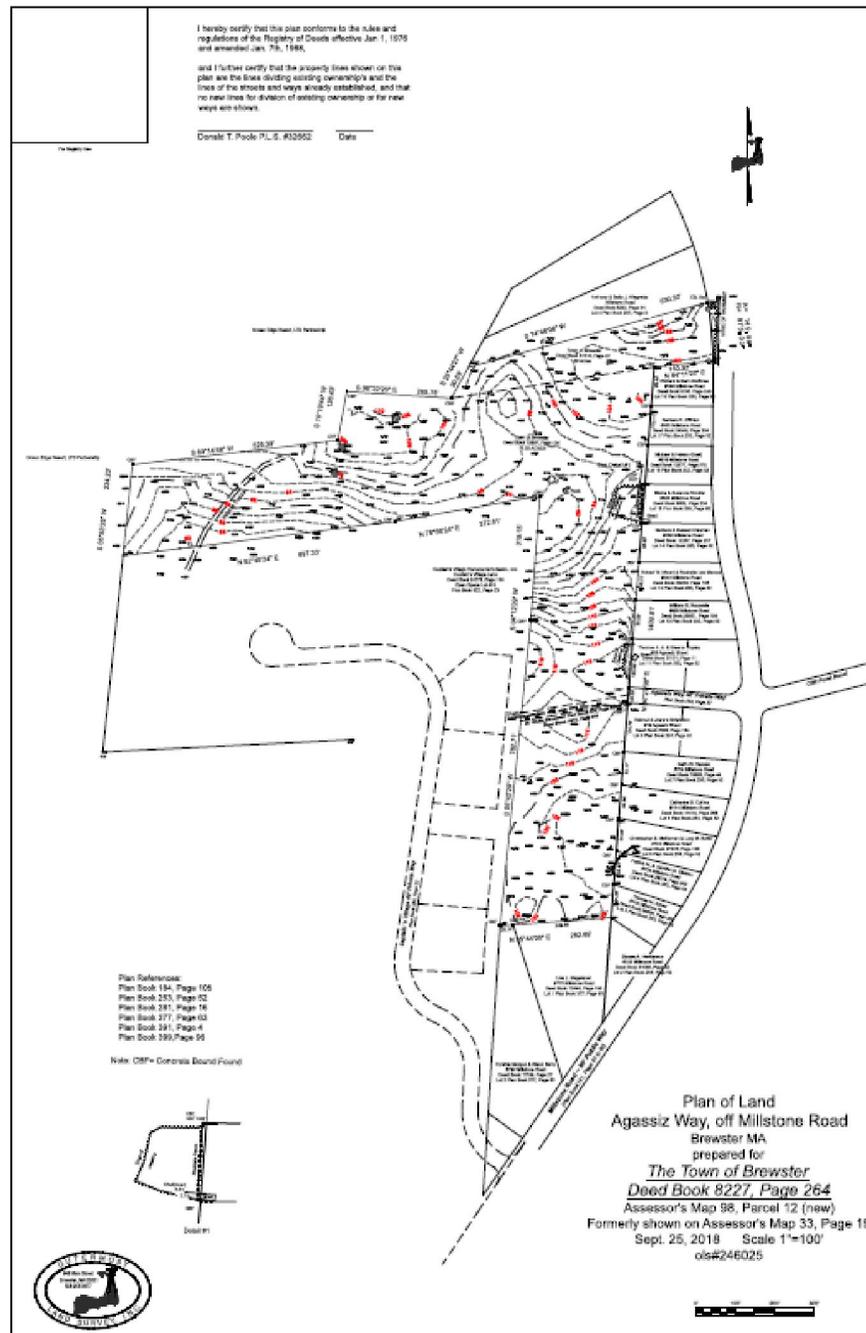


# Brewster Millstone Property Housing Trust Process

March 10, 2020

Brewster Ladies Library



**Brewster  
Affordable  
Housing Trust  
(BAHT)**

**Ben deRuyter,  
Trust Chair**

**TRUST MEMBERS:**

**Chair, Select Board Member Ben deRuyter**

**Madalyn Hillis-Dineen, Planning Board  
Representative**

**Paul Ruchinkas, Community Preservation  
Representative**

**Sarah Robinson, Housing Partnership  
Representative**

**Maggie Spade-Aguilar, Citizen  
Representative**

**Tim Hackert, Citizen Representative**

**Donna Kalinick, Town Administrator's  
Designee**

# Brewster Affordable Housing Trust

Established July 2018

Overseeing Millstone Property

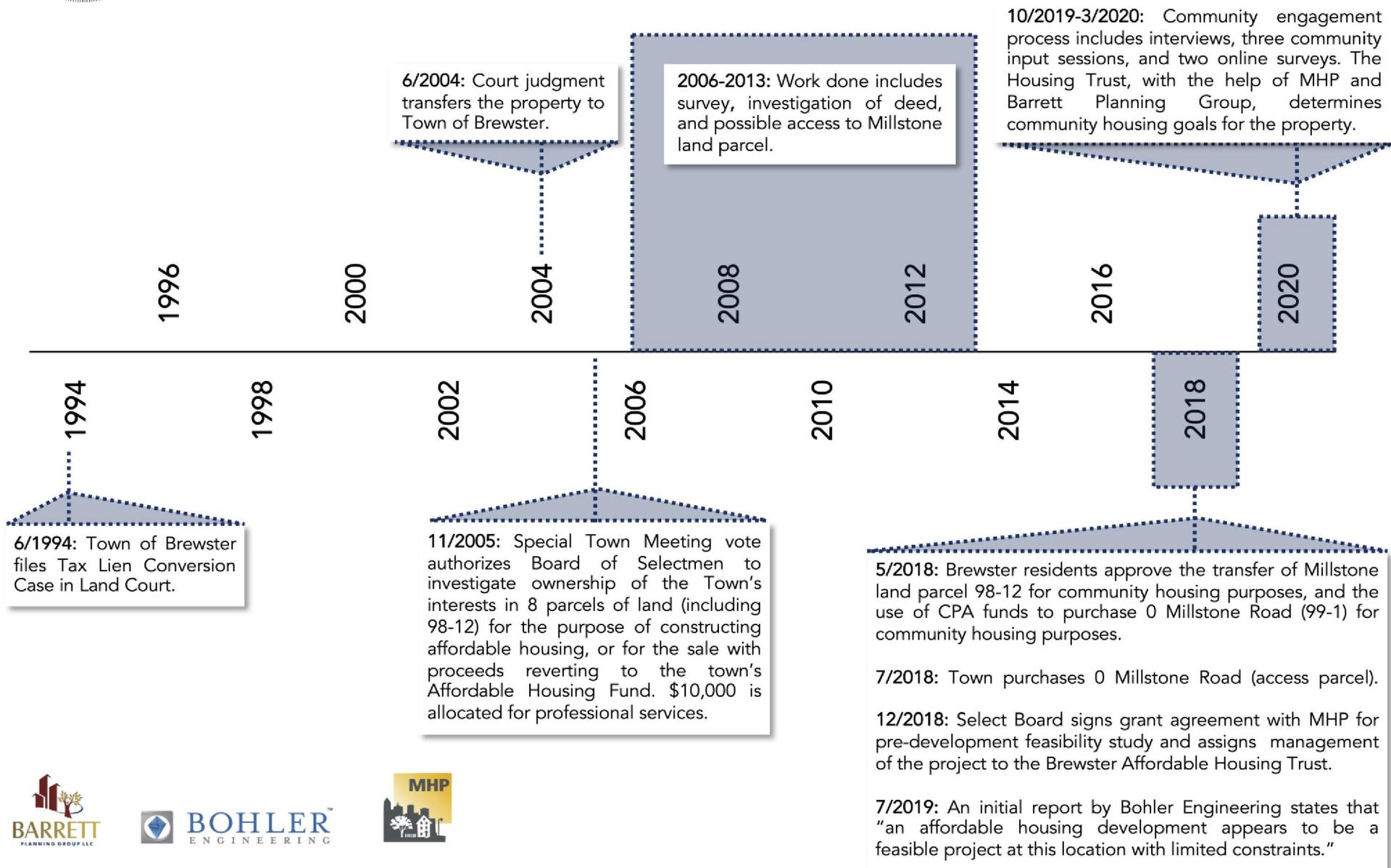
Recent & Present Activities

- ▶ Mission & Goals
- ▶ Community Housing Forum
- ▶ Millstone Property
- ▶ Subsidized Home Preservation
- ▶ Home Rehabilitation
- ▶ Rental Assistance
- ▶ Funding from Town & CPA



