

ZONING BOARD OF APPEALS HEARING MINUTES FOR THURSDAY, MARCH 16, 2017

Minutes of the Board of Appeals Hearing held March 16, 2017 @ 6:30 p.m. in the
Ludlow High School Auditorium

RECEIVED
TOWN CLERK'S OFFICE
2017 NOV 17 P 12:41
TOWN OF LUDLOW

ONE HEARING SCHEDULED

Board Members Present were:

Anthony Jarvis	Alan Aubin
Kathleen Bernardo	Joseph Wlodyka
Paul Zielinski	Manuel Lopes

Also Present were:

Multiple Boards, Commissions & Officials from the Town of Ludlow
Rudy Perkins, HAP, Inc. and Multiple HAP, Inc. Representatives, Peer Review Consultants & Legal Team
Numerous Town Residents and Abutters

HEARING SCHEDULED IS FOR 188 FULLER STREET, APPLICANT: HAP INC. AND FULLER FUTURE, LLC FOR A COMPREHENSIVE PERMIT – 40B PROJECT.

Anthony Jarvis called the meeting to order at 6:40 p.m.

Pledge of Allegiance

Mr. Jarvis: Explaining to crowd that this hearing is for informational purposes to gather information from general public, Boards and Commissions, in regards to the Hap Housing project at 188 Fuller Street. Hap Housing will be the first presenter, then will move into Boards and Commissions and will take questions from the audience in between each Board and Commission.

Mr. Jarvis reading Legal Notice:

The Ludlow Zoning Board of Appeals will hold a public hearing at Ludlow High School Auditorium, 500 Chapin Street, on Thursday, March 16, 2017 at 6:30 PM on the application for a Comprehensive Permit by HAP, Inc. and Fuller Future LLC, for the property located at 188 Fuller St, Ludlow, MA (Assessors Map 11C, Parcel 48, Zoning: Residential-A). The subject of the hearing is a Comprehensive Permit to construct a 43

unit, affordable rental housing development pursuant to M.G.L. Chapter 40B, sections 20-23 and the Comprehensive Permit regulations at 760 CMR 56.00 et seq.

Mr. Jarvis: Calling on representatives for HAP Housing to come up and start presentation.

Mr. Perkins: Introducing himself as Project Manager and Staff Attorney at HAP Housing, introducing team with him tonight, Faith Williams - Property and Asset Management, Mark Sternick - Architect for the development, Mike Gagnon - Site Engineer, John Dietrich – Traffic Study Engineer, Attorney Ellen Freyman - Permitting Council for Development, Michelle McAdaragh – Real Estate Development for HAP and Pascale Desir – General Council.

Mr. Perkins: Informing Board that tonight he would like to introduce HAP & its housing work, describe the need for affordable housing both locally and regionally, that is behind the 188 Fuller St development, show area context and brief overview of development concept and have Mark Sternick present the preliminary building plans, Mike Gagnon to go over site plan and John Dietrich to talk about traffic study, and then get input from crowd. Hoping to get a lot of the issues on the table so they can begin to resolve them throughout subsequent sessions of the hearing.

Mr. Perkins: Giving background into HAP Housing; noting that Fuller Future LLC & HAP, Inc. are co-applicants for the Comp permit, Fuller Future is a limited liability co. HAP is the sole member and managing member, it was the HAP related entity they used to take title to the property. In essence, dealing with HAP on both entities. HAP Inc. does business as HAP Housing, they are non-profit based in Springfield, known as a regional leader facilitating access to housing. Developed over 950 units of housing and property management division manages 674 rental apartments throughout area noting that some are right here in Ludlow, under a 40B Comprehensive Permit. In 2014, HAP redeveloped the Boys & Girls Club into Stevens Memorial Senior Housing after being named preferred developer. Expressing how they enjoyed collaboration on that project with the Town and how they thought of Ludlow to develop additional affordable family housing this time, as Ludlow is a great place to live and raise a family. Coming in again with affordable housing under Chapter 40B for a 43 unit affordable, family rental, town house style development at 188 Fuller St.

Mr. Perkins: Explaining Chapter 40B enacted almost 50 years ago to facilitate the development of affordable housing across the State. 40B does this in 2 ways: first, allows consolidation of all local permitting and streamlining through a comprehensive permit issued by the Zoning Board of Appeals and second, allows for the developer to ask for waivers from certain provisions in the Zoning Bylaws, but can also be from other local regulations & requirements to facilitate development of affordable housing. 40B was adopted in order to address regional need for moderate and low income housing in the State in 1969 there was a crises in lack of affordable housing and still persists. Focused on the regional and local picture. Ludlow is part of a regional economy shared with Springfield and other towns in the Pioneer Valley. Ludlow's Master Plan noted that Ludlow's economy does not operate in isolation, so have to look at the region as a whole when looking at perspectives on things. Ludlow is part of an interdependent, economic region, 2/3 of workers are coming into Ludlow from other towns every day. 80% of people in Ludlow are commuting to other towns to work. Master Plan notes that the 3 top employment centers in the Valley are Springfield, Holyoke and Chicopee. Those 3 towns employed 120,000 people in the Valley, 45% of the employment. Figures may have a changed a little but still seeing importance of other towns to Ludlow's economic health. When it comes to answering the need for affordable housing, that hasn't

been shared so well throughout the Valley. In Pioneer Valley Planning Region there are 43 towns, and only 6 of those towns have met the Chapter 40B, 10% goal. In the lower Pioneer Valley, in Hampden County, only 3 towns do that, and it happens to be Springfield, Holyoke and Chicopee. They have achieved the 10% affordable housing goal but others have not. Ludlow is only at 2.2% on most recent published DHCD subsidized housing inventory for affordable housing units. 2.2% of total housing stock, numbers could change a little bit but due to age but that's where it's been. Ludlow is 647 affordable housing units short of reaching the 10% goal. 40B was an attempt to share responsibility for affordable housing throughout our region and to make sure all communities were sharing in the responsibility for creating affordable housing because regions need to thrive economically. Pioneer Valley Planning Commission noted that the region has too many households that pay more than they should to own or rent a home. More than 30% of homeowners and 50% of renters pay more than 30% of their income on annual housing costs. This is a cost burden, spending too much on housing vs. other things, making it difficult to purchase food, clothing, medical care, etc... PVPC suggest boosting housing is critical to improve the region's overall economic competitiveness. Every 40B project helps build housing inventory that answers the regional housing need and attract talent needed and the young entrepreneurs and new workers needed in the region. An additional bonus is that a 100 unit, low income housing tax credit would have following positive economic impact on community: would generate 80 jobs in construction, 42 induced jobs that are in response to all the work in the construction process and 30 ongoing jobs. Result would be 2 million dollars in resulted earnings, accrued to the local businesses and employees generated annually by the residents of a 100 unit, low income tax credit project. Must think of the ripple effect to the economy from developments like this one. This will help answer housing need for Ludlow, have some sharp affordable housing needs in Town and this will serve families that go up to 60% of area median income. Which currently for a family of four \$49,920 a year. If you're family makes that much or less you probably will qualify to live at 188 Fuller St. For a family of two the cap is \$39,960. For the \$49,920 that breaks down to one earner making \$24 p/hr. or two earners making \$12 each p/hr. Many working families in Ludlow would likely qualify for this housing. In 2015, entering Step 1, Ludlow Public School teachers with a Bachelor's Degree had a contract of \$38,497. \$11,000 less than the \$49,920 figure.

Mr. Perkins: Going through different Town Employees pay rates to show who could qualify for affordable housing, i.e. Library staff, Council on Aging and Firefighters. Discussing how the neighbors at 188 Fuller Street could be your Librarian, Firefighter, etc... they serve a wider band because they go up to 60% of the area median income and designed to serve working households, that may already live & work in Ludlow. Expressing need because Master Plan showed 850 Ludlow households were making under the 60% area median income, new study suggests it's about 945 Ludlow households now. Discussing how 26% of Ludlow school children are low income, this would give them an opportunity for something better. More than 46% of renter household in Ludlow, about 895 Ludlow households are cost burdened. Wrapping up the need for regional and local need for affordable housing. Moving on to the development site along with an overview.

Mr. Perkins: Showing a projection screen presentation with an aerial view of the proposed development site on 188 Fuller Street, as well as area surrounding it. Yellow outline is 188 Fuller St. parcel, approximately 5.3 acres, re-zoned at Town Meeting, unanimously by the Planning Board in October 2013 from Agricultural to Residential-A. HAP had nothing to do with the zone change, and did not know about the property until 1 year later listed on MLS. HAP looked at it and originally passed on it, took a second

look at it in December 2015 and decided to purchase. What is very advantageous about this property is that it is on public water and sewer. Going to do a virtual walk through of the area context. Across the street there is a white roofed building, that is Chapin Elementary School, you can see the ball fields. Moving across near site there is Fuller or Higher Brook. Switching to view of the zoning key, pointing out site, school and Fuller Brook. Pointing out that right across the street it is zoned Business-B which is currently being used for light truck and trailer storage. Moving up Fuller Street, on the West side of the street there is 2 single family residences just about even with the lower end of 188 Fuller Street. Fuller Brook, then Bridle Path Circle subdivision. Showing commercial strip with Ludlow Pizza & Our Town Variety. Pointing to a big green parcel which was zoned Agricultural but is now zoned Residential-B, at the request of the developer. Requested change to do 168 condominiums which will later be discussed in the traffic study because it has been factored in, only about 30 have been built so far. Pointing to all of the brown shaded areas which are zoned Residential-A along Fuller Street. Pointing to Munsing Avenue, which has about 13 duplexes on it. Pointing to the site of Banas Concrete Facility, which is a ready mix plant. Pointing to wetlands owned by the Town for Conservation Land which Fuller Brook cuts through. On South side of 188 Fuller Street abutters, zoned Residential-A and they are single family homes, along Chapin Street. Pointing to an Orange parcel zoned Business B known as Chapin Commons, which has offices, a nail salon, etc... Pointing out the multi-family developments on the map. Chapin Greene Condominiums; 72 units, zoned Residential-B which allows 10 units per acre. Pointing to the Housing Authority's Development, 76 units for elderly and disabled tenants. Pointing to Blisswood Village Condominiums and then Water's Edge with 2 entrances one on Cady St. and one on Fuller St. Pointing to Pondview Manor on Center St. with 52 units and now Meadowcrest at 665 Center Street, which was also zone changed to Residential-B. Showing comparisons to the 10 units per acre in all the developments and showing how 188 Fuller Street will be about 8.1 units per acre in terms of density. Showing some overview shots of the area to give a visual. Going through and pointing out previously discussed areas to give a better sense of their location.

Mr. Perkins: Moving along to the Development itself, while showing a slide of Parsons Village in Easthampton, MA, explaining that their concept is very similar to that project. Showing photographs of the Parsons Village Units, saying it will be similar in style and overall concept as 188 Fuller Street. Parsons Village is 38 units, this one will be 43 units, showing how each unit has a small backyard, they are low rise, so the sun shines on 2 sometimes 3 sides of the units, you can park right near your door, the kids can walk right to the playground without going onto an elevator, similar to a condominium. Showing community building with meeting room, on site management, maintenance, resident Laundromat, kitchenette and bathrooms for resident birthday parties, etc... building is right next to playground and mail pavilion, 188 Fuller St will have a tot lot instead of a playground because there is a playground right across the street at the school so it seems redundant to build a playground on site. Showing detailing on the units, Dietz & Co. did the detailing with an open plan layout, pass through window from kitchen to dining room area, plenty of cabinet space in the kitchen, buildings are highly energy efficient built with double wall construction and rigorous air sealing so that they have high energy performance and low water usage. They have LED lighting and energy star appliances. They wanted it to be zero net energy by using solar panels but they couldn't do it at that site, hoping to be able to do it at 188 Fuller St. They did go back to add solar panels at Parsons Village, but 188 Fuller St will depend on what the budget allows. Discussing towers vs. town houses. In terms of land use a tower can be crunched onto a smaller lot, for the town houses they need a little more space. 5 acres plus, allows them to do the town houses essentially spreading out the housing so that residents can walk right out the door. The reason they can't do single

family homes is due to the Zoning Bylaws requiring 15,000 SF for a dwelling. They would need 14 ½ acres instead of 5 acres. Yes, it's a little dense, but that is the beauty of it, don't have to worry about tearing up farmland in Agricultural areas like the subdivisions that have been going up in Town. Wrapping up with reiterating the regional and local need for housing, the rational, site context, the fact that there is other uses around the development, businesses, concrete plan, the school, residential use, etc... turning over to Mark Sternick to discuss proposed building plans.

