.

The proposal does a nice job describing the primary "win" (repurposes a historically significant building that has emotional value to the community). However, we feel we don't want to be held hostage: 62 units or a tear down.

Other Fairhaven Resident's concern: Lanagan has limited experience in large scale developments and his reputation needs to be investigated more closely.

We would be more than happy to talk with anyone that is willing to talk to us !

Thanks for the opportunity for us to voice our opinion and concerns.

Evening,

I've already reached out to a couple Selectmen and neighbors to voice my concerns about the proposed development of the Roger's elementary School. I have not found a single neighbor who is for this proposal. It's atrocious! As a resident who directly abuts the Roger's School we have closely followed the plans over the years. We bought our home next to a school and a park, our oldest daughter was able to attend Rogers before it closed down. If you do not live in this neighborhood or even directly next to the park, you probably don't actually know how much use the park and the streets get on a daily basis. It actually upsets me that so many who do not know the reality of the street and park use are making assumptions about what would work for us because you don't even know what it's really like.

What I see when I look out my window is a beautiful old school, I see a park, I see residents walking, playing, socializing. I see the wind turbines in the distance. I don't see a huge parking lot or the front of a large housing unit. Rogers is a pick up spot for football, a pit stop for families on the bike path, a swing before or after the school bus, a place to have a pick up kick ball game, a place to run and play with your dogs or kids, a place for kids to play and explore under the big beautiful tree. The basketball court and pavement a safe place for local kids to learn how to ride without training wheels or to ride around in a fenced in area while siblings play on the playground. The park is used all the time. In the winter we watched a young man shovel the snow off the court so he could play basketball. The park is an important part of this neighborhood. Not used by schools for sports, it offers a true neighborhood environment for residents.

Pleasant street is busier each year and the speed limit is nonexistent to some. Chestnut Street is busier, the neighborhood is like no other. You can walk down any street and feel at home. The single family and multi family homes in the area are natural and inviting. They are not huge brick eyesores that belong in a city or an industrial setting. In this quiet neighborhood parking is already an issue in the warm months with families coming to the park for playdates or parties and navigating cars parked on both sides is concerning. Someone said in an online board 55+ plus housing won't bring more traffic. This is absurd, most 55 year olds do drive, most 65 year olds drive, my 100 year old great aunt only stopped driving at 93 because when she traveled they refused to rent her a car...people don't stop driving or having guests visit when they hit 55. Please end that talk, it's embarrassing that is part of the discussion that 55+ community would not add to the traffic or parking issues in the area. Plan for the units to all have 2+ parking spaces.

At night time we don't have big lights shining in our windows illuminating a parking lot, we have a single light on the back of the school that flickers all night, probably to deter the vandalism we've seen over the years. I'm not saying something doesn't need to be done but I am saying you made a huge mistake when you let the school deal fall through. If you want housing for elderly, despite already putting it in at the Oxford school, why not put it in one of the many other VACANT locations around town that is not right in the middle of a neighborhood. I'm appealed that the developers actually proposed something of this scale and design. Whatever is done should stay in the footprint of the existing school. It should not overshadow homes, it should not ruin the historic skyline, it should not take up two blocks! This is a neighborhood full of families who already struggle to navigate the parking when it snows or Our Lady's haven has a shift change. If anyone gets a delivery or the trash is being picked up the street is impassable. This is a neighborhood of front porches, sidewalks, and beautiful old homes. Have some vision, get in touch with the neighborhood, don't allow your name to be attached to this proposal other than shutting it down.

Sincerely,

Lisa Breese

(92 Chestnut Street)

Hi, Sue,

I just wanted to reach out and see if I have all this right...

The current predicament with Roger's School is that there isn't enough money in the town budget to fix the building. It seems that ship has sailed.

There also isn't enough money to tear it down (not that this is an ideal solution, but for clarity) because the cost is upwards of 2 million dollars with clearing and repurposing the land.

The town is currently asking for people to submit proposals.

