



Town of Deerfield Meeting Notice

Deerfield Municipal Offices
8 Conway Street
South Deerfield, MA 01373
Ph: 413-665-1400
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Board/Committee: Ad Hoc Senior Housing

Date: 8/22/22 Time: 7 pm

Location: **Remote on Zoom**

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 Chapter 107 of the Acts of 2022 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, 2023. 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.

Minutes:

1. Called to order at: 7:01
2. Members present: Analee Wulfkuhle, Carolyn Ness, Lili Dwight
3. Guests present: Denise Mason
1. Minutes from [Aug 8, 2022](#) Approved unanimously by roll call vote
4. Minutes from [Aug 15, 2022](#) Approved unanimously by roll call vote
5. New Business:
 - a. Discussion with Denise re: Complete Neighborhoods grant, geothermal status, parking/landscape
 - i. Complete Neighborhoods apparently will not fund geothermal but WILL fund landscape. But our grant for geothermal was approved for Complete Neighborhoods; ???
 - ii. We will need Sr.Housing rep at the October Complete Neighborhoods mtg.
 - iii. **Denise** is exploring other grant opportunities for geothermal
 - iv. Decision: we should go forward with developing our landscape and parking plans
 - v. **Lili** is meeting with the Library team this week, re: shared services and combined campus

- vi. We don't know how much the landscape/parking design will cost; need to ask the architects for estimate
 - vii. Conway School of Landscape Design - a possible source for some of our design needs? **Analee** will contact them re: timeframe, application process, possible graduates
 - viii. Special Town Meeting: The library may be asking approval for the entire amount (\$12.3+M). As the project progresses, reimbursement reduces the amount the Town will be responsible for (approx.\$7-8M).
 - 1. If approved, it needs to go on an additional November ballot as a "debt exclusion" measure.
 - 2. If not approved at STM or November, the library expansion doesn't happen.
 - 3. We will need to borrow \$\$ for the Old Deerfield sewer (approx. \$15-23+M?). ISSUE: hit our debt ceiling!
 - 4. IF the library doesn't pass, we still should be able to move forward with the campus project (and possibly the library will proceed with other funding options.)
 - ix. **Carolyn** is continuing to explore other geothermal projects in the area (e.g. Smith)
 - b. M.A. Sweedlund has given Denise possible info on obtaining assistance from UMass students, 1st semester, possibly for solar canopy for Leary Lot (and possibly whole campus?)
 - c. Proposal for Market Study Discussion
 - i. We have not yet received the proposal from Lynn/LDS
 - ii. Last year proposals: \$24k for site feasibility study, \$6K for market feasibility
 - iii. Agreement: committee members are supportive of using LDS.
 - iv. We MAY need to go to Town Meeting at some point to ask for more CPA money **Lili** will submit a bookmark to Kayce for this to be on the Special Town Meeting warrant.
6. Old Business:
- a. Survey Update: still in progress. Expectation of completion by Labor Day
7. *Other business not reasonably anticipated 48 hours before:
- a. Analee: concern re: our low subsidized housing in Deerfield (which might decrease our grant/funding options). How can the Planning Board assist? Is the requirement "affordable" or "subsidized"?
 - i. **Carolyn** discovered in the MMA recap that towns under 7,000 population do NOT need to have 10% subsidized housing. Link: <https://www.mma.org/dhcd-releases-final-zoning-rules-for-mbta-communities/>
 - ii. **Carolyn** also will send the MMA recap to Lili and Analee
 - b. We need to start work on the site feasibility study
<https://docs.google.com/document/d/1cvM9342TBAbh8MKsAyOefB5OluoVuKulEjHbxy83COg/edit?usp=sharing> Review the above link for discussion at our next meeting
 - c. Living Building design: aspirational! Let's not forget this!! **LILI** link to Hampshire College living building (<https://sites.hampshire.edu/rwkernelcenter/about/>) and will send it to Alyssa:
8. Adjourned at 8:22 PM

NEXT MEETINGS: **Sept 8 (Thursday), 7 p.m.**

** The matters listed are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed, and other items not listed may also be brought up for discussion to the extent permitted by law.*