Mr. Sternick: Introducing self, works for Dietz & Co. Architects out of Springfield, MA. They are the largest full service architectural firm in the region. He has been with them for over 27 years, specializing in multi-family housing. Firm has over 150 multi-family housing projects that they have successfully completed over 31 years. Showing a surveyed projection slide of the existing Fuller Street site. Pointing to the slope on the North side of site, and on the South side it is flat. In order to do the least re-working of the site and of the grading and removing as few trees as possible, they placed the housing in the flat areas to minimize disruption at the site. Pointing to the brook and wetlands and the distance between the housing. Tried to keep as much of the dense woods as possible. Showing the proposed site, pointing to the one entrance on Fuller Street, with a looped road and two-way traffic. Pointing to parking spots along the 7 buildings that contain housing and 1 community building, next to community building is the tot lot and down around in the walk out basement on the North side of community building is a maintenance shop. They kept the loop road and turned it to work with the topography and to keep it from being a speedway, there is a speed hump in the middle and a 10 mph traffic sign to make sure anyone going through will be going pretty slow. 7 residential building with town house units, tried to keep most of the housing units away from the closest neighbors. Put most of housing on opposite side of road and dropped the road and housing down 4 feet with a 25 foot vegetation buffer. Required to have 10 feet but pulled away as much as they could to minimize the housing being in the neighbors view. If neighbors are on second floor they will be looking over the roofs of the buildings. Showing a projection slide of the view a neighbor would have along with vegetation buffer. Showing a slide of the floor plans. Typical units have kitchen, dining and living room, storage, stairs up to 2nd floor with bedrooms, either 2 or 3 bedroom units. Several buildings have 3 fully handicap accessible units. 10 one bedroom units, 20 two bedroom units and 13 three bedroom units. Showing projection slide of exterior elevations and community building which contains a meeting room for the neighbors, kitchenette, bathrooms, Laundromat and management office. Showing the typical look of the buildings, after speaking with some neighbors they are trying to keep in same vernacular with a farmhouse look. Kept gable roofs, added front porches to give it a more farmhouse look and also to keep people outside and talking to neighbors. All the buildings are similar, range from 5-7 units in each. Wrapping up his presentation and passing on to Mike Gagnon to talk about the site.

Mr. Gagnon: Introducing self, Senior Civil Engineer with Malone & McBroom a New England based Civil, Landscaping & Environmental Firm. Have offices in CT, MA, NH, VT & ME. Been with them for 7 years, primary responsibility with this project is site civil design & regulatory permitting process. Showing a projection slide of the rendered site plan or the pretty picture of the 188 Fuller Street site. This shows in context what the site is going to look like when completed with landscaping and plantings. They needed to be sensitive to the significant wetland resource area along the Northerly edge of the site. That had to be considered during the design process. Showing a slide of the existing conditions plan, Mark went over in detail already but he is pointing out the environmental resource areas – the wetlands area to the North was flagged by Charles Dauchy a couple years ago after it was requested to show the delineation. The other resource in that area associated with Higher Brook is the FEMA Flood Zone which is zoned A-E

which designates a flood zone associated with elevations. Also shown on plan is the 25 foot no disturbance area which is a regulatory boundary established by Conservation Commission anything beyond that area can't be touched or altered. Dashed line going through the middle portion of site is the 100 foot wetland buffer anything toward the Brook of that line is regulated by MDEP. Had to file a notice of intent with Conservation Commission. Showing slide of Site Layout Plan to go over elements relative to the access drive. Providing a total of 87 parking spaces which is required by a zoning bylaw, of those 4 handicap accessible parking spaces strategically placed throughout the site to be near accessible units and 1 near community building. Site driveway itself will be 25 feet wide to support 2-way traffic, the overall geometry of the site was checked and verified with the vehicle turning templates they used a template to support the Ludlow Fire Department's 100 foot aerial truck. Ran that through the site to ensure they would have enough adequate access into the site for public safety purposes, as a result they had to widen the inbound radius off Fuller Street. Likewise in the back, the diameter in the loop is designed to accommodate a large vehicle of that nature. Sidewalks will be throughout the site from Fuller Street, along the front of buildings and they provided ramps which will be installed strategically for handicap access. Showing the landscaping, plantings, screening materials will be placed around the South, in the center of the site they will retain wooded area. Showing Sedimentation and Erosion control plan on projection screen. Shows site grading, everything will be kept on upper plateau of site due to the grades. Plan outlines sedimentation and erosion controls that will be required during construction. Also was presented with the notice of intent to show construction sequence. They also have a sedimentation and erosion narrative to maintain erosion control. Shows the location of the snow storage areas they are required to strategically place where they believe snow storage can be accommodated on site. Sized them based on an average of 6 inches per snowfall, there are various locations on site for storage. Showing slide of Site Utility Plan, explaining the storm water management controls which will consist of 4 sub-surface infiltration systems placed underneath the parking areas, designed to take the roof top runoff, required by DEP they need to achieve a certain amount of ground water recharge because of the impervious cover of the site, essentially putting water back into the ground. Will be relatively easy to do because it is clean and won't need to be treated so that will be handled by the sub-surface units. In addition there will be 4 storm water management basins at Northerly end of site, those are designed to reduce peak flows from paved areas and treat storm water runoff from parking areas through the sediment forebays. In terms of storm water treatment they are utilizing deep sump catch basins to enhance storm water quality, also required by the DEP. Showing utility service connections, sanitary sewer will interconnect with municipal sanitary sewer system on Fuller Street in addition showing water service that is going to run through site for domestic water and fire protection. Design & service of system will be overseen by Springfield Water & Sewer. Site will be served by public gas, electric and telecom. Showing Photometric Plan on projector, Site lighting necessary for the safety of the residents and to illuminate driveways & pedestrian areas, demonstrating that there will be no light wash on adjacent properties. This is called a point by point photometric analysis, all lighting will be energy compliant and specifying LED fixtures. Showing site details, sedimentation and erosion control details used on site, showing some of the fencing details. Showing paving details, parking area, driveway and sidewalk details. Showing the signage on site, regulatory signs like a stop sign at Fuller Street entrance, speed limit signs for 10 mph with speed hump. Showing utility details, storm water, structures, piping, connections, water & sewer. Wrapping up his presentation, handing over to John Dietrich.

Mr. Sternick: Has a couple of items he didn't mention previously. Project has been designed to meet Federal and State regulations and standards that include 2015 International Building Code, Americans

with Disabilities Act, the MA Architectural Access Board Regulations, MA Board of Health Regulations, State Sanitary Code, Plumbing Code, Electrical Code, The NFPA Fire Codes, The DHCD Minimum Requirements for light, air and room sizes among others. The site sidewalks that go from house to house are all handicap accessible. Handing over to John Dietrich for traffic.

Mr. Dietrich: Introducing himself, Senior Transportation Engineer & Associate with Fuss & O'Neill, multi-discipline civil and environmental engineering firm located in West Springfield, MA. Projecting a Project Location & Study area on the screen. Showing a brief summary of their report from the traffic study they provided dated in August. He has worked on a number of transportation planning, design & construction projects over his 40 years of experience. Main part of his work has been traffic impact studies & preparation of traffic impact studies on all types of land use development activities including many residential projects. Explaining how study was conducted, there are 3 main parts to the traffic study and work that was done. 1st part is a data collection phase where they collected traffic count data and other attributes around the site. The 2nd is a projection of traffic volumes where they include surrounding traffic and traffic generated by the proposed project. 3rd is an evaluation of resulting traffic from that project. The study area is being shown by green outline at the Chapin and Fuller Street intersection. The green band is the intersections, they counted 5, in the area, went up to Bridle Path and included Chapin & Fuller and the driveways to the school. Those were the primary intersection count locations. Showing projection slide of Daily Traffic Volumes on Fuller Street. Part of the existing data collection they did was include a traffic count, a road tube, across Fuller Street adjacent to the site, that records traffic volumes continuously for a 48 period during week day. Graph being projected indicates the variation of traffic on Fuller Street opposite the site, starting at midnight on a 24 hour period going to the next midnight period. It shows the typical peaks, there are 2 peaks, one in the morning and then it levels off a little bit during the day, then goes up to the afternoon peak. And this is what we see on Fuller Street. In the morning during peak hours there are about 450 vehicles on Fuller in front of the site and it goes up a little over 600 during the afternoon. That's what was used as the analysis periods for our traffic. Used the higher morning peak hour which was about 7:45am-8:45am and the afternoon higher peak hour which was 4:00pm-5:00pm. Those were the 2 time periods where site traffic was estimated, as well as estimating the existing traffic around the site for the future period. Slide is showing a figure of Existing Traffic Volumes that were used. The figure on the left is the morning peak hour between 7:45am-8:45am and it shows the intersections that were counted. Pointing to West and East Drive of the Elementary School, Chapin & Fuller Street, the North bus entrance and Bridle Path. They counted those turning movement counts, they did 7-9. And the afternoon counts, during the peak hour of 4:00pm-5:00pm but the database was a traffic count on the weekday from 3:00pm-6:00pm. So within that period, the 4:00pm-5:00pm period, had the highest volumes primarily the Fuller & Chapin Street intersection. Those are the 2 periods, the morning peak hour and afternoon peak hour that were used for analysis. Showing projection slide of Future Traffic Conditions. Overall, next was to come up with traffic volumes on the roadway for the future. Start with the "no build" alternative, or the traffic volumes you would get without the project and then they added the traffic that would generate from the site, the 43 units of residential apartments, then they came up with a combined traffic volume which they analyzed. Started with existing volumes from 2016 and factor them up to a future time period based on typical traffic impact guidelines by the State, they do a 5-7 year projection period. For this project they did a 7 year projection period to the year 2023. First, they added background traffic that would occur without this project, biggest thing was the Southview Development which is not built out yet. They added another 136 units of development there, to max it out, there's about 32 units in there