The current proposal (Arch&Lanagan) is recouping its cost (though much money comes from grants and tax credits according to the plans - north of \$21 million with \$550,000 from the town itself) through the large number of units (62). In other words, this makes it worth their while...

Do these numbers really balance out? Meaning, with everything they expect to come in (\$21,370,000), is it really necessary to have that many units in the plan (62)? I'm sure projections to build such a massive project are high, and the cost of restoration is a rather large number too, but isn't there a way to balance the cost of restoration with a more manageable property size and still make a profit? Maybe not as large as some would hope, but still? Do you have these figures or is this for each proposal to take into account?

Are there case studies on how many units of affordable 55+ units the town needs? Has the Oxford project been taken into account in those numbers?

This seems like a large number of units to push into the center. It also seems like some support comes from the community for the affordable housing idea.

What happens if Arch and Lanagan can't fill these units? Do these parameters change? Who moves in? I ask because in the case of the New Bedford Mills, I believe it switched to subsidized housing and section 8 units. I also ask because people are argue there will be no commuter traffic down here because these are units for the 55+ community. I find this naive, but I'm also concerned that it won't remain true to whatever degree it might make sense.

Without the proposal:

As it stands, it seems the town is in a rush to unload the property before it's condemned and has to be torn down (some people are figuring another two to three years before that happens). We need someone to take it on, preferably as a restoration project, but with some altruistic goals in mind instead of the bottom line. Where do we find that guy? That seems to be the next question.

Any clarity on the matter is helpful, whenever you have a moment to spare.

Thank you,
Alyssa Marshall

This project is really threatening the Center. The traffic alone will be nightmare! Construction is going to take forever. Digging up next to Atlas Tack is not smart. PCPs must be settled and spread out underground. I get needing to do something with the building, even using some of the lot for some smaller housing units, but this proposal is grotesquely large, unlikely to be filled with seniors, and will cause nothing but problems for those of us who live here. Honestly, if this goes through, I'd likely have to leave the area for the issues with the PCPs alone. I'm sure you don't much care about that, but you should!

Shame on you for considering this. This town is really losing its soul. As if Benny's to another Family Dollar wasn't enough...it's really disappointing.

This should not be allowed to go through.

Best,
Alyssa Marshall

Hello,

I saw a post from Susan Loo on Facebook encouraging comments from residents about the proposal for the Rogers School.

As a parent, I often bring my children to the Rogers playground and have witnessed the gradual deterioration of the building. I think this proposal would be a wonderful solution to both a housing shortage and the preservation of a historic and beautiful building. It's also nice to see that the playground would stay and there would be a good amount of green space as well.

I hope to see this proposal work it's way through to fruition.

Thank you,
Julie Sullivan
6 William St.
Fairhaven, MA

To Whom It May Concern,

I have noticed that the links on your website for "Rogers School Project Proposals and Related documents" are dead. The corresponding documents should be re-uploaded and the links fixed.

Additionally, there are several existing documents that would be beneficial to host on your website in an effort to educate the citizens of the actual conditions of Rogers School. The documents would include:

1999 Strekalovsky & Hoit Existing Conditions Report
2006 Pretzer Report
2009 Fuss & O'Neill Asbestos Inspection

In my opinion, this committee needs to share these documents with the general public. There's much misinformation and outright denial of the structural condition, the financials, proposed uses, and other issues with the school. Citizens will be faced with reviewing proposals from the recent RFP, and these documents are crucial to those making decisions for their neighborhood and Town as a whole..

Finally, there are no minutes of previous meetings posted on the Town Website.

Thank you,

Andrew Jones

Good afternoon,

I am emailing my support for the reuse of the school for senior housing, but not in its current configuration.

I like the idea of orienting it East/west rather than north/south. Union Street could be reactivated through the the site and the housing addition could be built between Union St and the original school building. The reactivation of Union could provide additional parking as well as serve as a physical barrier to the playground. In addition, this would minimize the frontage on Pleasant and Chestnut Streets, and maximize it on the rebuilt Union St.

