

## **Housing @ Hildreth House Committee (H@HHC)**

### **Meeting Minutes – September 7, 2017**

*Members Present:* Pablo Carbonell, Sue Guswa, Hank Fitek, Rick Maiore, Fran Nickerson, Victor Normand, Lucy Wallace

*Guests:* Bill Scanlan, Planner; Tim Bragan, Town Administrator; Marie Sobalvarro, Assistant Town Administrator, Procurement Officer

Meeting was convened at 10 AM.

#### Site Walk:

As part of the RFP, bidders were invited to a site walk and given an opportunity to ask questions. One interested party arrived and asked a few questions, including:

- What price range was the Town looking for in the sale of the land and sale of the units? The property must be sold for at least its appraised value, as the proceeds will be used to fund an addition to the Hildreth House senior center. The individual units should be moderately priced for seniors wishing to downsize.
- Do we know the extent of ledge on the site? Test pits were dug along the proposed road to provide a sense of cut and fill that will be required. In addition, several other test pits were dug where units will be located, again to provide some indication of the extent of work that could be associated with their construction.
- Where would the development tie into the existing water and sewer line and what is the cost of connection? The location of the lines is shown on the site plan. The cost for connection for sewer is \$3,000/unit and for water is \$1,000/unit.

Marie Sobalvarro had a sign in list for bidders and took notes on their questions and the Committee's answers. She will send to all parties who had received notice of or requested the RFP the questions and answers as an addendum to the RFP.

At the conclusion of the site walk, the Committee reconvened in the upstairs Town Hall small meeting room for the balance of the meeting.

#### Outreach to Builders:

Marie reported that in addition to having the RFP listed in the Central Register, she had sent notice of the RFP to approximately 22 builders. She had received four specific inquiries regarding the RFP, one of whom later dropped out. At a prior meeting Pablo Carbonell had suggested listing the property on the MLS and Victor offered to do it through his realty firm. However, the listing requires a price and, therefore, he was waiting for the appraisal to list it. Pablo suggested listing it as \$1, with a note that the sale price was subject to being at least equal to the appraised value of the land and that the appraisal would be available by September 21<sup>st</sup>, at which time the sale price would be adjusted. The RFP will be attached to the MLS listing, which will be posted by the close of business today.

### Next Steps:

Rick Maiore reported that the Water and Sewer Commission will be meeting on September 27<sup>th</sup> at which time they will be asked to approve a change in use to allow the connection of the proposed 17 units of housing on the property to be surplus.

Due to the delay in the appraisal, it was agreed the due date for proposals should be changed from Wednesday, September 27<sup>th</sup>, to Wednesday, October 4<sup>th</sup>, at 2 PM. It was agreed that the Committee would meet at 3 PM that day to get copies and do a preliminary review of the proposals.

Lucy Wallace reported that the Special Town Meeting had been set by the Selectmen for Monday, November 6<sup>th</sup>. If we intend to recommend a builder to the Selectmen, we need to interview candidates before the October 17<sup>th</sup> Selectmen's meeting.

Tim Bragan asked if we would proceed with the vote to sell the land if we did not have a qualified buyer by the date of the Special Town Meeting. Tim explained that the vote by the Town Meeting would be a confirmation of the decision of the Board of Selectmen to sell the land and that because it must be sold for at least the appraised value, we could proceed with vote without a specific buyer. The Committee agreed it wanted to proceed with the vote.

### Administrative:

Minutes of July 20, 2017 were approved.

Next meetings:    Wednesday, 10/4 at 3 PM  
                         Wednesday, 10/11 at 8 AM

The meeting was adjourned at 11 AM. At the close the meeting another interested party arrived. Victor Normand agreed to take him on a walk to see the site.