# Millstone Road Land Parcel (98-12) Property Timeline

## 16+ ACRES OF TOWN-OWNED LAND DESIGNATED FOR COMMUNITY HOUSING



Where we are...

# MILLSTONE COMMUNITY HOUSING: TRUST STEPS

## **Feasibility study on land: Due Diligence Report**

- Mass Housing Partnership & Bohler Engineering

## **Determine community housing goals for the property**

- Information from feasibility study
- Data and strategies from Brewster Housing Plan and Brewster Vision Plan; Housing Needs
- Public Input: Stakeholder interviews, Open process with public meetings: Three Total Community Engagement Session- October 2019, November 2019, March 2020
- Two Online Surveys: Visual Preference and Upcoming Survey on Conceptual Sketches
- Financial Feasibility



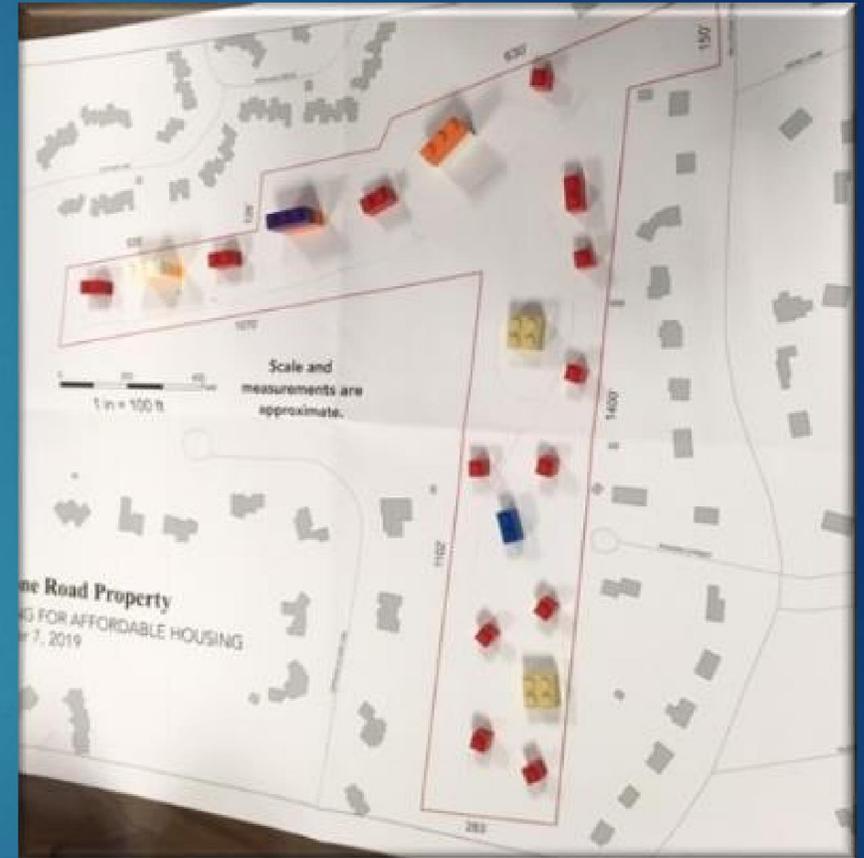
# Results from Session Two & Visual Preference Survey

**BARRETT PLANNING GROUP LLC**

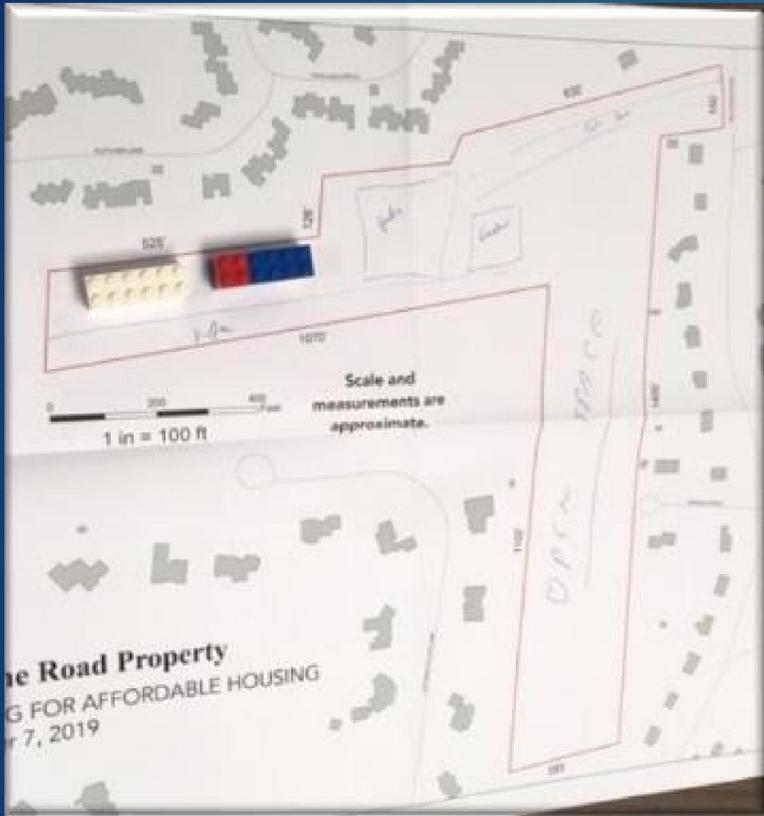
## Fence and visual screening along Millstone