Also, the current planned height seems concerning. Reorienting the building East/west could give the building about 240' in length, perhaps possibly reducing the size from 4 to 3 floors, inline with the Our Ladies Haven addition.

I am in favor of creating senior housing, but also in favor of preserving the town and neighborhood feel in that area.

Greg Cormier
Fairhaven, MA

Hello,

I'm writing with my concerns over the housing proposal at the Rogers School lot

First and foremost, this type of building has no reason to be plopped in the center of town. The center is the iconic feel of Fairhaven. It only hurts it and devalues the feel, house values will go down and the neighborhood as a whole will be affected in a negative way.

Secondly, the town voted to allow Oxford to become a housing facility as well. We have not even allowed that building to be completed and we are already saying we need another one because there aren't enough at this time but haven't even seen how quickly that new building fills with **Fairhaven** citizens.

Third, in 2018 the single largest percentage of the population was under 20 years old. 20's being 9.9% and 30's being 12.1%. What is the long term need for another housing building in the next 15-20 years? The town would only require the current buyer to keep the building for 15 years, what happens at 16? Do we know if there is truly a housing crisis in this town for the 55+ residents? Has anyone broken up the amount of units we already have in town? If not, I've broken it down below. Do we even know how many Fairhaven seniors are selling their homes and having to relocate to another town? Has the housing authority stated they need more units for 55+ to meet the future need for Fairhaven residents?

Fourth, I have to agree that rent is high in Fairhaven, I should know, I pay it. Thankfully I pay on the lower end of the scale. A lot of people are saying families would benefit from this proposal with double bedroom units. Who qualifies for this? Would a middle-income family qualify for these units or a family who is considered below the median income? Just because you are above the median income doesn't mean the burden of high rent isn't taking a toll financially on families.

Fifth, does the town have a need for the building and land? My understanding is there are quite a few buildings currently being used by the town that could use the space available at Rogers. The last figure I heard to repair and bring Rogers to code is around 6M. How much would be constructing new buildings cost the town? We know the school admin building is saying they need more space and it seems the town has space in a building originally built for the purpose of educating children or what happens when town hall gets too cramped?

Sixth, has the town considered building a park or green space there? The developer says they will retain the park. How long until residents start complaining about the children and cause an issue and what will be done to correct that? Will residents be told to deal with the children or will the management of the building change up the rules for the park?

I think the town needs to start thinking forward in regards to how we view these projects. We are erecting housing buildings when it seems Fairhaven is becoming a younger town and as such should be thinking of how to draw in and keep younger families as well as protecting the values of homes for the families and individuals who will utilize them.

Current 55+ & subsidized (these numbers do not differentiate between single and two bedrooms, just base units)

McGann Terrace Cottages – 40 units

Oxford Terrace – 108 Units

Dana Court – 55 Units

Building 100 @ McGann – 52 Units

Anthony Haven – 24 Units

Fairhaven Village (private but available) – 196

Proposed New Units - 62

New Oxford School – 63 Units

Total - 538 Current - 600 with new building

Thank you

Lee Baumgartner
97 Pleasant Street

Subject: Rogers School proposal

Dear Fairhaven Selectmen,

The proposal for the Rogers School property is far too massive for that residential area. This is not an urban area and should not be treated as such.

This is a historical area and needs to be on the National Register of Historic Places.

A building that size would be better served at the G. Bourne Knowles site, almost across from the project on the north side, on Route 6 east of Stop & Shop not at the Rogers School property.

Don't be eager to dispose of this historic property, the first gift from the Town benefactor, Henry Huttleston Rogers, which really needs to be retained by the Town of Fairhaven.

Put your Town Planner to work to seek grants for historic property to renovate it and use it for Town offices.

Thank you.

Respectfully,
Karen Vilandry

February 02,2021

Good Morning:

Attached please find the response received from Arch Communities / Lanagan & Co. regarding the questions and concerns submitted by the town residents in reference to the Rogers School proposal.