now so they added the balance of those. That gave the background traffic without the 188 Fuller Street project. Then they added in the peak hour traffic that they would get from their site and that came up with the traffic volumes in the year 2023, 7 year projection period that they would analyze to see what the impacts would be. This is the expected traffic now, the trip generation from the 43 unit residential development, they did 2 time periods, again the morning peak period they would be generating 28 vehicles, 6 vehicles entering and 22 vehicles exiting. In the afternoon a little higher peak, would be generating 32 vehicles, 21 vehicles entering and 11 vehicles exiting. That is per hour, these are the peak hours at the site. Those are the volumes that were added to the roadway, a trip distribution was done of directional orientation of those trips. Trip distribution based on surrounding volumes and other studies in the area about 60% would be heading to and from the South. And about 40% to and from the North. That's how they loaded up the roadway with those vehicle trips. Showing projection slide of Expected Traffic Increases, the resulting traffic increases to summarize, the overall increase in the morning on Fuller Street would be 17 vehicles added to the South of the site driveway. The 60% distribution leaving the site, to and from the site to the South between Chapin and the site driveway would amount to about 17 vehicles added to the roadway. In the afternoon, those vehicles on the section between Chapin and the proposed site drive would be 20 vehicles added. Increase would be about 3% during peak hour between 4-5pm, which is relatively small percent of traffic. About 20 vehicles out of 660 would be on the roadway. In addition to volumes, they also looked at accidents based on the Mass DOT Crash Summary History. Also looked at accidents from the police files from 2013-2015. Checked the sight distance at the site driveway. Based that on American Association of State Highway and Transportation Officials Guidelines which is standard to use. Looked at 2 types of sight distances at driveway, looked at stopping sight distance, which is the view along the road. Also looked at intersection sight distance, looking from driveway out onto driveway across the corner of intersection. Both sight lines based on prevailing speeds are more than adequate for the site. There is plenty of sight line to safely come in and out of that site driveway. Also looked at level of service at the intersection during peak hours, which is an indication of delayed vehicles going in and out of the driveways and at surrounding intersection areas. Also looked at the queuing or the backup of traffic, where it stops at intersections, and all that information is listed in detail in the traffic study. Showing projections slide Conclusion. To summarize, the traffic that is being added to the morning peak is 6 vehicles entering and 22 vehicles exiting. The addition is 13 vehicles Southbound on Fuller Street. That's about 1 vehicle every 4.5 minutes. No change in the morning overall level of service with the project. The overall level of service at the intersections will remain the same. The traffic added at the site driveway in the afternoon peak hour will be 21 vehicles entering and 11 vehicles exiting. It's impact on Fuller Street will be 13 vehicles coming back into the site from the Chapin Street intersection, Northbound of Fuller. That's about 1 vehicle every 4.5 minutes in terms of additional traffic. No change in the afternoon peak overall level of service at the project intersections based on the added residential traffic. Fuller and Chapin Street intersection does have a poor level of service on some of the approaches during that afternoon peak hour. Under the projected 7 year traffic condition, without the proposed project, the biggest impact comes from the build out of 136 units at Southview Development. That will contribute to levels of service at that intersection. 188 Fuller Street project will not significantly add to the delay time or the queuing at the intersection. The most traffic that will be added to any approach at the Fuller Street Chapin Street intersection during the afternoon peak hour with the 43 unit project will add 9 vehicles Northbound approaching on Fuller Street at Chapin. Equates to 1 vehicle added every 6.5 minutes on average. That is the maximum that will be seen there, which is not a significant increase in terms of the

overall peak hour traffic at that intersection. Overall conclusion is that the proposed development of the 43 units won't significantly impact the projected traffic operations in the study area based on the added traffic. Wrapping up presentation and handing over to Rudy Perkins.

Mr. Perkins: Informing Board members that this concludes their starting presentation and are eager to hear from other Boards and residents.

Mr. Jarvis: Moving on to various Boards and Commissions. Calling in order of agenda:

- **Board of Health** – No members present, no comment.
- **Building Department** – Letter submitted to Zoning Board of Appeals, stating no comments or recommendations with the project on 188 Fuller Street.
- **Board of Assessors** - No members present, no comment.
- **Safety Committee – Chairman, Sgt. Brian Shameklis – Concerns & Comments:**
 - 1.) Would like to see a more comprehensive traffic study, one full week requested.
 - 2.) Concerned about sidewalk, it does not go to the intersection of Chapin & Fuller Street, it ends at the project site. Would like sidewalk to connect at intersection so children can cross safely with the crossing guard at the crosswalk.
 - 3.) In their opinion, the intersection will most likely require a traffic light due to the congestion. Informing the Town that they will have to think of that in the near future.

Mr. Jarvis: Asking audience if anyone has any questions or comments, hearing none, moving on.

Audience Member: Asking for clarification as to who the Board is pertaining to with questions and comments.

Mr. Jarvis: The audience.

Resident Christine Saloio: Has a question regarding traffic study comments and the 21 vehicles going in and out of the project site. Is that based on one person per unit or two people per unit? Which leads into the parking, if you have 43 units and only 87 spaces what about the overflow? If you have two people in the household you don't have enough parking for two people per unit. Thank you.

Mr. Jarvis: Does HAP want to respond to that question?

Mr. Perkins: His understanding was that they were going to get all the input and then at the end... They are happy to do it either way but he is keeping notes and then can go through the factual matters and try to answer them.

Mr. Jarvis: OK.

Audience Member: Asking if the Board is taking general comments & questions at this point or is it specifically to the Safety Committee?

Mr. Jarvis: Specifically the Safety Committee.

Resident Michelle Manganaro Thompson: Asking if they are only allowed to speak once or if they have a question after everything can they talk?

Mr. Jarvis: Explaining that they are going to try and keep it moving freely so try to stay away from repeated questions.

Resident Michelle Manganaro-Thompson: She is keeping notes on everything they said so she would prefer to bring it up once at the end, is that ok?

Mr. Jarvis: Yes, Moving on to the Police Department.

- **Police Department – Chief Paul Madera– Concerns & Comments:**

- 1.) Issues with public safety service and request for calls. May see an increase in calls which has not been discussed. This is seen with any new development that comes in.

Mr. Zielinski: Asking the Chief to specify the types of incidents he would expect with a development like this.

Chief Paul Madera: Can't get into exact call types but there's always an increase in public safety services either medical responses or any type of community issues or anything based on residential concerns. Can say they see a significant increase in any of the multi-unit complexes that absorb a lot of services, across all parts of the community.

Mr. Jarvis: Asking audience if anyone has any questions or comments?

Resident Lisa Cox: She is an abutter adjacent to the property, her safety concern is a fence, wish she has continuously requested from the beginning. Still does not see any fence to prevent people walking through onto her property. Which would in turn lead to public safety issue with the police. She is very upset with Mr. Perkins who told her the time to make requests would be when the project reached the Zoning Board, so she is here now voicing her concerns. Would like to see that fence go up.

Resident and Selectman Mr. Bill Rooney: Expressing confusion with the process they are supposed to be following. Asking Mr. Jarvis if they are now asking questions specific to the Chief of Police?

Mr. Jarvis: Correct.

Mr. Bill Rooney: Asking Chief Madera, based on his experience in the Police Department, are there any statistics or anecdotal information on the type of call volumes he has in the Town of Ludlow to single family homes vs. apartments and apartment complexes?

Chief Paul Madera: As it relates to multi-unit complexes they do use up a lot of public safety resources, that is common throughout the community. In example: medical responses, disturbance issues, noise complaints, those type of responses are where the police are used the most. Unmanaged units are more problematic and those that are managed are less problematic.

Mr. Bill Rooney: Following up on response, there is a lot of concern in the Town of Ludlow and throughout Western Mass with the drug issues, asking if he could look specifically at the kind of statistics he's seeing in terms of drug activity in single family homes vs. drug activity in apartment complexes?

Chief Paul Madera: Not to compromise anything but the fact is that they are not just looking at multi-unit complexes, they look at single family homes as well, in different parts of the community most would not expect that to be a problem, but it is. He also finds they have activity in their multi-complex

units and that is due to the transient movement of the population that comes in through those areas. That is significant, and it does have an impact and they do consider that when doing patrols.

Resident and Selectman Mr. Brian Mannix: Lives not too far from where project is going to be, would challenge Board or any audience members tonight to go down Chapin Street turn right onto Fuller Street and tell him where the children are going to walk from Chapin Street to the project? There's no safety concern? Drive by there tonight when you leave here and you come back and tell him that.

Resident Roger Cox: Abutter to the property, is very concerned because other HAP developments, like Southampton Meadows, have drug issues and drug problems there. At a meeting with the Police Department they asked how the community could help, or did they have any suggestions. His suggestion is not to bring this into the community here, especially at this location, next to an elementary school with children that are defenseless. Looking for safety in the community, this is the wrong place for the development, concerned with other HAP developments that have this problem. As more developments like this happen, because Ludlow is not at their 10% more will be coming in, how are they going to handle that today? Especially with the drug situation, it's an easy on easy off area, Ludlow has the roads to get to anywhere.

Chief Paul Madera: He was able to communicate with some colleagues in the area about other developments and one of the issues brought to him was the issue of management, that was a big problem. Some of those areas had issues with HAP Housing, it depends how the community responds to it. In one community, strong police presence, a good management team approach to dealing with the residential community itself and good involvement. If there is no management present participating with the police and the community, there will be problems. There has to be continuous involvement which will increase a burden on public safety, not just police but you have to include Fire and EMS services.

Resident Pauline Stewart: Lives on Fuller Street and is saying how this will sandwich her in more. There is a 5 minute wait many times, at no particular hour, just to get out of her driveway. Manganaro said at his meeting that there would not be any significant change in the number of cars, that's ridiculous! This is the country, everybody has to have a car, you're hoping these people will go to work, how are they going to get to work if they don't each have a car? The number that he is saying seems ridiculous, and Munsing Avenue just jumped in there, was told there could be 7 single family homes there, came home from her office one day to see 15 cellar holes dug. That added a lot of people to that area. As far as Chapin Street school, they can't handle the number of people going there now, they were not able to even use the school. Had to have something brought in to house the other students. The school is a burden on the Town, not an asset. She is not in favor of this project being built there. The housing seems wonderful, she believes many would enjoy it but to her it does not belong where they would like to put it. There is nothing but a swamp and when the fence was mentioned, she would assume it would be surrounding the entire property and the backyards and especially near the swamp. She was subjected to everything on Munsing Avenue, she is not saying they aren't nice people or good neighbors but when you have multi-housing there are many times quick in and out.

Resident and Selectman Mr. Derek DeBarge: From Precinct 1, reading quote from one of the presenters "You have to think about not just the beginning effects but the ongoing ripple effects of these projects" The presenter was speaking about the prosperity of the ripple effects of the long term and he's thinking about the safety because they're concerned as Ludlow residents, especially the abutters and those close

by, they're thinking about the long-term safety of this area. The lights specifically, are they going to be in the windows of the abutters, are they going to be bothering the cars driving by? The traffic issues brought up by Sgt. Shameklis, the water and sewer, can't remember if it was brought up whether the water and sewage will be able to handle the number of residents in the development, the parking he knows there are going to be more cars than there are parking spots, are there going to end up being cars parked onto Fuller Street? How about fire protection, will there be fire hydrants in the area or sprinklers in the housing units? Concerned that there is no second egress out of the area, there is only one. Without second egress you bring those large apparatuses in to go around that one cul-de-sac, they're going to end up having to back out of there, that's going to take a lot of time to do that. It's his understanding that a second egress is mandatory. Again, a litany of reasons why. He would never be against a project like this or HAP coming in, it's about the site. The site and the site alone and how it's unsafe to everything around the area.

Resident and Selectwoman Ms. Carmina Fernandes: Has a couple of questions for the traffic expert. Would like to know when those 2 days, 48-hour traffic study was conducted? Was it spring break when a good portion of the families of Ludlow are out of Town? Maybe not, but would like to know when to find out if those are valid. She agrees with the Safety Committee on doing a week traffic study, it would be more realistic because you would get a better idea of what the traffic really is there. Would like to also point out, as another resident stated earlier, that nobody expects 1 car per unit. You have already included 87 parking spaces to accommodate overflow, that's if the proper number of residents live in the units. As an attorney she represents landlord tenants, and often they have guests that are long term, how is HAP going to control that? There are ways, but you HAP is going to have to be there looking to see who's a guest and for how long. Concerned over the speed bump because drivers automatically speed when they see a straight road, imagine adding 1 car extra per 6 minutes to the Fuller/Chapin Street traffic. Not that's a straight road, if they need to put speed bumps in the project and then add not 1 car but probably 3 cars per 6 minutes, imagine on a straight road what's going to happen without speed bumps. She is very concerned about the traffic safety there.