November 7, 2019  
Site Design Activity



Common green space at angle where top  
parcel and vertical Millstone parcel meet

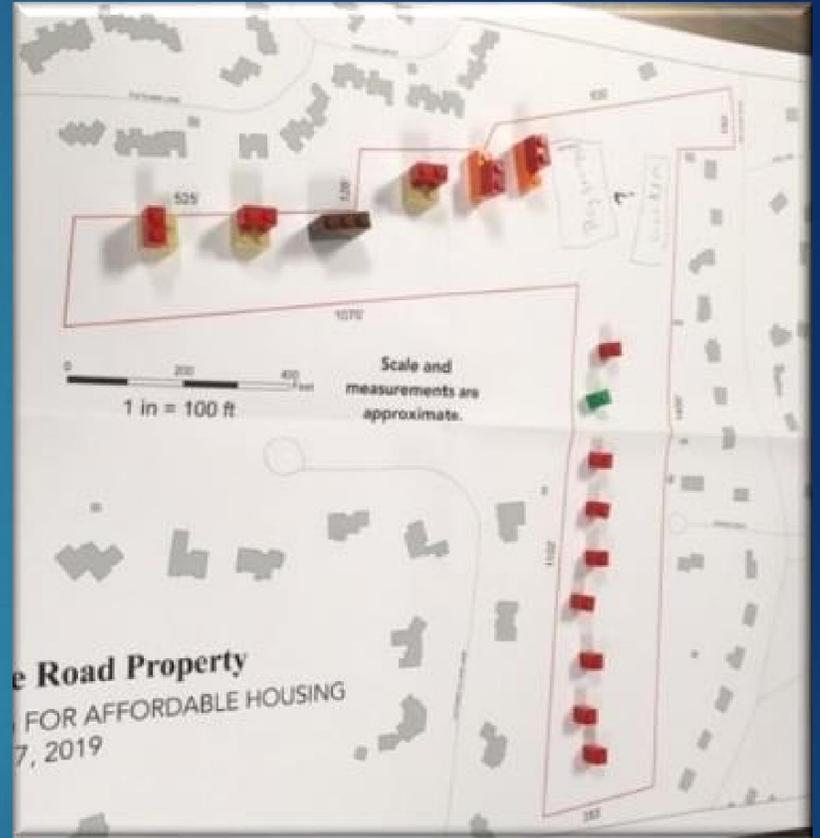


-Parking next to buildings

-Garden next to parking

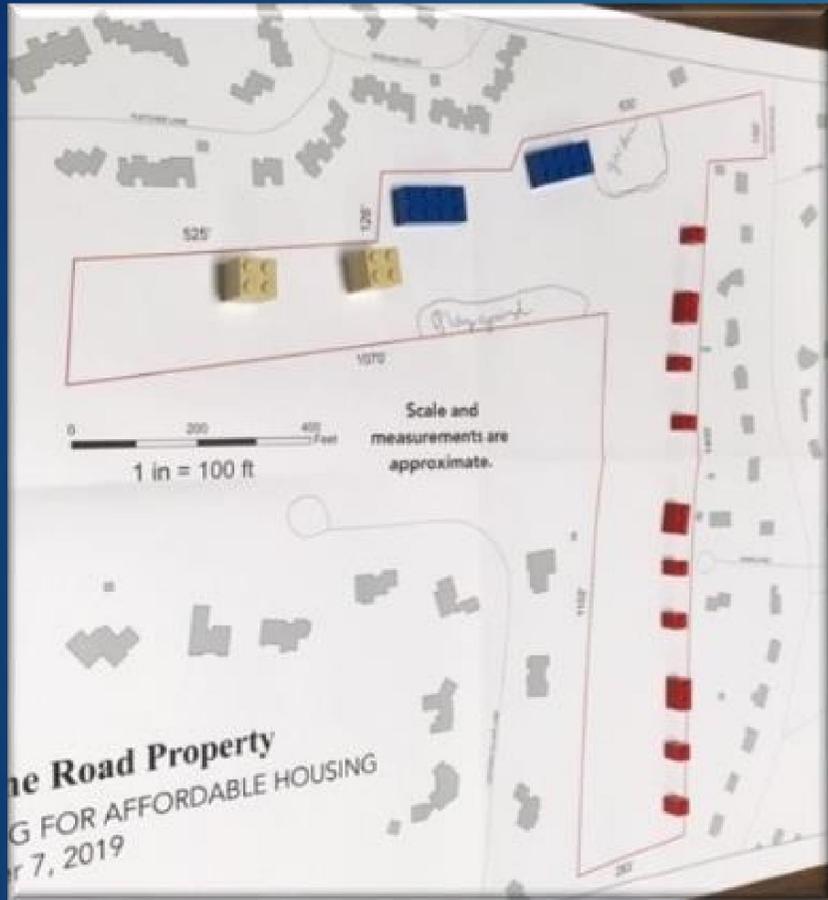
-Sidewalk leading to Millstone

-Preserve open space between Millstone and Captain's Village Lane



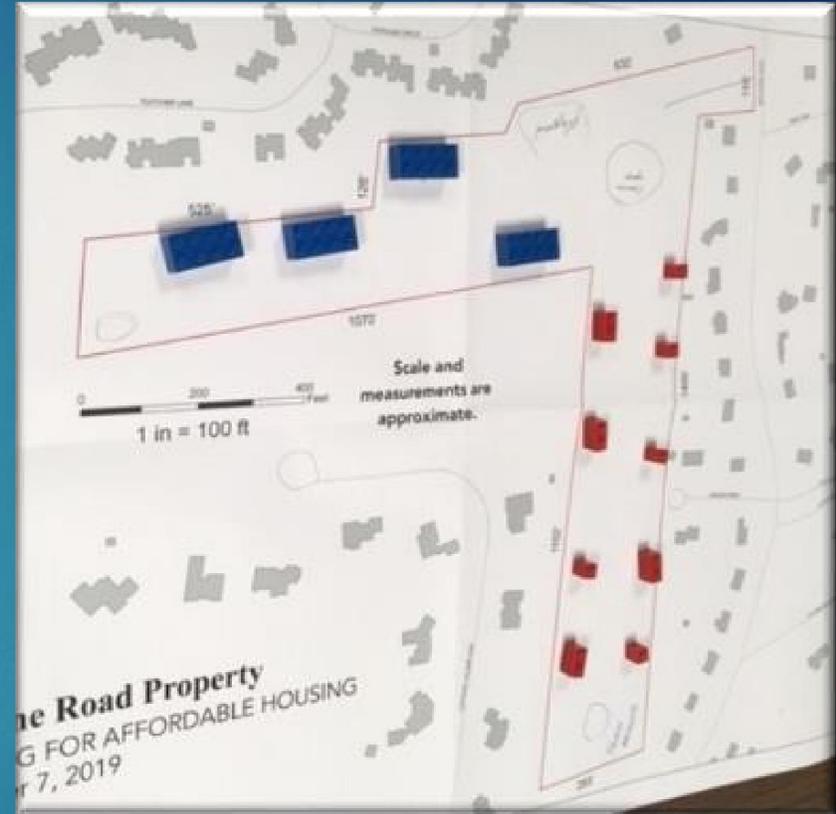
Playground or garden near access parcel

November 7, 2019  
Site Design Activity



-Garden by access parcel

-Playground abutting Captain's Village green space



-Turn-around at south end  
-Playground and common space in northern part of parcel