Please feel free to contact the Rogers Committee at any time via email at:

Rogerscommittee@gmail.com

Thank you

Sue Loo

Chair

Rogers Committee



February 1, 2021

To: Susan Loo, Rogers School Reuse Committee

From: Arch Communities/Lanagan & Co.

Re: Residences at Rogers School Proposal

Please see the following additional information submitted to the Rogers School Reuse Committee pursuant to the Committee's request. As previously indicated, we are available to meet to discuss further at your convenience. Additionally, our development team is available and continues to meet and discuss with members of the community to address questions and solicit feedback from residents.

The initial project design that was submitted with the proposal was designed to set back new construction away from both Chestnut and Pleasant Streets and incorporate the utility easement in a way that would provide a covered drop off area for residents. After speaking with nearby residents and feedback from the community in general, the design was modified to remain consistent with the footprint of the existing school addition and not build over the utility easement and instead end the new construction at that point. Those revised plans have been submitted to the Reuse Committee. While the design modification reduced the overall amenity space within the building, the revised plan preserves the historic Rogers School as initially proposed and maximizes green space. As indicated within the proposal, it is our intention to subdivide the parcel with the Town continuing to own the green space including the playground, essentially everything beyond the location of the proposed parking area. The parking area was designed to comply with local zoning requirements, however, discussions regarding the amount of parking are welcome with the Town. We anticipate working with the neighborhood and the Town to enhance the playground area and the green space to provide a more efficient area for the community to enjoy. This design will not impact the mature trees that are located throughout the area and all of the mature trees will remain. Our intention is for this to be a starting point for the continued review and discussion of the playground and green space area that will ultimately provide what the community wants to see.

As detailed within the proposal, the proposed development will consist of 62 apartments for seniors age 55+ with 90% of the property consisting of one-



bedroom apartments. We anticipate that the typical resident will be able to live independently and will live locally, but may not want or be able to reside in housing that no longer meets their needs. The proposed development will offer residents quality, affordable housing with important amenities such as single-level living, elevator access to all areas, efficient and cost effective utilities including central air conditioning, onsite amenity space including a community room with kitchen, fitness room and recreation space and professional property management services in a community setting that will provide much needed socialization for residents. It was our attention to set the age requirement at 55+ to be able to accommodate potential residents within the 55-62 age range who may also need this housing, however, it is possible to increase the age to 62+ if the Town prefers to increase the age requirement. There is no mandate to maintain the 55+ age requirement if the Town feels strongly about increasing the age requirement. To ensure long-term affordability and age restrictions at the property, a deed restriction will be recorded at the Registry of Deeds that preserves both the affordability and age restrictions and no changes to that restriction are allowed. With 90% of the apartments designed as one-bedroom units, we anticipate that a single individual or two individuals will reside in the one-bedroom units pursuant to state and local occupancy regulations. All residents will undergo a thorough screening process that involves credit, criminal, previous landlord and income certification.

In order to complete a quality development that involves the preservation and adaptive reuse of the historic Rogers School as well as the demolition and hazardous material abatement of the school addition that will be removed and the construction of the new housing, our proposal is based upon a total unit count of 62 apartments. As noted within our proposal, the costs to preserve and redevelop the historic school are significant, particularly since the school can only be repurposed with 8 new apartments (4 apartments on each the first and second floor). The school is an architectural gem and a key piece of the Town's history and we agree that it should be retained and preserved. However, the costs to complete the restoration are high and are required to be offset by the new construction. We extensively reviewed both the basement space and the attic levels for potential living space within the historic school, but determined that they are not appropriate and/or feasible for housing. The basement level features smaller windows and the below ground space is not an area that we feel is appropriate for senior housing and the upper level also has challenges with unusually high window heights and horizontal structural supports that significantly impact the ability to provide sufficient unencumbered access to that space. Additionally, the number of units that has been proposed are required to generate sufficient sources to complete a quality redevelopment including necessary construction proceeds as well as providing sufficient operating revenue to support onsite professional property management personnel, long-term



property maintenance and operating costs such as landscaping, utilities, real estate taxes, insurance and financial expenditures. Reducing the size of the property decreases the sources available to complete a quality development and impacts the operating revenue that is required to maintain a professionally managed property.