Resident Jason Martowski: Saying hello to the Board. Speaking in this portion in someone's absentia. They texted him because they couldn't be here tonight and this is in regards to a real estate law. There are 5 criteria in real estate law and property rights. One of them being enjoyment, this does not directly obtain the Chief however he found this as an opportunity. Enjoyment, to use without others infringing on your rights. Telling HAP they haven't addressed how the people on this site are not going to infringe on the rights of this residential neighborhood that has been there. The other is limitations. To limit others from entry as you choose. As the abutters, these people, this residential area...

Mr. Jarvis: Interrupting Mr. Martowski to inform he they are talking right now on the public safety part.

Mr. Jason Martowski: This is public safety. Is real estate law citation not public safety? The term law is there, no?

Mr. Jarvis: That should come up under general comments at the end.

Mr. Jason Martowski: He is stating he will just come up and say the same exact thing if he will be allowed later. Thanking the Board.

Resident Pat Whitney: Regarding traffic, addressing that HAP kept pointing out that Bridle Path was another intersection that they looked at. Thinking about Bridle Path, Homestretch cuts right through that and as it stands right now, Homestretch is a speed way between Fuller and Kendall. She can't believe a child hasn't been killed on that street already because she complained a lot to the PD, and they came out and tried to do speed traps there and at the end of Kendall and caught a lot of guys. She asking if HAP is looking at Bridle Path Circle as being another connector to Fuller from this project, where does the Bridle Path Circle fit into all of this? What does that mean to them as neighbors that Bridle Path Circle was on that traffic pattern.

Mr. Jarvis: HAP is going to be taking all of this into their questions and answer period that's going to come at the end.

Pat Whitney: She is asking why he can't give her an answer now?

Mr. Jarvis: Not at this time.

(HAP willing to answer this question now)

Mr. Dietrich: The reason they did Bridle Path is only because it's another intersection North of the project. It had nothing to do with the cut through traffic, they aren't assuming that it's a cut through area. They try to do their assessment of the study area is usually the 2 intersections closest to the project. Even though it's 3/10 of a mile to the North which is further than they would normally go because of that activity and the Banas Concrete Plan they decided to go that far to assess the traffic on either side of the project, that is the only reason they did that.

Pat Whitney: She thinks it points out that they are looking at it as another intersection. She is letting them know as a resident that lives there that it is a speeding cut through already. So if by adding 87 cars to possibly cutting through there it needs to be looked at further.

Mr. Dietrich: Understood, but they're not adding 83 cars, they're adding 32 in the afternoon is the peak number of cars being added.

Pat Whitney: She says she's not going to argue the number of cars, just wants them to know it is a cut through with a lot of speeding and before somebody gets hurt it needs to be looked at if they are going to add more cars.

Mr. Dietrich: Thank you for the comment.

Resident Betsey Marble: Trustee and resident of Chapin Greene Condominiums, with regard to the traffic between Chapin and Fuller Street, agreeing with officer that it should have been a one week study, at minimum. She heard it was done in August of last year and not during school time. Study should have been September through June. Also, the study was done between 4-5pm, but elementary school traffic starts at 3:15pm and commuter traffic all the way to 6pm. The information of 4-5pm is not just the heaviest, the school traffic was eliminated coming out and also commuter traffic after 5pm. Recommending that they include the intersection of Chapin Street and Center Street. They did not include the traffic coming from Chapin Street, past Fuller into Center Street. That traffic backup is between 3:30pm – 6:00pm. Residents at Chapin Greene Condominiums have trouble getting in and out of their driveway during that time. Was the parent drop off traffic in the AM and PM taken into consideration? Parent drop off comes out right at the proposed site entrance on 188 Fuller Street, at the

South side of the school. Parent traffic should be taken into consideration for the traffic study and during school hours. The fields connected to the Elementary school have a lot of sports activity in the Spring and Fall seasons. Those traffic times were not calculated in the study where parents park along Fuller Street on both sides as well as the parking lots at the schools themselves to watch the games.

Mr. Jarvis: Anything else regarding public safety?

Mr. Zielinski: Does the traffic expert want to comment on any of those?

Mr. Dietrich: Responding that they did the traffic study in the middle of May while school was still in session. The report was prepared and submitted in August. Did counts during school activity time. One of the reasons they did continuous count on Fuller Street was to show activity at the school, made observations during school start and drop off times which was typically 8:50am and the pick-up times were at 3:30pm. They have figures and information they can present later about the school activity times, but they were considered in the study and they were out there during school times as well.

Mr. Bill Rooney: Commenting that since the traffic engineer is gracious enough to get up and answer these questions, he is asking for an answer to Sgt. Shameklis' question earlier about the week long study, which they have been requesting be done for months. Mr. Rooney saying HAP hasn't spoken out tonight about re-doing that study to be a week long study, he thinks since Safety Committee is asking for it, it should be done. He is imploring the ZBA, because of the talk and skepticism about this traffic study, to do a peer review on that and have HAP pay for it.

Mr. Jarvis: Would HAP like to respond to that now or in the future?

(HAP not going to respond yet)

Mr. Jarvis: Moving on to the Fire Department:

- **Fire Department – Chief Mark Babineau– Concerns & Comments:**

- 1.) Originally had concerns about access to the property, HAP engineers met with reps from his Fire Prevention office and are satisfied that they will have good access to the property. That the apparatus will fit in the driveway and make it around the cul-de-sac and be able to get out. What is concerning is lack of 2nd means of egress which is required in subdivisions in Town.
- 2.) As far as fire protection, buildings will all be sprinklered which is a big plus, it should reduce occurrence of large incidents at that property. There will be hydrants located in there. As far as responses and daily impact on operations, they typically see less need for response in new construction. For calls like carbon monoxide calls, depending on electric or gas appliances will depend on the likely hood of responding.
- 3.) Medical requests are the bulk of their calls and will only increase if older tenants are living there. So that will depend on that age demographics of the tenants.

Mr. Jarvis: Any questions for the Chief?

Mr. Brian Mannix: The Chief stated that the Bylaws state there should be another means of egress, there isn't and HAP hasn't shown one. Asking the Chief why not? Voicing to HAP that they don't seem to care, he has a problem with that. Asking Chief if a fire truck comes into the site and a building is on fire, debris fell into the middle of the road, how do you get the fire trucks out? Can't go straight around the

cul-de-sac if debris is blocking the road from a fire. Imagines it would take a lot of time and cause safety factors.

Chief Mark Babineau: Explaining that they try to avoid that no matter where the apparatus is placed. The 2nd means of egress is in the Bylaws for a reason, they ask for it but it's not a law that they enforce. It's not in the fire protection regulations, it's in the Zoning Bylaws. They implore the Planning Board to enforce that in subdivision plans, and again, he would certainly like to see that in this development as most of the proposed or in process subdivisions in Town.

Mr. Zielinski: How many recent developments in the last 15 years have 2 means of egress currently?

Chief Mark Babineau: Not all of them do, there are a couple of projects that have been put in recently that do not have a 2nd means of egress. However, most of them, provisions are made. In the process of putting a street in they will leave a 50 foot stub into a potential future development which may not happen for 10, 15, 30 years but in most cases subdivisions do have that 50 foot strip for future connection and 2nd means of egress out of the one being constructed.

Mr. Zielinski: Out of those, what percentage would you say don't have it? 50%?

Chief Mark Babineau: No, would probably say it is in the 10-20% that don't have second means of egress, and that is current projects.

Roger Cox: Concerned about 2nd egress, asking if this development is supposed to have a 2nd egress, are there laws for that? He doesn't think it seems logical that if there is a major fire how will people get out? People will be driving their cars out while fire apparatus is coming in... panic ensues, whatever might happen, is it a law to have this in this type of development? Is the development now null and void?

Chief Mark Babineau: To his knowledge there is no Federal or State Law requiring that. Ludlow Town Subdivision Bylaw Rules and Regulations do require it. In the scenario mentioned, if one of those buildings on that straight away coming in had an incident, they would obstruct the road. If it's a long-term incident, anyone that is behind that is not going anywhere, they will not get around the vehicles. So again, that is one of the reasons. If something happens at the entryway, a major accident, or that first building on the way in there's a major incident, every resident in behind that is not going to be able to egress. He's not so sure they could get an ambulance in there, might have to hand jack the stretcher in to take care of somebody. There are a lot of reasons why they want a second means of egress especially when you're talking about 43 units.

Roger Cox: It sounds like a bad situation. Especially regarding the Southampton Meadows Development, that have had numerous fires there, usually happening at 10pm, usually cooking issues or kitchen fires, concerned that at 10pm he may be asleep, he abuts that property, who is going to protect his property and home from flying embers? That's a little nerve wracking and has the potential to happen.

Chief Mark Babineau: In a project like this that would be very rare. If it has properly installed fire sprinkler systems, that should never happen. It should catch that fire small, contain it, until arrival of the Fire Department.

Roger Cox: I'm not that lucky.

Resident Rick Nereau: Did the Southview project that is built up the street from 188 Fuller St, do they have an egress out of there?

Chief Mark Babineau: No, they do not. Believes that when the project was 1st proposed it went through the 40B route, not sure at what step of approvals but the 2nd means of egress was not part of that.

Rick Nereau: How many units are there?

Chief Mark Babineau: There's 30 something right now, there could be up to 180, he's not sure of exact numbers.

Resident Rick Nereau: There's that many units with only 1 entrance and 1 exit?

Chief Mark Babineau (nodding yes)

Christine Saloio: HAP showed a map of location of snow removal, would like to see where those areas are in regards to the impact with the Fire Department with safety and parking.

Ms. Bernardo: Would HAP like to put that back up there at this point?

(HAP projecting slide of the Sedimentation and Erosion Control Plan.)

Mr. Sternick: Any snow removal must be stored outside all the parking areas. It is shown in the grassed areas. (pointing on projection screen to locations) For example, in the back loop road area, there are 3 or 4 locations there on the island where storage can be accommodated. Likewise there are a few areas between the buildings and also up at the entrance adjacent to some of the units. None of the snow will be stored in the driveway or parking areas.

Mr. Jarvis: Any further questions for the Fire Chief?

Mr. Lopes: On your typical fire emergency to a complex like this how many vehicles do you typically bring out and would a 24 foot wide road be feasible to accommodate the vehicles and the quantity of vehicles brought in?

Chief Mark Babineau: Yes, it is. The engineers have spent some time with the Fire Prevention Officer and Deputy Chief and they're satisfied with the road & snow removal procedures. Not concerned with getting in and making the radius of the property. Depending on the reason for going there would depend on number of vehicles. If it's a carbon monoxide call it's 1 engine, if it's a structure fire that's 2 engines and the aerial platform, so there would be 3 vehicles in there, the road would be obstructed. With a sprinklered building it should not be a prolonged incident but... it's hard to say, it all depends on the staffing and the nature of the call. Typically anywhere from 1-3 vehicles.

Ms. Carmina Fernandes: Going back to what Chief Madera said about increased calls in multi-unit complexes, is that true as well for the Fire Department?

Chief Mark Babineau: If talking fire calls, they probably do see more false alarms because multifamily buildings require alarm systems, not just in the residence but also in common areas. With the modern alarm systems, it's not the problem that it used to be. Medical is the bulk of what they do today, and it's going to depend on the age of the people in these units. The older they are the more likely they are to need medical assistance.

Ms. Carmina Fernandes: So potentially, depending on the age and what happens there it could potentially add to the traffic count because if you're constantly going there, and the police, now that intersection is going to be a little bit busier at Chapin and Fuller. She's not asking, just making pointing that out.