November 7, 2019  
Site Design Activity

# Visual Preference Surveys: Commonly Identified “Likes”

- Cape-style architecture
- Mature trees
- Landscaping
- Front porches
- Fences
- Stone walls
- Interesting/varied roof lines
- Tidy appearance
- Character and individuality
- Cheerful colors
- Curb appeal
- Privacy
- Welcoming community feel
- Home set back from road

# Visual Preference Surveys: Commonly Identified “Dislikes”

- Tall buildings
- Designs that do not fit in with the character of the neighborhood and community
- Boxy, “awkward” buildings
- Clear cutting of trees
- Lack of landscaping
- No character or individuality (“cookie cutter” homes)
- Lack of open space
- Crowding
- Unkempt look to home or landscaping; lack of pride

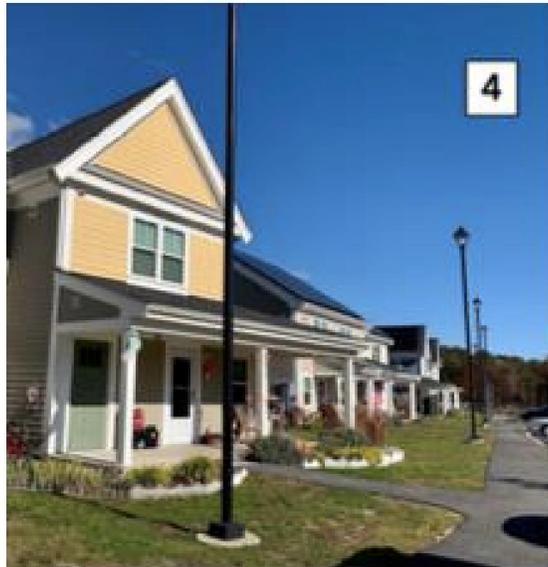
# November 7, 2019 Visual Preference Survey Results

## ***Multifamily – Top 3 Likes***

Net "Like" Rating: 13  
*(14 likes, 1 dislike)*



Net "Like" Rating: 12  
*(13 likes, 1 dislike)*



Net "Like" Rating: 9  
*(10 likes, 1 dislike)*



# November 7, 2019 Visual Preference Survey Results

## Single- or Two-Family – Top 3 Likes

Net "Like" Rating: 16  
(16 likes, 0 dislikes)



Net "Like" Rating: 12  
(13 likes, 1 dislike)



Net "Like" Rating: 10  
(10 likes, 0 dislikes)



# Online Visual Preference Survey Results

## ***Multifamily Favorite***

- Image 4 was the most highly rated, with 53% of respondents identifying it as a favorite
- Comments regarding this image focused on its:
  - Covered porch entry
  - Good lighting
  - Resemblance to old-style New England town housing
  - Cheerful colors
  - Sidewalks and streetlights
  - Not blocky style
  - Number of windows
  - Community feel
  - Visually pleasing design
  - Character; variety of colors and angles
  - Inviting appearance



# Online Visual Preference Survey Results

## *Next Top 5 Favorite Multifamily Images*



# Online Visual Preference Survey Results

## ***Single-Family Home Favorite***

- Image 24 was the highest rated, with 71% of respondents identifying it as a favorite.
- Comments focused on its:
  - Neat appearance
  - Privacy
  - Smaller size
  - Low profile
  - Trees and plantings
  - White picket fence
  - Varied façade
  - Cape Cod style
  - Curb appeal
  - Character



# Online Visual Preference Survey Results

## *Next Top 5 Favorite Single-Family Home Images*





# The Process: Guidance for the Conceptual Sketches

**DONNA KALINICK,  
ASSISTANT TOWN ADMINISTRATOR & TRUST MEMBER**

**JILL SCALISE,  
BREWSTER HOUSING COORDINATOR**

# Data and strategies from Brewster Housing Plan: Priority Needs



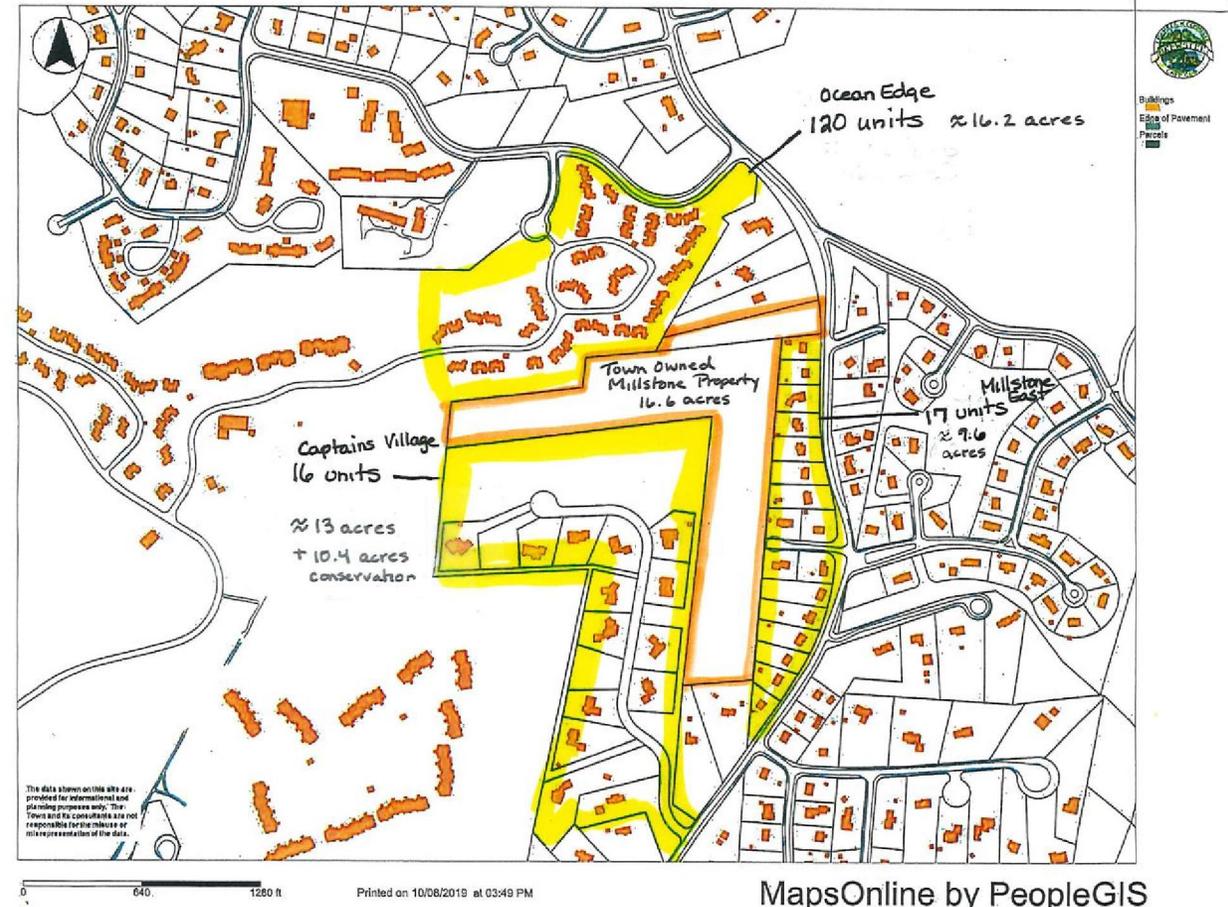
- ▶ Low income rentals for families
- ▶ Rentals for singles
- ▶ Subsidized rentals for elderly
- ▶ Acquisition & rehabilitation of substandard housing