In terms of specific design questions including those related to the site plan such as the location of trash receptacles, lighting, as well as construction materials, colors, windows, etc., we anticipate engaging in ongoing discussions and incorporating feedback from the community and the Town throughout the process. As previously noted, our approach to the design of the project involves meeting with Town Departments and members of the community to review design plans and incorporating that feedback into the design. As a whole, our design intention is to preserve the historic appearance of the Rogers School and design the new construction to aesthetically coincide with the school and the architectural historic elements displayed throughout the center including the historic color palate, window design configuration and appropriate lighting fixtures.

For the questions relating to both community funding and timeline, both sections of the proposal narrative have been posted below:

Community Revenue and Participation

It is anticipated that the development team and the Town will negotiate a Tax Incremental Financing Agreement (TIF), or similar, that will set the project's real estate tax liability over a ten-year period. The TIF Agreement will also help facilitate other sources of funding with requirements of TIF Agreements. In addition to the TIF Agreement, the project will request from the Town for a contribution of local funds as required by the state funding agency when tax credits and other funding sources are allocated to projects in that community. While there is no set formula or designation for specific funding sources, typically projects receive funding from local CDBG, CPA or HOME programs depending upon availability. We have included \$550,000 from the Town of Fairhaven's CPA program within our development budget as the redevelopment of the Rogers School will qualify as a historic preservation and redevelopment project and will also be creating affordable housing for the Town. Due to the extensive scope of redevelopment of the historic portion of the Rogers School that will yield only 8 apartments, the demolition of the addition and the anticipated hazardous material abatement necessary within the school and the addition, we are also requesting relief from any Town building fees including the Building Permit fee.



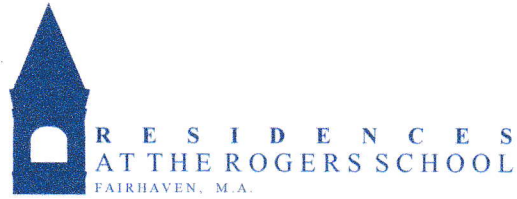
Timeline

Following developer designation by the Town, our development team will complete all necessary due diligence documentation needed to submit a funding application to the Massachusetts Department of Housing and Community Development for tax credits and soft funding sources. Required due diligence will include a market study, appraisal, environmental assessment as well as detailed architect and engineer drawings and site plans. During this time, our development team will also be working with the Town of Fairhaven to secure all required local approvals for the development. In addition to site control, local site approval and zoning approval for the project is a requirement for funding.

The following is a list of key items that will need to be completed as part of the funding applications for the project:

- Phase I/21E environmental report and subsequent studies, if needed.
- Geotechnical analysis.
- Appraisal and market study completed by approved entity.
- Site control in form of Land Disposition Agreement/Purchase and Sales Agreement allowing for sufficient timeframes to secure funding and hold until closing.
- Planning and Zoning approvals for the project.
- Architectural plans for interior and exterior, property survey, site plan, stormwater plan.
- Letters of support from Town of Fairhaven personnel and local agencies, State Representative, State Senator, etc.
- Complete financial pro forma including construction and operations.
- Construction and Permanent Lender term sheets and Letters of Interest from equity investors.

Each agency operates separately and independently of each other and has funding rounds scheduled at different times throughout the year. Application rounds for the competitive 9% tax credit allocated by MA DHCD are typically due annually in February of each year with a Pre-Application round due in December. To be eligible for the Pre-Application round, projects are required to have completed the above including having all local approvals secured prior to the application. Due to the high demand for tax credits allocated by the DHCD throughout the state, we anticipate that it will take two rounds to secure the necessary funding to formalize the purchase of the property and begin the construction phase of the project. That



being said, our development team will immediately begin the design and local approval process after developer designation with the plan on receiving site and zoning approval to be eligible for the next Pre-Application round. During that time period, we envision meeting with Town personnel, Fairhaven community groups and the Rogers School neighborhood to complete a design that incorporates community input and feedback. We estimate that the construction phase will be approximately 14 months followed by a 6-month lease-up period. Pursuant to the requirements of the tax credit program, the ownership entity will maintain ownership of the property for a minimum of fifteen years as evidenced by Arch Communities continued ownership all of its tax credit properties developed to date.