Mr. Jarvis: Any further questions, if not we will move on to the Department of Public Works. Received a letter from DPW.... (representative from DPW coming forward)

- **Department of Public Works – Chairman, Barry Linton– Concerns & Comments:**

Asked to critique the plans, there are certain permits that must be filed through DEP, their engineer submitted to the ZBA and some of his comments are as follows:

- 1.) Reason location was picked was because of sewer and water. DPW received a simple serve letter from Springfield Water & Sewer that should have been presented to the ZBA tonight or to their Board to review. They haven't received the letter yet stating that the water is big enough for the fire protection, hydrants, the new school, etc...
- 2.) They want to see a sidewalk going up to Chapin Street, they don't want to see people walking straight across the street to the playground from the site entrance. They should be able to walk up to the crosswalk at the intersection.
- 3.) Requesting an updated traffic study. Reiterating that HAP still has not provided them.
- 4.) Sewer permits, just for HAP's information will be a fee of \$500 per unit along with other additional fees.

Mr. Jarvis: Any questions for the DPW?

Mr. Lopes: Do you know the size of the sewer main or water main on Fuller Street?

Mr. Linton: I do not off hand. That would be Springfield Sewer & Water that would provide that service.

Mr. Jarvis: Reading letter submitted from the Board of Public Works into the record.

(Please see attached letter dated March 8, 2017 from Ludlow DPW – Engineering Division) – Reference Doc# 1.

Mr. Jarvis: Moving on to School Committee...

- **School Committee – No members present, no comment.**
- **Planning Board – Member, Chris Coelho– Concerns & Comments:**

Informing Board that a letter was prepared indicating some of the violations the Planning Board would have found in their normal site plan process, requesting copy of the letter so he can represent the Planning Board accurately. Essentially when a project like this comes in front of Planning they have controls in place to direct the development in safe ways including 2 exits, 2 entrances, population density and things of that nature.

- 1.) The only area applicable to the Subdivision Rules and Regulations is Section 4.1: Specific District Dimensional Requirements, 4.1.1 Residence-B district requirements, e. The laying out and construction of access ways shall comply with the Subdivision Rules and Regulations in effect at

the time. Please make sure that the roadway is compliant with Subdivision Standards. Although the zoning is not Residence-B, it is Residence-A, this type of development would not have been allowed in Residence-A, but because it is a 40B project they don't have that control over it. A copy of the Ludlow Subdivision Rules and Regulations related to roadway layout has been attached to the letter provided. They would have normally been required to have a second exit, that was something very important to them, in most subdivisions. Once in a while if they see there is an easy way path for a second subdivision they have the developers do the stud and in future development that stub leads to another road.

- 2.) When Planning met with HAP and Rudy Perkins on September 22, 2016, they expressed their concerns, specifically they would like to have a preference for local contractors to construct and maintain the HAP Housing facility. They would like to see Ludlow contractors get a bite at the apple and work with HAP, hoping HAP can put that your construction documents formally.
- 3.) The Board would like to see HAP make all efforts to advertise through local channels to reach out for occupancy of the units whether through LCTV, The Ludlow Register, open houses, the Town website, Senior Center, Library and Town Hall. Would like Ludlow residents to get an opportunity to apply for these units first and have them receive preferential treatment.
- 4.) As indicated in the meeting with the Planning Board the neighbors had concerns over traffic, privacy, security, wetlands, property values and safety concerns. Requesting a traffic count of one weeks' time, when school is in session.
- 5.) A sidewalk should be extended up to Chapin Street crosswalk to have safe access off the HAP Housing site to cross the street to the other side.
- 6.) Wetland and storm water detention basins should be fenced in to protect them from being used by the residents in the development. All subdivisions require fencing around detention basins and most of the condominium developments have or will have a fence around the detention basins.
- 7.) On the Site Approval Letter from the Dept. of Housing & Community Development the 2 year expiration date, January 4, 2017 has already expired.

(Please see attached letter dated March 15, 2017 from Ludlow Planning Board) – Reference Doc# 2.

Mr. Coelho: Reiterating how they don't have much of a say in this but if this was a private contractor with a regular development this would not fly through the Planning Board at this point.

Mr. Lopes: Asking Mr. Coelho to repeat what has expired. Mr. Coelho repeating # 7.

Mr. Jarvis: Any comments or questions for the Planning Board?

Mr. Perkins: The site approval letter was copied, that was enclosed in the Comp permit application, you will notice that the letter was dated January 4, 2017 and then mistakenly puts the end date for the 2 year period as January 4, 2017. You know that first couple of weeks in January when people type the wrong date on their letters, you can't issue a letter on January 4, 2017 given a 2 year period for it to expire, or them to say it expires that very day. It just makes no sense it was clearly a typo. If you want us to get from DHCD an amended letter that clarifies that 2 years from January 4, 2017 is January 4, 2019 we will be happy to do that.

Mr. Jarvis: Please do so.

Resident Jennifer Scala: Resident at Water Edge Condos. Regarding Planning Board comment about Ludlow or regional contractor being the preference for the building, about 3 hours ago when the first gentleman was speaking he kept talking about the importance of helping the region but looking at the pamphlet it says the GC will be coming out of Lenox which is Berkshire County, they're nowhere near here. Second, regarding giving Ludlow residents the first option to live here, a while back HAP spoke of the Ludlow teacher, librarian, firefighters, etc... is that in writing anywhere that people living and working in Ludlow are going to have first crack at this place?

Mr. Perkins: I want to point out, and I understand you are going to have council helping you out with this process of facilitating and so on, there are fairly spelled out procedures for the Town requesting a local preference for comprehensive projects. It's really an incumbent on the Town, we originally had said we would help with that but the Town's taken a different posture now. The Town would be well advised to take a look at those provisions in the comprehensive permit guidelines. Then you can look at the local preference possibilities within the regulations. Stevens Memorial had local preference, HAP has had local preferences at other developments but it's really the Town that has to make the case.

Ms. Bernardo: Mr. Perkins can I ask a specific question, you said the Town has seems to be changing it's direction on that, at any point did anybody within the Town's structure say that they didn't want to go that route? I guess I'm not understanding, is it that we never voiced that opinion on any level or did we voice a different intention at some point?

Mr. Perkins: I think you are going to have to make the case that this project is so important to the Town that a local preference within the Town is needed. That you have a pressing enough local demand that not only do you want it built but that you want a local preference. Obviously if the project doesn't happen then you get nothing.

Ms. Bernardo: Understood.

Mr. Perkins: That's the difficulty that the Town is in making the case not, but you know I have said in the past I recommend the Town does this but the comprehensive permit guidelines really put the onus on the Town in the first instance.

Ms. Bernardo: Understood. I just wanted to make sure I wasn't misunderstanding your statement and it's not that we have never said that would not be the case, it's just that we have to make that case. Correct?

Mr. Perkins: You have to make that case. I've heard individual Select Board Members or at least one suggest that that was of interest, at least in her opinion. I don't believe we ever got a formal letter from the Board or any formal expression from the Town or Town's Boards that they wanted the project and wanted to see a local preference on the project. So if I'm wrong that would be important information for me to have.

Mr. Zielinski: Mr. Perkins, normally in a project like this where in the process would such a request be made for a preferred contractor that's local?

Mr. Perkins: For a preferred contractor I'm sorry, the local preference I was speaking about was the residents. The local contractor case is more challenging. As far as I know there's only under Section 3 that there are any Federal requirements that allow you to make a local preference. I might be wrong, we

will take a look at that again, but I went through my notes about Section 3, that's when certain projects are Federally funded there's a particular type of local preference that has been upheld and that gives a good avenue for some types of contractors. It's a task you have to make in terms of the number of your employees that fall within a certain income bracket or below a certain income bracket and there's some others that qualify as a Section 3 contractor. Now in our case right now, we're not planning to have any of the Federal funding that requires that but often the State funds will import the Federal requirement and then we would review whether we are in a position to honor that when there are no Federal funds in. We have to follow Federal Law. Even if the Federal funds aren't involved and if... my understanding the general rule is you can't give geographic preferences, but Section 3 has allowed it in certain circumstances. We are open to having as many Ludlow contractors as we can properly get onto the job, we obviously have low cost requirements. I have already forwarded names of contractors I knew to our GC to make sure those folks get an invite when it comes time to bid, we're a ways away from sub bids, the other thing I asked for and I don't believe I got, maybe it was missed, either at the Planning Board meeting or one of the others, I said "send me a list, please send me a list of all the trades people, sub contractors, that you think could get on this kind of job" I will definitely get that in front of our GC. The reason we chose Allegrone is that we were very happy with the Parsons Village outcome, which was a team of Dietz and Co architects with Allegrone. Allegrone went through a learning curve with a double stud wall construction that we do to get very high energy efficiency, they're a great contractor but this was a little new to them. They got it down really well and we wanted to use them again for this project because these are going to be very similar and we thought the team would be very cost effective for us to use. That said, Allegrone has not even begun to think about the subs for this job because we're still a ways off. Again, please forward to my attention, I left you all my card, any Ludlow companies that you think we could have on construction, maintenance, we are as much interested as you in having local folks closer to the job so let us know.

Mr. Rooney: My comments are specifically addressing the issues not of the GC but of the local preference for residents of this project. To listen to a quote that says "the Town is taking a different posture" is an insult Mr. Perkins. The job of the Board of Selectmen, the Planning Board, the Conservation Commission, all the different Boards that you've heard from tonight, is to protect the residents of Ludlow not to protect HAP Housing. You made it very clear when you came in front of the Board of Selectmen that you would work hand in glove with the Town of Ludlow on local preference. Now I guess you're saying because the Town is taking a different posture, we're on our own, I'm insulted by that. And as far as I'm concerned, we have a job to look at this project and not simply roll over and do exactly what you want to do. That's our job, that's why people elected us, that's why these people are here tonight who are residents to look at what's in the best interest of the Town. If that means somehow that we lose the relationship with HAP Housing for local preference then I say shame on HAP Housing.

Mr. Coelho: You came to us as part of a process, in reference to the local preference, I am coming to you as you guys being part of the neighborhood, I don't care about process and legalities at this point, I want you to commit to helping the people of Ludlow that need affordable housing rather than going outside of the community. We're going to help you with certain zoning situations, and things of that nature. It's a partnership, that's the way you explain it to us, but then when you throw process back at us it doesn't seem like a partnership.

Mr. Mannix: I agree with Mr. Rooney on a lot of what he just said, I was highly insulted by the remark of you people went and did something like hired a lawyer so we're going to do nothing for you now. That's almost quote of what you said. Shame on you! This group has come before the Board of Selectmen several times and other Boards in this Town. As Mr. Rooney said, and other Boards have heard them say "We will work with you, we will help you," They stood here and said "Oh the Firemen and Librarian in Ludlow can live there," everybody else can do all these wonderful things in Ludlow, when push comes to shove you know what they're telling Ludlow? Stick it! Well I'm sorry, you've done nothing since day one until today to change your working relationship with the Town of Ludlow. You've shown us nothing and I think it's shameful that you people are here talking the way you are tonight. I'm saying to this Board, you should take all of that into consideration when it comes time for you to make a decision on how much you trust them and how much you believe in them.

Mr. Jarvis: Moving on to the Conservation Commission... You've got your shot!

Mr. Martowski: Oh, I'm going to stick to Conservation on this one Mr. Jarvis and I'm going to come back and reiterate what I said before we're through here!

