



Town of Deerfield Meeting Notice

Deerfield Municipal Offices
8 Conway Street
South Deerfield, MA 01373
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Board/Committee: Ad Hoc Senior Housing

Date: 09/29/22 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=O1BtT0NBTKFPSzJzdGNhaHN4Wmozdz09>

Meeting attendees should mute phones (*** 6 for landlines**) unless asking questions or commenting. All attendees should wait to speak until other participants are finished.

Agenda:

1. Called to order at: 7:04 PM
2. Members present: Lili Dwight, Chair; Pam Predmore, Carolyn Shores-Ness, Analee Wulfkuhle
3. Guests present: Rachel Loeffler, Berkshire Design Group
4. Minutes from [Aug 22, 2022](#) and [Sept 8, 2022](#): approved unanimously by role call vote
5. Old Business:
 - a. Site feasibility: Rachel Loeffler, Berkshire Design, focus on answering questions on the RFP
[Deerfield_Site Feasibility_Scope_DRAFT 5-18-22](#)
 - Bloody Brook: not a deal-breaker for design; will need to work with Conservation Commission
 - Survey will most likely be greater than \$4k; Rachel will follow-up
 - "Fire Flow" test will be necessary to determine capacity for housing (approx. \$2k study cost). Carolyn: Water District may have that info!
 - Resource Evaluation (for Bloody Brook eval): could cost approx. \$500-1,500. Can be done by Ward Smith (Berkshire Design works with him often). May need to be done in non-winter months; we need to check with ConCom for their preferences. Carolyn: "perk tests" usually not Dec.1-Feb (?) - during snow cover. Survey work could begin now. 3 different ways to delineate (RDA without abutters notified and w/3 year

expiration; "ANRAD" @ approx. \$3k [Abbreviated Notice of Resource Area Delineation] w/abutters notified and 5 year expiration; OR submit everything at once to ConCom) We need to discuss preferred options with ConCom. Initial thought: ANRAD gives most transparency and best options for timing changes.

- Soils analysis: 2 types of tests: 1-geotechnical assessment @ approx. \$2-6k; 2-deep hole test evaluation @ approx. \$2,100. #2 is good to do with high ground water. Rachel will check on how these tests might inform our geo-thermal vision. We need to know approx. where our structures will be built before we do these tests.
 - Town bylaw review re: correct zoning (as a 40B). This might be one of the first tasks for Berkshire Design.
 - Meetings/site visits: we may need/want a number of meetings, possibly also with an architect e.g. Austin Design (Sunderland architect).
 - Recommended process:
 - Bylaw review
 - Site survey
 - ANRAD
 - Rachel contact Water District (above)
 - Consultant costs approx. \$15k + Berkshire Design + architect "feasibility" study = approx. \$21k
 - Broad goals: REAL affordability; intergenerational campus; climate resilient; bring the outside inside; winter sunshine; native landscape
 - NEXT STEPS: **Rachel** put money and time estimates on our scope of work, and organize in (approx.) order of priority – possibly by middle of next week!
- b. Survey update: Working meeting next week to review in depth; THEN we send our analysis to LDS
- i. Cross-tabs added: "Definitely Move" and "Definitely Consider" by age, income, unit size, and expected move-in date
- c. LDS Consulting proposal:
- i. Contract revisions in process; **Lili** will authorize Kayce to sign when finalized
- d. Warrant article for increased \$\$: may not be necessary. If so, we would "pass" at Special Town Meeting. **Carolyn** will check with Kayce on last possible date to remove our article from the warrant

6. New Business: None

7. *Other business not reasonably anticipated 48 hours before: None

8. Adjourned at: 8:17 PM

NEXT MEETINGS: **Oct 6, 2022 (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.*