Rogers School – Relich/Lanagan LLC Revised Proposal January 29, 2021



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AT THE ROGERS SCHOOL
FAIRHAVEN, M.A.



MOUNT VERNON GROUP
ARCHITECTS

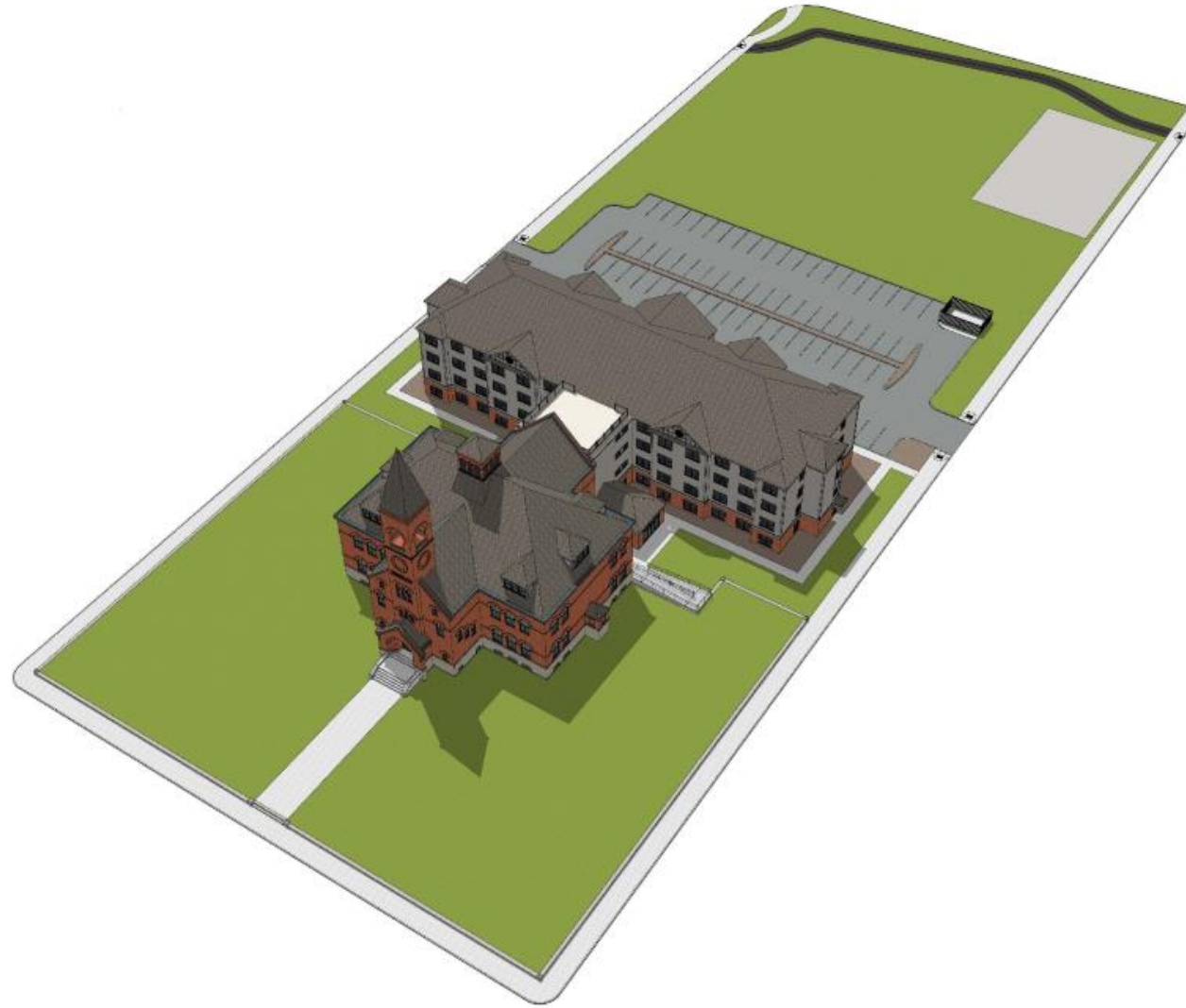