- **Conservation Commission – Chairman, Jason Martowski– Concerns & Comments:**

Would like to dispel one thing, the reason there is not a second egress is the wetland is too large, they would then encroach on the 100' buffer zone, they can't do it. It doesn't follow the DEP Wetlands Protection Act. Conservation has had 5 or 6 meetings with HAP so far, met with them yesterday and has some notes pertaining to that meeting. Giving history of project, HAP originally came to Conservation, as they are one of the 1st Boards that they do meet with. Because of the scopes and intricacies of the project they decided within the purview of the Board to get a third-party reviewer, a group called GZA and their wetland scientist Dan Nitzsche, they asked him to do a wetlands delineation of the project, find what they can and report back to Conservation and then they will start their meetings with HAP, which they did. The third-party reviewer did see some issues at first with their original schematics in regards to storm water treatment. They put them through a litany of responsibilities in that regard because it was a big issue, a big project, you're going to have big storms, big water to discharge, and that was important to Conservation. As of yesterday, HAP is completely compliant with Conservation's storm water plan in that third-party review. They came to full compliance at yesterday's meeting. At the same meeting yesterday Conservation also decided to issue a Standard Order of Conditions that the Conservation Commission issues in any project, which will be given in 21 days. They will then have a meeting on April 5 and the Commission will review the conditions and the list of waivers that HAP has requested and will render a decision on those potential waivers. One of the drafts they would like to submit to the Zoning Board of Appeals, and are requesting the ZBA adhere and listen to their hopes.

- 1.) Permanent markers on the 25' no disturb zone. Ludlow has a Bylaw of a 25' no disturb. Just to give you an idea, the city of Springfield have a 100' no disturb zone, Holyoke is 50'. Ludlow is a rural suburban city, so that's a small smidgeon of land that we don't allow you to do anything on. HAP is going to adhere to that, that's our Town Bylaw, it is separate from the DEP's 100' buffer and the Wetlands Protection Act. Personally wishes they had a 100' buffer zone because HAP would not even be here today. Making a joke that we could have a special town meeting and change that tomorrow if you'd like? That's entirely up to you folks out there and our Board of Selectmen. That

is his brief summarization from Conservation. Will now open the floor to any questions, comments or concerns that the Board might have and the citizens of the Town.

Mr. Alan Aubin: Is there any concern with the snow storage and or with melting into the wetland area?

Mr. Martowski: That's a tough question for me to answer, a lot of times when people come to Conservation they think we deal with all environmental concerns, that's actually not the case. We deal with the Wetlands Protection Act, open space that we own as a Town and we deal with the potential hazards for a wetland. We asked HAP Housing about that at one of the last meeting's and the answer to that is HAP is going to utilize any kind of ice melt or any type of chemical that anyone is allowed to use in a residential setting. HAP is going to adhere to that rule, not if someone does it individually is obviously becomes a breaking of the law issue and would be the Chief of Polices issue, but Conservation cannot control what might dispersion might go in from ice melting and so on and so forth. The actual snow melt itself we deal with in the storm water discharge and the retention and detention basins. One of my concerns from the last presentation is concerns for downstream, up country, Fuller Stream to Fuller Pond to the roadway over Fuller Street, if we have a hundred year storm, we're adding all this discharge, we're clear cutting that area, we're moving earth, could there be potential for flooding downstream, yes. DEP addressed that, core specifications were looked at, from what they're doing and their design, their project falls within the specified guidelines, so they are adhering to that.

Mr. Zielinski: Mr. Martowski, is there any risk of any storm water discharge exiting out to Fuller Brook or Higher Brook?

Mr. Martowski: I know the civil engineer, he's the scientist behind this, he can probably expound on that a little more than I can. These detention basins not only treat the water, but they also can sustain a certain flow a certain water PSI in a storm. I believe it is best to specify to a hundred year storm level, am I correct Mr. Gagnon? Their plan is to have that in place. Our concern, which would also be a public safety issue for the Fire Dept. and maybe the Police Dept., We want permanent fencing around that storm water because we don't want kids to go down there and say let's go play in the basin or anything like that. That could be a potential catastrophic incident if a kid gets into one of those basins.

Mr. Joseph Wlodyka: Mr. Martowski, you said Ludlow has a 25' no disturb Bylaw in wetlands, the State has a 100'?

Mr. Martowski: No, no... the buffer zone is 100'. Work can be done in buffer zones and certain situations.

Mr. Wlodyka: Can building structures be erected in that 100' buffer zone? A permanent structure?

Mr. Martowski: Yes, they can.

Mr. Wlodyka: What I noticed on there is a contour line that shows the 100' buffer zone, and it actually cuts through 3 of their buildings on the plan.

Mr. Martowski: On the current schematic?

Mr. Wlodyka: The current schematic, the one they showed tonight on the screen.

Mr. Martowski: Mr. Gagnon would you like to expound on that situation?

(Showing site plan on projection screen)

Mr. Gagnon: Yes, you are correct, the 100' buffer does cross some of the building structures. This plan was reviewed by MASS DEP, their jurisdiction is certainly within that 100' buffer zone, that is some of the things they do look at. Most notably, with a development like this, one of the 1st things they are going to look at is the amount of impervious area and how that storm water management is addressed from those impervious surfaces. If I may expound upon that, to your earlier question, we are required to demonstrate that peak flows from the site, for the 2, 10, 25, 50 and 100 year events do not exceed existing conditions. We actually like to reduce, particularly for the 2 and the 10 year somewhere in the 10-20% range, just because typically that's your most frequent storm events. Also the reason for that is to protect the downstream areas, particularly the receiving water shed from this site which is Higher Brook.

Mr. Wlodyka: Before you sit down, so you're saying MASS DEP wrote off that it was ok to do what you're doing in that 100' buffer zone for the wetland?

Mr. Gagnon: Yes.

Mr. Wlodyka: Is there certification or a sign off or something from them? I don't recall seeing it in the big book there.

Mr. Gagnon: I don't believe any of their review comments particularly addressed on that matter, but I do know that they have to comment on the site and one of the things they are going to look at is the activities within that 100' buffer zone.

Mr. Martowski: Mr. Wlodyka, if I may just, in addition to what Mr. Gagnon said, we got response from DEP, the western region circuit rider, Mark Stinson, and I believe what probably happened is there was such a small encroachment on that 100' buffer zone, that they probably let that pass through. They're the DEP, the 100' that's theirs, they can override anything in regards to that.

Mr. Wlodyka: They should be able to supply us with some sort of a write off on it or something.

Mr. Martowski: We can definitely request that and get it forwarded to you. If you'd like that I think that would be great.

Mr. Wlodyka: Yes, I'd like to see that.

Mr. Martowski: Furthermore, just to button this up, their comments were mainly the storm water, that was their main concern, the heavy sheet flow, because it is a hill, the topography of the site is very steep. I just want to make one comment, if you are a naturalist, if you are a conservationist, this is a quintessential wetland that you do not want to disturb, you wouldn't even want to go there, you want to keep it in its natural state. There is a lot of biodiversity there, it's very thriving, it's one of the largest wetlands we have in Town, it's all that and more. We've held HAP to the fire, they've answered the call, they've come back every time and they've altered their plans and adjustments from what our limitations are as a Board. I'd like to say to all the people out here and to you folks that there are more limitations but there are not. They have pretty much answered the call. What we would like them to do, and make no stipulation on is the 25' no disturb permanent markers which is standard Conservation conduct. And we would like permanent fencing around these detention basins.

Mr. Zielinski: What defines a permanent marker?

Mr. Martowski: What we like is a natural marker which could be a construction boulder, it could be a pin in the ground, it could be a pylon of some sort filled with concrete. We don't actually like those because the grass can grow around that and that could be a potential hazard so we prefer boulders, we've used tags on trees before, I don't think there's going to be trees along that 25' no disturb so we would probably prefer those boulders, big giant boulders to demarcate that 25' no disturb zone.

Mr. Zielinski: They mentioned that the project is in an AE flood zone, which means in most cases flood insurance would be required. Has that been addressed? Do any of the buildings encroach in or within that AE zone?

Mr. Gagnon: There is going to be no alteration as a result of the project in that AE zone.

Mr. Zielinski: Maybe you misunderstood my question, are any of the structures within the AE zone?

Mr. Gagnon: No.

Mr. Zielinski: They're not? Ok, thank you.

Mr. Martowski: I don't believe they are, we've got confirmation from DEP on that. Any further questions?

Mr. Mannix: Question for Mr. Martowski, you said there's no area for a 2nd egress because of conservation land, if they came in from Victor Street is there a stipulation that can't be done?

Mr. Martowski: I'm sure if they purchased a privatized sale of property they would potentially be able to do that, however as the way the site sits now, there is no possibility of a 2nd means of egress due to the size of the wetlands system.

Mr. Mannix: What I'm saying to the Board is I think the Board knows where a lot of that land is right there and I know there is probably about a 20' strip that would give them most of the access they would need to put an egress or exit there. I don't think it would take a lot of negotiation or anything else, maybe another small piece of land I don't have contact with every piece of land, but I don't know if HAP has done anything, I've made that suggestion to them several times over the past several months but it hasn't seemed to go anywhere, I haven't heard anything about it. Another question, if they're encroaching on the 100' just because the DEP, at the moment, might say it's fine, is that mandated that we must accept that? Is there any reason why we can't say we won't accept that? That we want to keep that 100' there? And last question is I'm very concerned about the property going down to the wetlands, the swamp, you're talking about putting a few boulders in there whatever else, we're putting in 43 units here and counting on a good number of children, what's going to stop anybody from going down into that swamp? What's going to stop a child at 3, 4, 5 or 6 years old, when Mommy turns her head the other way? What's going to stop a 10, 12 or 14 year old that's looking to just be a normal kid, how much time is going to be spent in that swamp and any other debris that might be brought along with it? I have a great deal of concern over the safety of the children living at this project, living near this swamp and nobody seems to care to keep them out of it, nobody has brought anything up to keep them out of it.

Mr. Jarvis: Any other questions for Conservation?

Mr. Martowski: Did you want an answer on any of that Mr. Mannix, I'm sorry? In regards to the kids coming down into the wetlands system, I can't... that's a public safety concern, that's dealing with a maybe or possibility. Kids are going to be kids and go down into the wetland systems, not to steal anyone's thunder but I wish kids would spend more time in the wetlands systems. I think the issue here is this potential site has potential for growing and swelling. A live oak that's 30, 40, 50 years old can hold 600-700 gallons of water. You start cutting trees, the topography, the size of the wetland, if we have construction work that goes on a different part of Town, because we have such a big substratum aquifer in town that leaches down toward the Chicopee River, there is potential for future issues here. That being said, HAP thus far has met all the standards they need to do. Thank you very much.

Mr. Jarvis: Moving on we're going to have the Board of Selectmen and after that we will probably adjourn due to the hour. Board of Selectmen...

- **Board of Selectmen – Chairman, Bill Rooney– Concerns & Comments:**

They have a number of issues, some of which have already been addressed tonight, would like to be able to reflect on what many of the people said tonight by the Boards & Commissions as well as the general public. Asking if the ZBA if they are planning on having another night, which Mr. Jarvis replied that is correct. Just a s a general statement, and it shouldn't come as a great surprise that the Board of Selectmen have voted unanimously to oppose this project. Have seen things in the media, heard things from other colleagues as to not wanting low income. Nothing could be farther from the truth and their actions speak louder than words. Have to take a look at the actions of the Town of Ludlow and the Board of Selectmen. They worked hand in hand with HAP Housing on the Stevens Memorial Senior Center, affordable housing for the seniors. Worked hand in hand because HAP was a great organization to work with, but more importantly they has the right project for the right location. The Town is better off for the work that HAP Housing did with the Town of Ludlow to convert the Stevens Memorial building which was sitting there idle for many years. As the Board of Selectmen, they have an obligation to look at what is best for the Town of Ludlow.

