

FINAL PLYMOUTH COUNTY HOSPITAL REUSE COMMITTEE

Minutes of Regular Meeting - Wednesday, March 30, 2016

Hanson Police Station Meeting Room
795 Main Street, Hanson, Massachusetts

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Members Present: Donald Howard (Selectmen representative), Donald Ellis (Planning Board representative), Marianne DiMascio (member at large), Philip Clemons (member at large).

Members Absent: Robin Sparda-Curran (member-at-large),

Visitors: Robert Overholtzer

Mr. Howard called the meeting to order at 4:02 P.M.

Minutes of the previous meeting on 3/23/16 were reviewed and discussed. *Motion by Mr. Clemons, second by Mr. Ellis, voted 5-0-0 to approve.*

Discuss Reuse –

Morning site walk held at PCH - 8:30AM today:

Committee discussed the walk/meeting held this morning at the hospital site. Present were members Donald Howard, Marianne DiMascio, and Philip Clemons, and two invited visitors: Theresa Santalucia (vice chair of Hanson Housing Authority) and Michael J. Mattos (Executive Director of Affordable Housing and Services Collaborative, Inc., 585 Granite Street, Braintree). During this site walk information was gathered and exchanged, but no deliberations or votes occurred.

Mr. Howard reiterated to Mr. Mattos that our #1 priority is to demolish the old PCH building, but we face the question of “who pays for it.” Mr. Mattos indicated that if a housing-type project were arranged, demolition could simply be “rolled right into the project; demolition cost would be a line or two within the project engineering budget.”

Mr. Mattos spoke of the Massachusetts Department of Housing and Community Development (DHCD), which could be a source of equity. DHCD has 2 rounds per year of applications; DHCD is already handling applications for the year 2018. Tax credits may be available for the “project owner”, which could be a Limited Partnership. Mr. Mattos said DHCD “loves the story” of mixed-generational living.

Current zoning of the old hospital footprint area is either A or AA. A Transportation Overlay District (TOD) zone has not yet been created, but it may be helpful to do so sooner rather than later. Mr. Mattos said that a state priority is to support “Gateway Cities” where commuter rail is integrated into community planning and growth. He also mentioned potential for a “40R district”.

The walk concluded at approximately 9:45AM.

Housing development categories – Committee briefly discussed differences between 40B, “Friendly 40B”, 40R.

Potential option for healthcare facility – Committee received from Mr. Overholtzer a hard copy of *The Opioid Treatment Business is Booming*, an article accessible at Commonhealth.wbur.org/2016/03/opioid-treatment-business. It describes “Recovery Centers of America” (RCA), a private organization which is currently rehabbing an old hospital in Danvers, MA. Mr. Howard suggested that, as a private entity, an organization like RCA could generate tax income for the town.

Mr. Ellis offered to check whether the site’s history as a hospital might provide zoning “approvability” for any new healthcare facility uses. Committee recalled advice received earlier from Ms. Santalucia and Mr. Mattos that construction of a new facility could potentially involve a “Groundlease” with the Town retaining actual ownership of the land. Any potential uses or changes in use would have to go through the Planning Board,

and then it would be overseen/enforced by the Zoning Board of Appeals (ZBA). Mr. Ellis stated that an individual business cannot be "spot zoned"; he also explained that the existing "Overlay District" along Main Street is also informally nicknamed "Flex Zone" - the two terms are synonyms.

CPA funding options – Committee received word from Laura Fitzgerald-Kemmett that the Town Administrator said that, due to upcoming Town Meeting, Town Accountant does not currently have time to analyze and summarize costs for using CPC funds (including bonding); Committee defers further action on this into the future.

Committee accepted Ms. DiMascio's offer to clarify and summarize facts, as they develop, in PowerPoint format. Committee understands and welcomes the fact that its minutes will soon become available on the Town website. Committee will continue to meet on Wednesdays at 4:00 PM.

Ms. DiMascio left the meeting at 5:12 PM due to other responsibilities.

Adjourn - Meeting adjourned at 5:18 PM, motion by Mr. Clemons, second by Mr. Ellis, vote affirmative 3-0-0.

Respectfully submitted,

Philip F. Clemons, Clerk