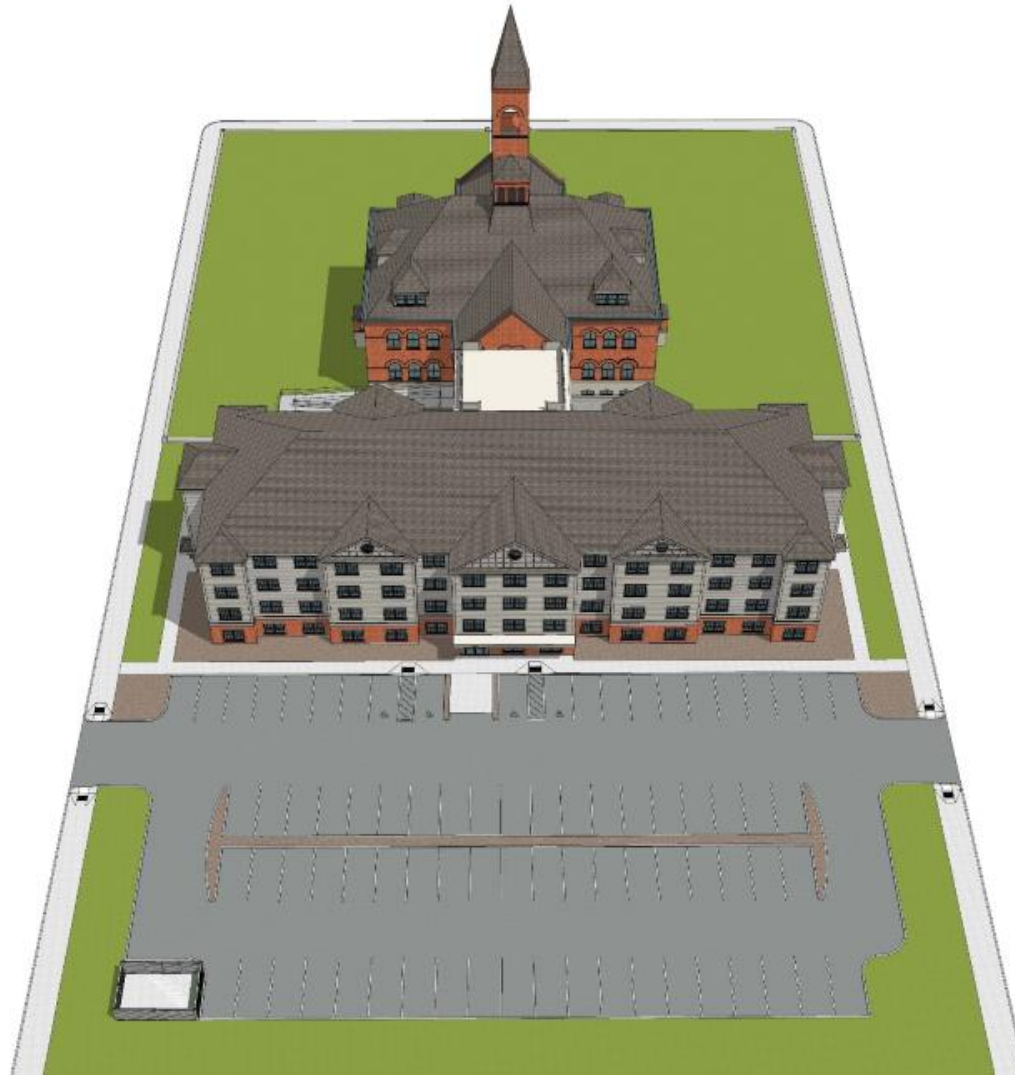




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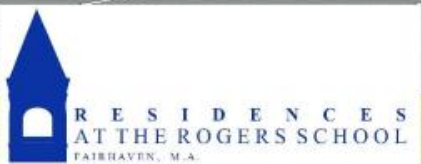
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Vicki Oliveira <vloliveira@fairhaven-ma.gov>