- 1.) It was said back in December, said it before then and since then that this project is not in the right location. Just heard from the Chairman of Conservation talking about not having a 2nd egress because of the large wetlands. Isn't that the point? That's the reason it doesn't make sense to have this project at 188 Fuller Street. Let alone the traffic & safety issues. You hear it in real estate all the time: Location, location, location. This is the wrong location. It has nothing to do with what the project is, we can argue and have reasonable differences on whether or not there should be a fence, etc... those are all reasonable issues that we may disagree with, and perhaps in the end come together with some kind of a joint agreement but that doesn't alleviate the main issue of looking to build this in the wrong location.

Mr. Rooney: Not only for the 20 plus residents that are out there, but for all the other reasons we've heard tonight. This is not the right location. We have been very clear about this, should not come as a surprise to HAP. Honestly, looking at your website, and you talk about working collaboratively with community based organizations for housing, we are the community based organization, the Board of Selectmen. You never came to us. We had to ask you to come to us. You never came to us to say, this is what we're thinking of doing and where we're thinking of putting it. What do you have to say? What are your thoughts? We're the ones, these 5 people, we're the ones that these folks out here elect to

represent their interests. Can't tell you the number of times whether I'm at Big Y, Randall's or anywhere else people stop me and say, it'd not the right location. We knew this back 2-3 years ago, but you never asked. You went forward with your project, I didn't even know about this project until I got a call from a resident about a meeting the night before with the Conservation Commission. To a certain degree, shame on me... but the point is we are the community based organization in the Town of Ludlow that you should be collaborating with. You didn't. We would have told you loud and clear back then, it's not the right location. Mr. Chairman what I'd like to do is to hold off addressing some of the specific issues, until we come back again, but certainly again I would implore HAP Housing, you shouldn't be building here. It's not because we don't like low income, as I said, our actions as far as I'm concerned speak louder than our words. We worked with you on affordable housing on Chestnut Street, this isn't the location that you should be putting 43 units.

Mr. Martowski: When we gathered here last time, I gave a general proposal to HAP Housing and I would like to reiterate that one more time, I would like to see HAP Housing, with the Board of Selectmen sit down with attorneys and come up with a solution. Maybe there's a way we can repurchase this property from you, incur some of the fees, broker a deal, get together and find a better location. If you preach that you work with communities why don't you do that? Let's sit around a round table, with lawyers, we'll repurchase the property of you, incur some of your fees and we'll find a better location. I think we can do that, you say you work with the community, you've heard our voice, prove it to us and sit with us at the round table.

Mr. Manny Silva: Member of the Board of Selectmen, I have asked HAP several times, in a couple of meetings, on the cost of the project, I still don't have a total estimate on the project cost. What will the Town generate for taxes. Looking at, and I'm an assessor, I want to know what taxes the community is going to generate because as we said we are for affordable housing but you just have to love unfunded State mandates, I mean, they come up with great ideas, but they don't fund us. We have been struggling with our budgets right now, and looking at the project, you showed us Parsons in Easthampton, I took a look at Parsons and I checked online and they are paying \$25,000 in taxes. That is it. The last I've seen in school children, I believe we have to spend, another State mandate, we have to spend over \$5,000 per student. That's 5 students. So just for students alone we will have to brunt that expense. I know it's not part of HAP's problem, but it is our and we have to look at everything. I do want to see what the estimates are that HAP is expecting to pay, I know that you will have a depreciated assessment in taxes based on the income, because that is how we have to derive at the lower income properties but if that could be addressed I'd like to hear that.

Mr. Derek DeBarge: Member of the Board of Selectmen, I have a very quick question, on any job or project I have undertaken I've run into bumps and stops along the way. Nothing has even been perfect. Anything I've done, there has always been stops. I would like to hear, next time, in your long presentation tonight everything has been perfect in your plan. Where are the hiccups? Where have things gone wrong? Where have you said this isn't going to work? Where are the bad parts in your project? Maybe their right, maybe this isn't the place? You've had to say that at least once or twice. There have had to have been a couple things where you have said to one another, you know what maybe this just isn't the right place. Maybe this is unsafe.

Mrs. Bernardo: Mr. Martowski, may I ask you a question? In your presentation you had said that you had an independent entity GZA, did you say they delineated the wetlands or did they do any other investigation or review for you?

Mr. Martowski: I think the first thing I said to them is if you can find anything from a purple spotted salamander to a Mississippi box turtle please find it on this location because we're going to need it, and they laughed because obviously it was a joke. We hired them as a Board because we're not scientists so we don't claim to be scientists. In a project of this scope, of this scientific magnitude we call in a third party reviewer. We chose one of the best wetland scientists in the area, Dan Nietzsche, who works for this firm in Springfield, GZA. They are in the same building that HAP housing is in. He's one of the best in the business so we asked him to delineate the project, and delineation of the project is to basically study the wetland within scientific purview as to all the intricacies of the ecosystem itself and the delineate it as to size, shape, soil samples, hydrology, porosity, soil structures, upland, grassland, topography, there's so many scientific things involved in the process. And then they build a packet from that and they submit it. And also submit top HAP, they have their wetlands professional look it over and then they design the project within those diameters. That's what they did.

Mrs. Bernardo: Just to be clear, there's nothing in that review process that would analyze the future integrity of that wetland based on the development being so close? Or is it just an identification? I guess is what I'm asking.

Mr. Martowski: I think what happens, and we lose fact as a society sometimes, we don't take into consideration what scientists call the butterfly effect. There's a saying in science that if a butterfly flaps it's wings in Japan it will effect the weather in Brazil, in some small subatomic scale that will effect it, mathematically speaking. This project, myself & Dan, we talked about the theoretical, and we brought in an army core of engineers and talked about downstream dams and residential areas. We have a mountain up here and our water system runs off that mountain, filtrates down, above and below ground and ends up in the Chicopee River and other tributaries around. Our High School, Big Y, Turnpike they're built on a former wetland. This is a very wet Town, I wish there were more provisions and guidelines for project like this. Right now our hands are tied with the DEP and their regulations. However, could this be potential for catastrophe for a one time storm or added water flow or compromising a dam or infrastructure? Yes it could. Is there anything that we could hold them to that standard right now? The answer is no, unfortunately.

Mrs. Bernardo: Thank you.

Ms. Fernandes: Member of the Board of Selectmen, I would like to thank HAP for incorporating one of their requests that they voiced at their first meeting, which was the design of the structures. They were very ugly and melancholic and you have done a tremendous job to make these houses fit more in line with what Ludlow is all about, including the porches, thank you. I just wish you would take some of our other comments with the same consideration. There's times when common sense and residents get it more than engineers and projects and things like that. I'll give you an example, we have the Center Street project, we had a State engineer come do a traffic study, and they had this great plan of how to deal with the McDonalds intersection. They presented it to us and it just didn't make sense. As a resident here, it was going to cause chaos over there. They took our comments into consideration and they're still working on redrafting that. That's what we're asking. We're not against HAP, we're not against having affordable housing, we want it in the right place with a good percentage of the Town embracing the

project. This location is just not right. As Mr. Coelho correctly said, this project if it was brought in privately to the Planning Board, it wouldn't be approved. The fact that we have to accept a project that would never be approved under the regular standards and just because it's 40B it has to be thrown down our throats, it shouldn't be done that way. We hope to work with HAP in the future but with things like this where you're putting projects in areas that don't make sense, we hope you will reconsider as our wetlands expert mentioned, maybe there's a way to sit at a table and try to figure out a better way to do this. I know you kept saying you want to integrate people in these kind of projects, as mentioned in one of our Board meetings, this isn't integration. You're pumping people of lower means in one area, if you want to integrate it would be best to build small homes & town houses throughout Ludlow, that makes more sense than one project in one area right across from a school that already has a traffic problem. You just really need to reconsider and use common sense, ask all the residents who know common sense who travel these roads and know this Town better than anyone. As with the Center Street project, we ask you to reconsider our comments. Thank you.

Mrs. Manganaro-Thompson: Realtor, School Teacher in Town and life long resident. You said there will be another meeting because we are going to adjourn this because of the time.

Mr. Jarvis: Correct.

Mrs. Manganaro-Thompson: When do you anticipate?

Mr. Jarvis: I was just going to tell you.

Mrs. Manganaro-Thompson: Ok good, can I just make a suggestion for the procedure at the next meeting? I may have missed it at the beginning but what is the point of the whole ZBA thing? I know you're not taking a vote or anything tonight, is HAP appealing to you to change the zoning to be allowed to do this? I don't know the process that's why I'm asking.

Mr. Jarvis: Basically what we're doing at this point, this is an informational meeting for all the departments & citizens on HAP's application to build this. We need to gather all this information, then we sit down as a Board and go through a decision making process.

Mrs. Manganaro-Thompson: What are your options? What decisions can you make?

Mr. Jarvis: We can approve it, we can approve it with conditions, or we can deny it.

Mrs. Manganaro-Thompson: Is all of your contact information on the Town of Ludlow website? So residents can reach out to every member of the ZBA and let them know if they have concerns about this and how we'd encourage you to look at this project?

Mr. Jarvis: We right now have a central collecting point which is the secretary for the Building Department.

Mrs. Manganaro-Thompson: If resident were to email him or her...

Mr. Jarvis: Nicole.

Mrs. Manganaro-Thompson: Then you would all get that information? Each of you would be dispersed a copy of whatever.

Mr. Jarvis: That is correct.

Mrs. Manganaro-Thompson: Ok, so if we're going to end it now then I will do you all a big favor and my 4 pages of intensive notes I will not speak about now. My suggestion was going to be... this was so front loaded heavy with all of HAP's data and facts, next time maybe we could start with just resident's comments? Rather than do this whole spiel again? I've been here for 3 hours now...

Mr. Zielinski: We've been here for 4...

Mrs. Manganaro-Thompson: I feel ya... but that's like your job, I'm just a resident.

Mr. Zielinski: We don't get paid for this, we're all volunteer.

Mrs. Manganaro-Thompson: All I'm saying is we heard all this now, can we maybe start with the people that wanted to speak tonight at the next hearing and then let HAP come in and ask questions again.

Mr. Zielinski: We do have a format that we have to follow for ZBA meetings, that's pretty much how we followed it. The reason that we did it this way where we had each of the individual Boards presenting to us, was so that if people had questions specific to that, those would be addressed at that time, that way we're not getting one question here about this, one question here about that. This thing would have gone until midnight, and we don't want that, so we thought this was an organized way to do it. I think it worked out pretty well.

Mrs. Manganaro-Thompson: I think it worked out well, I just think it was longer than people anticipated, yourselves included maybe. That's just my suggestion for next time. Does HAP have to come in next time and present every single thing that they just presented?

Mr. Jarvis: No.

Mrs. Manganaro-Thompson: If they have something they wasn't to present that's new information they would probably start with that...

Mr. Zielinski: Right, and address the questions that were already brought up in the comments.

Mrs. Bernardo: We should also let the public know if anyone out in Ludlow wants to take a look at the plans and some of the information that was presented tonight that will also be posted on the Ludlow website.

Mr. Zielinski: It's on the website already.

Mrs. Manganaro-Thompson: I got about 25 texts from people watching this on cable access asking what are they saying, etc... so people are watching even if they couldn't be here. That's why I was wondering how much notice, but you said you were going to tell me so... Thank you.

Mr. Jarvis: Having heard that, the Board has voted if we have to continue the meeting, which we do, we're going to continue to Monday, April 3, 2017 at 6:30pm in the Ludlow High School Auditorium.

Mrs. Bernardo: Is that acceptable to the petitioner?