# Brewster Vision Plan Housing Goals

- ▶ Provide more affordable, safe and accessible rental and home ownership housing options at different price points, particularly for single people, young families and our older population. Achieve the state's 10% affordable goal by 2025
  - ▶ 1. Promote housing choices to allow families to live, work and prosper
  - ▶ 2. Provide opportunities to address the varied housing needs of Brewster's aging population
  - ▶ 3. Address the housing needs of the Town's year-round & seasonal work force

# Town Owned Millstone Property and the Surrounding Neighborhoods

- ▶ 16.6 acres
- ▶ Identified for affordable housing in 2005 & designated for community housing in 2018.
- ▶ Bohler Feasibility Study: “an affordable housing development appears to be a feasible project at this location with minimal constraints.” Maximum of 90 bedrooms (approx. 45 units)
- ▶ Density of 90 bedrooms/45 units would be: 2.7 units/acre or 5.4 bedrooms/acre.
- ▶ This is very similar density to the properties to the east on Millstone Road, more dense than Captains Village, and less than ½ the density of the Ocean Edge neighborhood.



# Community Housing Goals for Millstone Property

- ▶ These draft Community Housing Goals for the Millstone property have been informed by:
  - ▶ the Housing Production Plan,
  - ▶ Vision Plan,
  - ▶ Town Meeting vote,
  - ▶ feasibility study,
  - ▶ financial analysis, and
  - ▶ community input including two community engagement sessions, a visual preference survey and interviews.

# Community Housing Goals for Millstone Property

- ▶ **Create affordable housing that will meet the necessary requirements to be included on the Subsidized Housing Inventory (SHI)**
  - ▶ Build up to 90 bedrooms (approx. 45- 50 units of SHI housing) on the property
  - ▶ Balance concerns of residents with the need for affordable housing and financial realities
- ▶ **Create rental housing**
  - ▶ Rental housing is the greatest need in Brewster
  - ▶ Consider home ownership opportunities

# Community Housing Goals for Millstone Property (cont.)

- ▶ **Preserve Brewster Community Character**
  - ▶ Open space (maintain trees where possible)
  - ▶ Buffers (respectful of neighbors)
  - ▶ Landscaping of property
  - ▶ Architecture (compatible with adjacent neighborhoods and consistent with visual preference survey to the greatest extent possible)
  - ▶ Ongoing management of property
- ▶ **Strategically use the property**
  - ▶ Focus density on the northern portion of the property
  - ▶ Be cognizant of suitable buffers, especially near homeowners
  - ▶ Use open space wisely, to both support a reduction in infrastructure costs and provide buffers



# The Millstone Property

PRESENTATION OF CONCEPTUAL SKETCHES BY BOHLER ENGINEERING  
BY LAURA SHUFELT, MASS HOUSING PARTNERSHIP



# CONCEPT 1

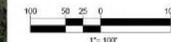
## DEVELOPMENT SUMMARY

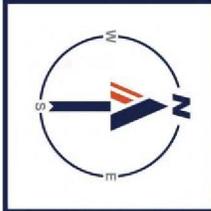
TOTAL UNITS	50 UNITS
TOTAL BUILDINGS	3 BUILDINGS
TOTAL PARKING	100 SPACES
TOTAL OPEN SPACE	13.06 ACRES (76.5%)



### CONCEPT LAYOUT PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
  - GOOGLE EARTH AERIAL IMAGERY
  - MASSGIS ORTHOIMAGERY
2. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
3. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.





# CONCEPT 2

DEVELOPMENT SUMMARY	
TOTAL UNITS	40 UNITS
TOTAL BUILDINGS	12 BUILDINGS
TOTAL PARKING	88 SPACES
TOTAL OPEN SPACE	12.29 ACRES (73.5%)

BUILDING A-K  
 • FOOTPRINT: 50' x 100'  
 • 1 STORY  
 • 4 TOTAL UNITS  
 • 8 PARKING SPACES  
 (2 SPACES PER UNIT)

BUILDING L  
 • FOOTPRINT: 50' x 120'  
 • 1 STORY  
 • 5 TOTAL UNITS  
 • 10 PARKING SPACES  
 (2 SPACES PER UNIT)

CAPTAIN'S VILLAGE

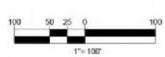
AGASSIZ WAY

MILLSTONE ROAD



### CONCEPT LAYOUT PLAN NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:  
 -GOOGLE EARTH AERIAL IMAGERY  
 -MAGSIS ORTHOMAGERY
2. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
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# CONCEPT 3

## DEVELOPMENT SUMMARY

TOTAL MULTI-FAMILY UNITS	40 UNITS
TOTAL SINGLE FAMILY UNITS	3 UNITS
TOTAL BUILDINGS	9 BUILDINGS
TOTAL PARKING	86 SPACES
TOTAL OPEN SPACE	12.70 ACRES (76.0%)

- BUILDING A-D**
- FOOTPRINT: 70' x 95'
  - 2 STORIES
  - 5 UNITS PER FLOOR
  - 10 TOTAL UNITS
  - 20 PARKING SPACES (2 SPACES PER UNIT)