Rogers School Proposal

1 message

Sue Loo <su13lu@yahoo.com>

Wed, Feb 24, 2021 at 8:13 PM

To: Dan FREITAS <dfreitas@fairhaven-ma.gov>, [REDACTED] Bob Espindola <selectmanbobespindola@gmail.com>, Keith Silvia <ksilvia@fairhaven-ma.gov>, [REDACTED] >, Wendy Graves <wgraves@fairhaven-ma.gov>, Paul Foley <pfoley@fairhaven-ma.gov>, Bradydoug <[REDACTED]>, Vicki Oliveira <vloliveira@fairhaven-ma.gov>

Good Evening Ladies and Gentlemen

I am reaching out to you as a concerned tax paying resident of our beautiful town and in no way as a member of the Rogers School Re Use Committee. The thoughts I am about to share with you are mine and only mine and have no reflection on the committee.

As you know I , along with others., have been working extremely hard for years to find the right fit for the first gift given to us, Rogers School, by our town benefactor, Henry Huttleston Rogers. We surely have had our ups and downs throughout the process. When the third RFP went out and word was a developer was submitting a proposal I was excited. However that excitement turned to dismay when the proposal arrived and I saw the scope of the project the developer is proposing.

This proposal of 62 housing units does not fit into the center of our historic village with small single family homes. The parking, the traffic, the decrease in home values for the many abutting families will be a total nightmare. In addition the amount of the park they want for parking is just unacceptable as well as decreasing the playground/ park space.

When I first met with the developers I was adamant that the residents had spoken and that the park/ playground was not to be touched. and as we know the playground is a totally separate lot that I understood was not included in the RFP. They assured me it would not be touched and understood that it was a very well utilized community area.. Well, its clear that the submitted proposal eliminates the basketball court as well as baseball field. The developers themselves marked out where the building would fall on the property as well as the parking lot. The parking lot goes to just about far end of basketball court, add a buffer and half the playground is gone. They now want you to believe that the ball field and court are not well used. As I explained to them at a meeting just last week the hoops were taken down due to covid and the ball field maintenance was put on hold due to the previous submitted proposal that was going to redo the field as part of that proposal.

I truly feel that this proposed development is the worst fit for our first gift by HHR and most importantly the neighbors. We are going to end up becoming Anywhere USA vs a beautiful ocean front historic town. PLEASE DO NOT LET THIS HAPPEN.

Doing some research with Mr Brady in regards to parking, it would surely be a nightmare. Currently Our Ladies Haven is closed to visitors etc. due to Covid so parking currently does not seem to be over bearing. Once they reopen, add 62 housing units and the homeowners who abut the property that do not have a drive way , well I see total kayos. Add in winter parking ban and YIKES!!!!!! The developers are planning for 1 bedroom units to have 1 car. Really??? 55 and older folks are not sitting around all day doing nothing. Many are still working, volunteering etc and could conceivably have 2 cars per unit 2 bedroom units there could be 3 cars if not 4. Taking all of this into consideration we figured there would be 40 plus cars looking to park on the street. Where would that be????

I ask that on Monday first and foremost you listen to the residents as well as keep in mind those residents who have already reached out to you via email, text or call with the concerns.. This cannot nor should it drag on. Enough time has been wasted.

PLEASE , I ASK THAT ON MONDAY YOU VOTE TO REJECT THE SUBMITTED PROPOSAL AND ALLOW THE TOWN TO MOVE ON TO PRESERVE THE BUILDING AND KEEP THE BUILDINGS HISTORY ALIVE.

Lets not become ANYWHERE USA.

Thank you for your time and consideration.

Sue Loo