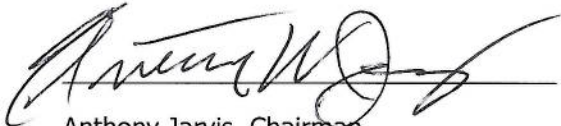
(Yes)

Mr. Perkins: Before we close can I just submit these into the record, they are professional qualifications of our 3 engineering firms, and also if we could request a copy of the letters that were spoken of tonight if I could get those through the Building office or some other way?

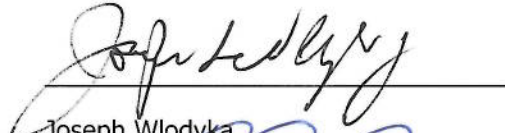
Mr. Jarvis: Correct, yes. You can put those right there, we'll get them. So hearing nothing else we are going to continue the hearing to April 3, 2017 at 6:30pm.

Meeting adjourned at 9:52pm.

Respectfully Submitted,



Anthony Jarvis, Chairman



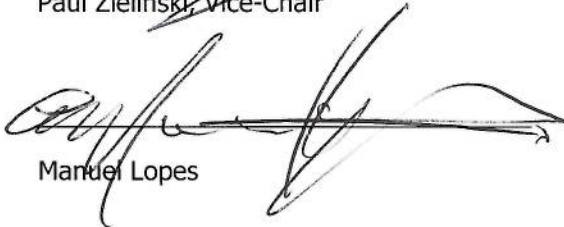
Joseph Wlodyka




Paul Zielinski, Vice-Chair



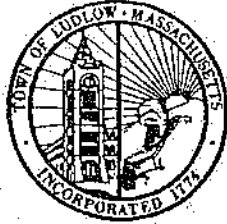
Alan Aubin



Manuel Lopes

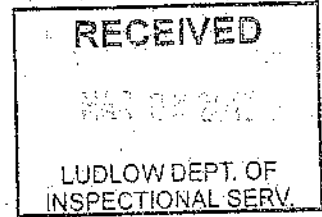


Kathleen Bernardo



Department of Public Works

The Town of Ludlow, Massachusetts



To: Zoning Board of Appeals
Date: March 8, 2017
From: Ludlow DPW – Engineering Division *SL*
Re: 188 Fuller Street (HAP Housing)

We have reviewed the plans for the HAP Housing Project located at 188 Fuller Street prepared by Milone and MacBroom with the latest revision date of February 10, 2017 and have the following comments.

1. Contractor must obtain a Construction within the Public Way permit for all work within the public way including, but not limited to the roadway entrance.
2. Contractor must obtain a Construction within the Public Way permit for the underground utilities within the public way including but not limited to sanitary sewer, storm drainage, water and gas service. A Sanitary sewer connection fee shall be established by the Board of Public Works. Sewer extension and connection permits shall be filed with the Massachusetts Department of Environmental Protection.
3. The applicant shall provide a copy of the US EPA Construction General Permit as required under the NPDES stormwater program.
4. Please provide will serve letter from water utility company.
5. Continue concrete sidewalk from end of property to intersection of Fuller Street and Chapin Street to avoid creating a dead end sidewalk from the project.
6. Provide fencing around detention basins to improve safety for the residents.
7. Sewer main is not drawn correctly on the utility sheet of the plan sheet. Sewer main continues southerly on Fuller Street to the intersection with Chapin Street. Install doghouse manhole on sewer line and connect to the main and bring sewer line into the development in the center of the roadway entrance.
8. Mill and pave Fuller Street to 20 feet past the outer limits of the utility work and replace pavement markings.
9. Check with fire department that the width of the cul de sac is sufficient for fire truck access.

If you have any questions regarding these comments, do not hesitate to call. We reserve the right to review and comment on revised submittals.

Town of Ludlow
Office of the Planning Board



March 15, 2017

Mr. Anthony Jarvis
ZBA Chairman
488 Chapin Street

Ludlow, MA 01056

RE: HAP Housing
188 Fuller Street
Comprehensive Permit

Dear Mr. Jarvis:

Please accept these comments for the public hearing for the HAP Housing Comprehensive Permit at 188 Fuller Street. The attached site Plan Contents Checklist shows areas highlighted in red, indicate where further information is needed or missing from the plans. The only area applicable to the Subdivision Rules and Regulations is the following section. Section 4.1 Specific District Dimensional Requirements 4.1.1 Residence B District Requirements e. The laying out and construction of access ways shall comply with the Subdivision Rules and Regulations in effect at the time. Please make sure that the roadway is compliant with Subdivision Standards. Although the zoning is not Residence B, it would have to be in order for a multi-family development or a Condominium development to be approved. Attached is a copy of the Ludlow Subdivision Rules and Regulations for the purpose of roadway layout and construction. It is understood that this is not a subdivision.

When the Planning Board met with HAP representative Rudy Perkins, on September 22, 2016 the Board discussed their concerns with Mr. Perkins. Specifically, that if the project is approved they would like to have a preference for local contractors to construct and maintain the HAP Housing facility. The Board would like to also see a local preference be given for those individuals that live in Ludlow and would be eligible to apply and reside at 188 Fuller Street. The Board would like HAP to make all efforts to advertise through local channels to reach out for occupancy of the units; whether through LCTV, The Ludlow Register, open houses, the town web site, Senior Center, Library, and Town Hall.

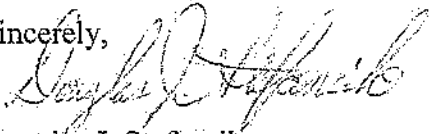
488 Chapin Street
Ludlow, MA 01056
(413) 583-5624 Ext. 1280
TTY (413) 583-5668

As indicated at the meeting with the Planning Board, many of the neighbors had concerns over traffic, privacy, security, wetlands, property values, and safety concerns. It would be wise to have a traffic count that is reflective of one weeks' time, when school is in session, for a true and accurate traffic count. A sidewalk should be extended up to the Chapin Street cross walk, so as to have safe access off the HAP Housing site to cross the street to the other side. In regards to the wetland and stormwater detention basins, they should be fenced in to protect them from being used by the residents of the development. All subdivisions, require fencing around the detentions basins and most of the condominium developments have or will have a fence around the detention basins.

Lastly on the Site Approval Letter from the Department of Housing & Community Development the two year expiration date, January 4, 2017, has already expired.

Feel free to contact me if you have any questions or concerns.

Sincerely,



Douglas J. Stefancik
Town Planner

cc: File

7.1.5 Required Site Plan Contents

All site plans shall be prepared by a person or persons registered under the Massachusetts General Laws of the Commonwealth of Massachusetts to practice architecture and/or engineering, and land surveying and shall show the seals of the architect and/or engineer, and land surveyor. All site plans shall be on standard 24" X 36" sheets at a scale of 1 inch equals 40 feet, with additional narrative as necessary: (Amended 1/25/99)

Land Surveyor stamped plan is needed.

All site plans shall also include the property owner's names, date of plan, and scale of plan; and a space for endorsement by the Planning Board (3" X 5") (Added 10/2/06)

a. Provision for adequate drainage of surface water from paved areas. Use of landscaped areas to provide such drainage in order to relieve storm drainage systems is encouraged. The piping for the storm water drainage systems shall be designed using the ten (10) year storm curve for parking area drains and the twenty-five (25) year storm curve for culverts over existing natural waterways and retention areas.

b. Existing and proposed vegetation. Such vegetation shall be indicated by:

(1) Type and location (whether woods, brush, shrubs, etc.)

(2) Number of plants (if appropriate)

c. Existing natural features such as wetlands, rock outcroppings, slopes, hills, etc.

d. Pedestrian facilities, if any, including walks, plazas, benches, etc.

e.1. Parking spaces and circulation area for automobiles as well as the location of landscaped areas within them. Existing and proposed curb cuts shall be indicated together with approval for such cuts from the appropriate town or state agency. The number of spaces shall be in accordance with Section 6.4.2 of the bylaw.

Show directional arrows to represent how traffic circulates the site.

Applicant meets the parking requirements, but if all the spaces are called out for the residents, where will visitors park?

e.2. All parking areas shall be paved and noted on the site plan as "to be paved," with the type of pavement to be used.

e.3. Area where deliveries will be made on site.

f. Existing and proposed fencing to be used to buffer abutting residential dwellings and/or districts from the intended development (if appropriate). Section 3.0.4 of this bylaw.

g. Existing natural features and vegetation to be retained shall be so indicated. Due regard shall be shown for all existing vegetation and natural features which, if preserved, will add attractiveness and value to the development.

h. The location and type of monumentation at all property corners shall be shown and maintained.

Calculated point should be "iron pin to be set."

i. Existing and proposed elevations and contours. The contour interval shall be two (2) feet or any interval which adequately depicts the grading.

j. All existing and proposed utilities, and to include utilities with easements.

k. All site plans required herein shall display names of all abutters.

l. All existing and proposed sidewalks and curbing.

m. Landscaping Requirements

(1) Required landscaping shall be provided as set forth in Table 3.

(2) Buffer strips required by Table 3 shall be reserved exclusively for plantings, pedestrian facilities such as benches and walkways, required fences, necessary traffic control signs and those free standing signs which conform to the requirements of Section 6.5.2e of this bylaw.

See attached Table 3. Site plan needs to meet Landscaping criteria.

n. The plan shall also include a chart showing the following information:

(1) Area of lot.

(2) Area and size of building. Show size of buildings.

(3) Maximum area of building to be used for selling, offices, business, industrial, or other uses, if applicable.

(4) Maximum number of employees, where applicable. Will there be employees on site?

(5) Maximum seating capacity, where applicable.

(6) Maximum sleeping capacity, where applicable.

(7) Number of parking spaces required for the intended use, based on Section 6.4.

(8) Number of parking spaces existing at the site (including street parking adjacent to site).

(9) Number of trees and/or shrubs.

(10) Number of trees and/or shrubs shown on plan.

o. Additional Requirements: All site plans need to have the following information unless waived by the Planning Board: (1.) Lighting Plan with Luminaire Schedule, prepared by an engineer. (2.) Elevations showing the front, rear and sides of the building design. (3.) Signage design with dimensions and locations. (4.) Area where snow will be stored. (5.) Traffic Study.

Where will snow be stored on site?

**TABLE 3
REQUIRED LANDSCAPING**

REQUIREMENT BY LOT AREA	PERCENT OF TOTAL AUTOMOBILE PARKING AND CIRCULATION AREA TO BE LANDSCAPED	DEPTH OF BUFFER STRIP ALONG FRONT YARD	WIDTH OF BUFFER STRIP ALONG SIDE AND/OR REAR YARDS
Up to and including 15,000 S.F.	No Requirements	5 Feet	5 Feet
15,001 to 30,000 S.F.	4 Percent	5 Feet	5 Feet
30,001 to 43,500 S.F.	5 Percent	10 Feet	5 Feet
43,501 to 100,000 S.F.	6 Percent	10 Feet	5 Feet
100,001 S.F. up to but not including 217,800 S.F. (5 acres)	7 Percent	15 Feet	7 Feet
5 Acres or more	8 Percent	25 Feet	20 Feet

The required buffer must be landscaped and continuous except for approved driveways. At all street or driveway intersections, trees or shrubs must be set back a sufficient distance from such intersections so that they do not present a traffic visibility hazard.

In Business Districts, Agriculture Moderate Density Overlay District, and Industrial Districts, one free-standing sign is permitted in the front yard buffer area. See Section 3.0.3 (Added 10/97)

In a Mill Redevelopment District, the required landscaped area may include land intended to be transferred to a public or non-profit entity that is dedicated to public purposes such as, parks, trails, or other open space, as presented in the district Comprehensive Plan and approved by the Planning Board.