- SINGLE FAMILY LOTS**
- LOT SIZE: 110' x 110'
  - 12,100 SF PER LOT
  - 40' RIGHT OF WAY

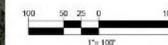
CAPTAIN'S VILLAGE

AGASSIZ WAY

MILLSTONE ROAD

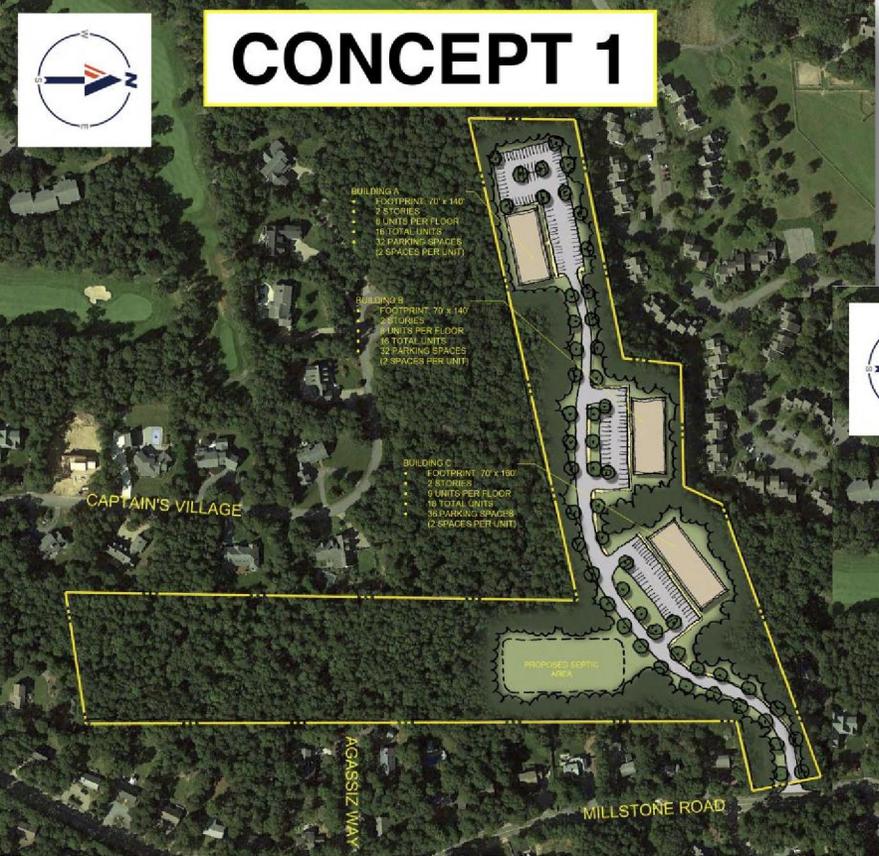
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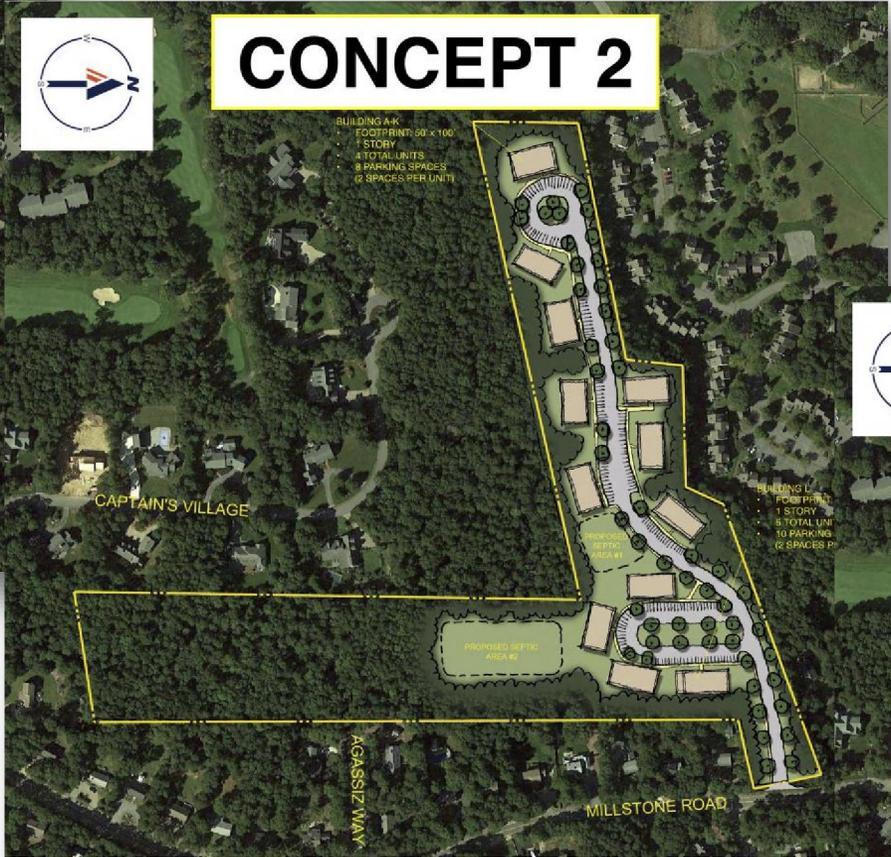




