

COMMUNITY PRESERVATION COMMITTEE
HOUSING SUBCOMMITTEE MEETING
MINUTES
D R A F T
TUESDAY, MARCH 6TH, 2018 – 8 AM
TOWN HALL – FIRST FLOOR SMALL CONFERENCE ROOM

The meeting was called to order at 8:05 am with the following members in attendance:

Holly Wilson, Chair; Paul Glynn; John Druley

Member Eileen Miskell was absent as she was out of town.

A discussion ensued of “in progress” and potential affordable/community housing projects in Falmouth.

Mr. Glynn was intent on pursuing the possibility of developing housing on town-owned land adjacent to Trotting Park Fields. It would be a very good location for families and since town already owns the land there would be no land acquisition costs. The group agreed to send a letter drafted by Mr. Glynn to Town Counsel, Frank Duffy, requesting that his office provide the subcommittee with information or an opinion as to whether there are any legal impediments to developing the Trotting Park Fields.

Ms. Wilson shared the potential for re-development into housing of a property which she only recently found out has been on the market since last August. The property is located at 359 Jones Road and is referred to as Morse Pond Center. The property is 4.665 acres in an RC – Residential C (Single Residence District) upon which a 46,372 SF building was created by special permit in 1988 as a 70 room, 120 bed skilled nursing facility. The owner would very much like to see it re-developed into community housing rather than some other uses which have been considered by interested potential buyers. The asking price is \$6,000,000, and it is not yet known what the cost would be to re-develop it, but it is in an ideal location for this purpose. It is adjacent to the Davis Straits reset area which has been identified by the town and the Cape Cod Commission as an area to create more density for housing as it is on the town sewer, transportation corridors, and walkable to many area businesses. Ms. Wilson has had a tour of the property with the listing broker and a member of the Planning Board and has some assurance from the town’s Zoning Administrator, Sari Budrow, that a modification of the existing special permits could likely be obtained to change its use for rental apartments. Ms. Wilson has much enthusiasm for the potential and she will continue to try to garner support for pursuing the possibilities for such a redevelopment. Time and money are the greatest barriers especially as the listing broker has said an offer from another party is likely imminent, though the seller does not want the property to be used for the purpose this potential buyer is suggesting. The seller could be willing to hold out if there were an identified general timeline for each step leading toward a potential purchase agreed upon.

Mr. Druley presented the idea to offer \$50,000 for every market rate rentable unit that a private developer agrees to change to a deed restricted unit. The money is paid after the units are built and ready for occupancy and after deed restriction is in place.

As the previous discussions took up most of the allotted time for the meeting there was a very brief discussion as to the expectation of how the upcoming (March 8th) CPFund Needs Assessment meeting would be conducted.

The members agreed to adjourn at 9:05 am.