



## Town of Deerfield Meeting Notice

Deerfield Municipal Offices  
8 Conway Street  
South Deerfield, MA 01373  
Ph: 413-665-1400  
Fax: 413-665-1411

Board/Committee: Ad Hoc Senior Housing Committee

Date: 01/25/2024 Time: 7 pm

Location: **Remote on Zoom**

**Certain meetings normally held at the Municipal Offices are being held remotely, with adequate, alternative means of public access and, where required, public participation provided, in accordance with House Bill Number 58 of the 193<sup>rd</sup> General Court, which extended the Governor's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, M.G.L. c.30A § 20, until March 31, 2025.** Meetings are typically broadcast on Frontier Community Access Television (FCAT).

Remote Meeting Connection noted below:

Dial-in Number: +1 929 436 2866

Meeting ID: 413 665 8576 Passcode: musicHeals

Please use this URL to log-in:

<https://us02web.zoom.us/j/4136658576?pwd=Q1BtT0NBTKFPSzJzdGNhaHN4Wmozdz09>

Meeting attendees should mute phones (**\* 6 for landlines**) unless asking questions or commenting. All attendees should wait to speak until other participants are finished. Comments must be pertinent to the agenda and limited to 2 ½ minutes unless the Chair grants an extension.

*The Ad Hoc Senior Housing Committee supports the Deerfield Select Board's anti-hate statement of November 11, 2022. We unequivocally condemn racism, discrimination and hate in all its forms, and we commit to work diligently to ensure that our town is welcoming and safe for everyone. We recognize our responsibility to understand and address all forms of inequality. We encourage diversity of voices and representation on all Deerfield town boards and committees. We pledge to help foster a community where all individuals can live happily, free of fear and with equal access to opportunities, regardless of age, race, religion, ethnic background, national origin, ability, gender identity or sexual orientation.*

### Agenda:

1. Called to order 7:01 PM
2. Members present:
  - ~~Lili Dwight~~
  - ~~Carolyn Ness~~
  - ~~Pam Predmore~~
  - ~~Kathy Sylvester~~
3. Guests present: John Cunningham, Jason Clark
4. Minutes from
  - [01-18-24](#):  
accepted unanimously

5. Discuss the agenda /process for Tea with the Neighbors Feb 11 at 3 p.m. Carolyn confirmed the date.
  - Lili got list of neighbors - different from the abutters list as it is for residents. Includes Pleasant Street, all of Conway Street, North Main from south of Pleasant Street.  
Committee agreed to also invite the abutters.  
List includes over 80 people not including the abutters.  
Carolyn will buy snacks/drinks  
Lili will print the invitations with RSVP by February 5th by email or phone to Lili Dwight.  
Pam offered to do the mailing.
  - Lili emailed Brenda Hill about finding \$\$ for the event and waiting her response. Carolyn believes it is covered in the cost of outreach.  
Kathy to ask Chris Nolan about an easel and paper and about using the town stamp machine
  - ... but Lili forgot to ask about the cost of invitations and mailing :(  
Mr. Cunningham asks if this triggers the open meeting law. Lili says it does and we will open the meeting and take minutes / notes.
6. Update on covenant removal process-Lili said that people now understand why that is necessary. To bring services to residents aging in place we would need the bishops' approval unless they are removed. An example would be if a Death with Dignity MA law was passed and the covenants were not removed the Bishop would likely not approve it.  
It will be a "friendly" eminent domain" so the covenants can be removed. The deed referred to the premises which means the property, not the building itself.
7. Update on use of CPC funds for the RFP review  
From the Coalition:  
Here's what we would suggest:
  - Add a discussion of this item to your next CPC meeting.
  - Invite some members of the Senior Housing Committee (they will need to post a meeting if more than a quorum come)
  - Discuss the issue with the Senior Housing Committee and then have the CPC take a vote on if they think the RFP request is consistent.
8. If time, resume the slog through the RFP-tabled
9. New Business not anticipated 48 hours ahead:  
Kathy and Lili met with Rachel Loeffler and 2 architects from Austin Design Cooperative and the current owner of the St James property. We walked through the St James Church and the rectory. The architects wanted to get visuals. They said apartments are possible in the church but it all comes down to cost. An elevator would cost \$600,000+. Water issues, plaster in poor shape. They requested ANRAD, site feasibility studies, CAD drawings for the campus, topography. They are invited to the Tea with the Neighbors to hear what the community has to say. They are going to come up with drawings for the Committee at the end of February or early March.  
Carolyn says there is a lot of bond money available and some of it must come to the western part of the state. Lili says Christine Madore, Senior Development Manager at MA Housing Partnership, is involved and would be a good person to follow up with after the Tea with Neighbors and/or once we are further down the road. Carolyn believes we need to try to find funding that will adjust to what we think is what we want. Lili says she disagrees with this. She believes we need to tell them what we want first. It is the developer that goes to get the money. Carolyn made the point that we need to have a "shovel ready" project to get priority for the funds.  
Chris Harris has some info on the condition of the church.

Lili spoke to Mark Brennan about the history of the church and the painting inside the church. Mark may check to see if the local Catholic church might like the painting.

10. Public Comment if time permits

Pam apologizes to the guests that she wasn't able to send out emails about the upcoming meeting due to illness.

11. Adjourned at: 7:53PM

12. Next Meeting: **Feb. 8, 2024 at 7 pm**