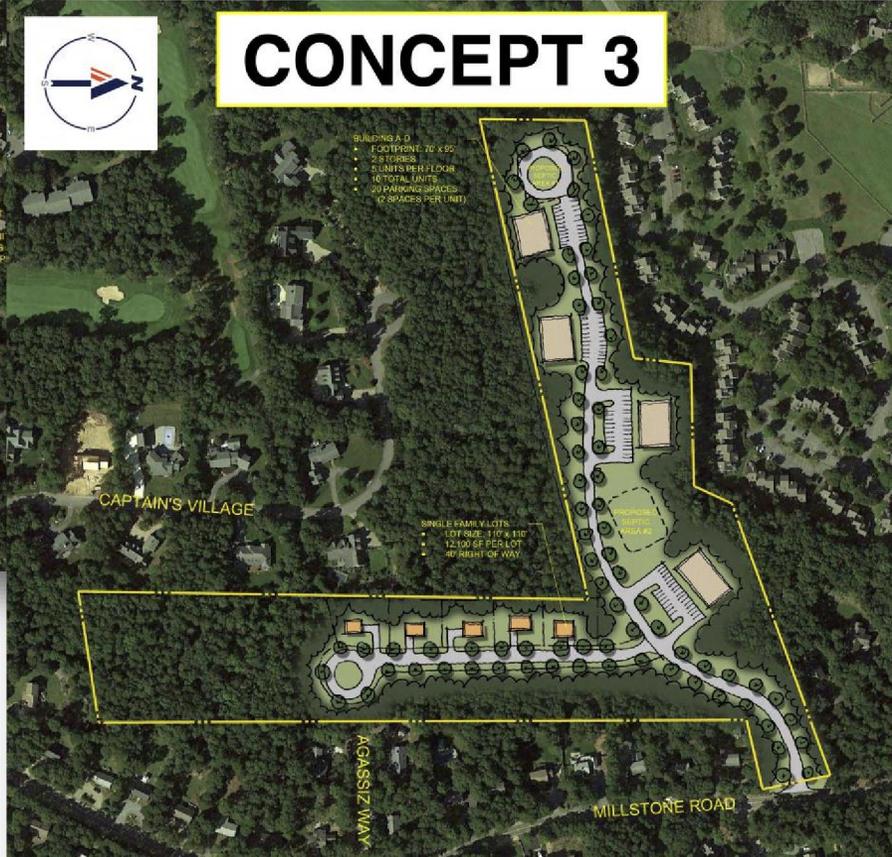
# CONCEPT 1



# CONCEPT 2



# CONCEPT 3

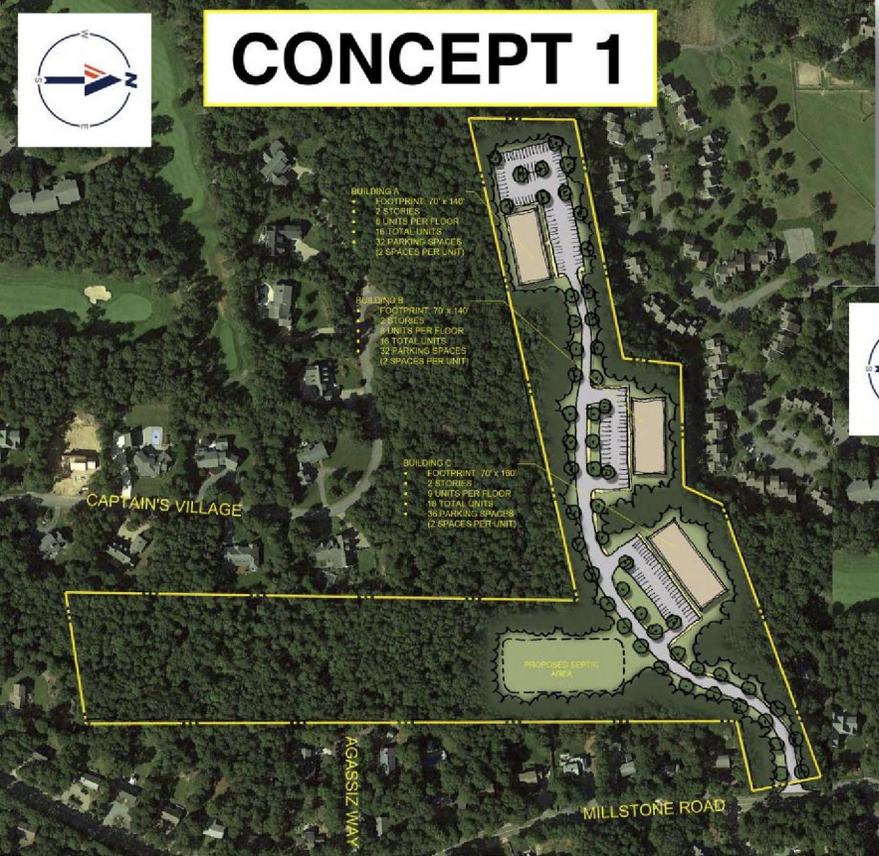


# POLL

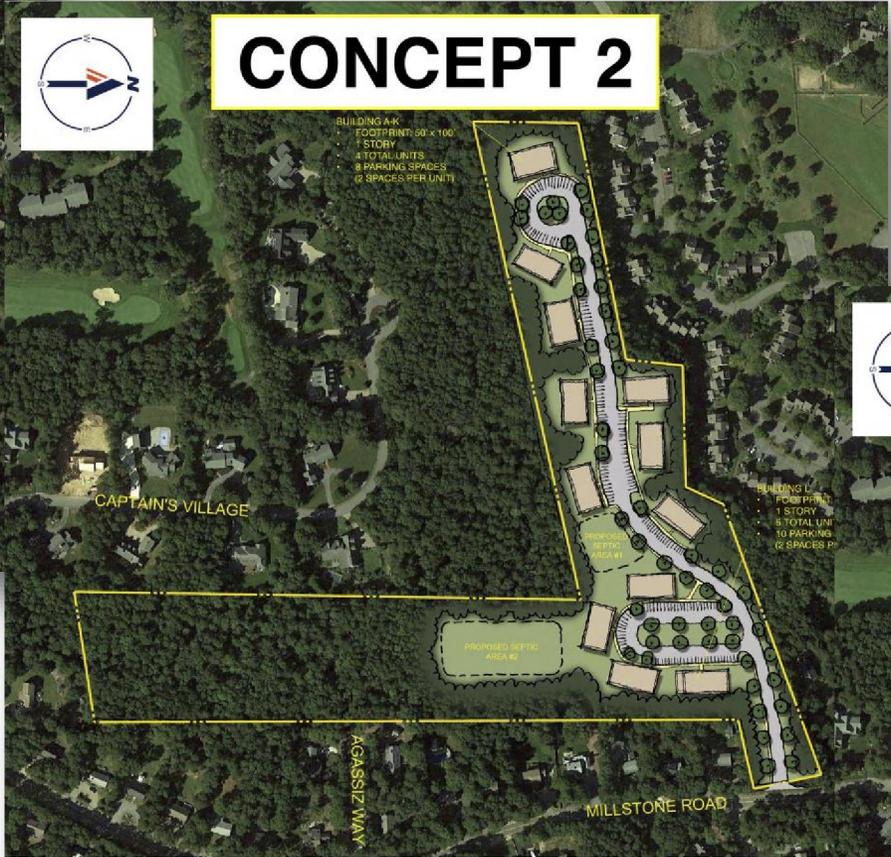
BARRETT PLANNING GROUP LLC



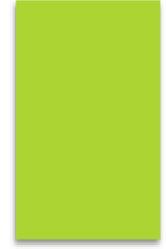
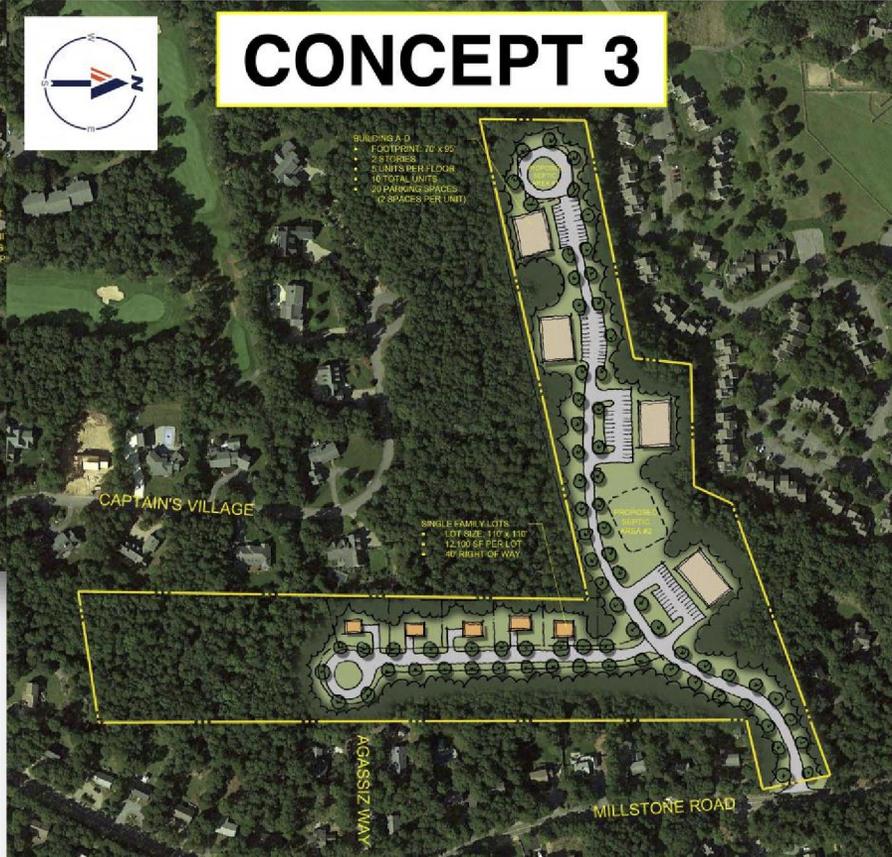
# CONCEPT 1



# CONCEPT 2



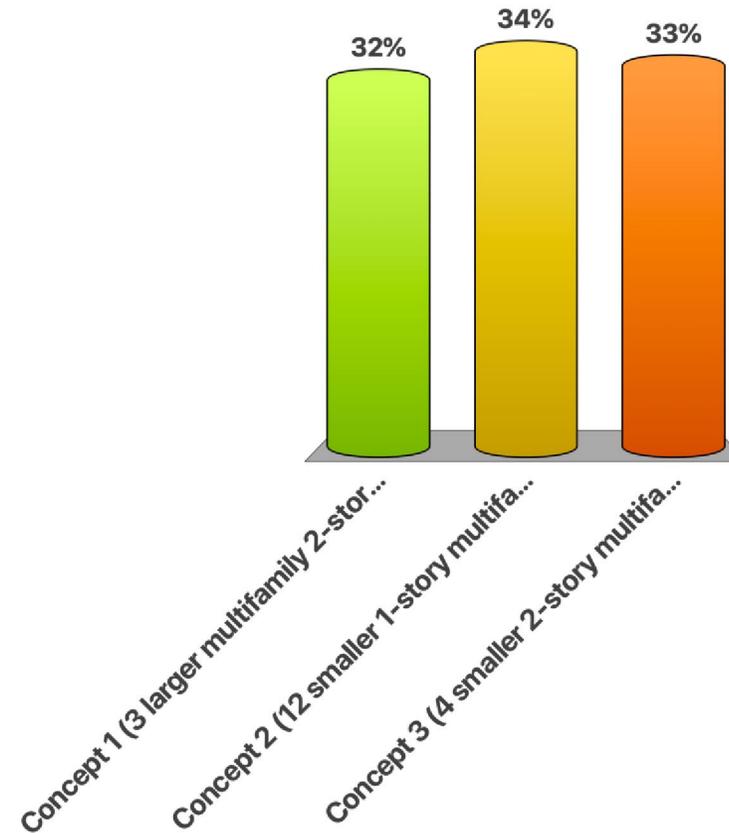
# CONCEPT 3



# Please rank the concept sketches from favorite to least favorite.

**Determine your order before entering any responses.** Once you have determined your ranking, submit with your FAVORITE as your first response, your SECOND FAVORITE as your next response, and your LEAST FAVORITE as your third response. Any additional responses will not be recorded.

- 1. Concept 1**  
(3 larger multifamily 2-story buildings on N side of property; 50 total units)
- 2. Concept 2**  
(12 smaller 1-story multifamily buildings on N side of property; 50 total units)
- 3. Concept 3**  
(4 smaller 2-story multifamily buildings on N side of property [40 units]; 5 single family homes along Millstone Road side of property)



# Of the three sketches, which is your TOP favorite?

- 1. Concept 1**  
(3 larger multifamily 2-story buildings on N side of property; 50 total units)
- 2. Concept 2**  
(12 smaller 2-story multifamily buildings on N side of property; 50 total units)
- 3. Concept 3**  
(4 smaller 2-story multifamily buildings on N side of property [40 units]; 5 single family homes along Millstone Road side of property)

# Of the three sketches, which is your **SECOND** favorite?

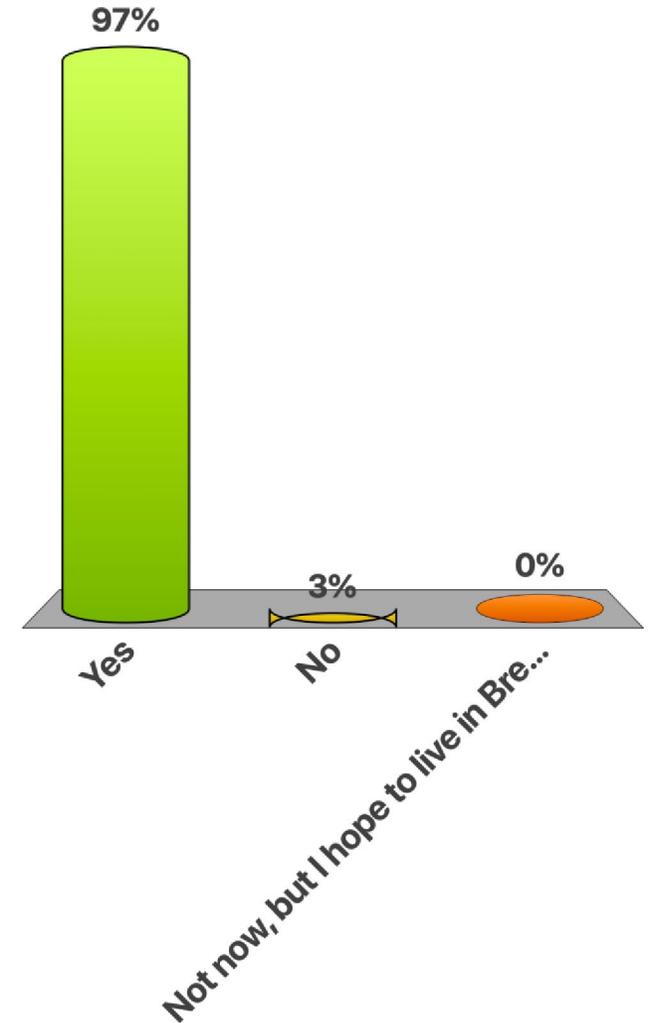
- 1. Concept 1**  
(3 larger multifamily 2-story buildings on N side of property; 50 total units)
- 2. Concept 2**  
(12 smaller 2-story multifamily buildings on N side of property; 50 total units)
- 3. Concept 3**  
(4 smaller 2-story multifamily buildings on N side of property [40 units]; 5 single family homes along Millstone Road side of property)

# Of the three sketches, which is your LEAST favorite?

- 1. Concept 1**  
(3 larger multifamily 2-story buildings on N side of property; 50 total units)
- 2. Concept 2**  
(12 smaller 2-story multifamily buildings on N side of property; 50 total units)
- 3. Concept 3**  
(4 smaller 2-story multifamily buildings on N side of property [40 units]; 5 single family homes along Millstone Road side of property)

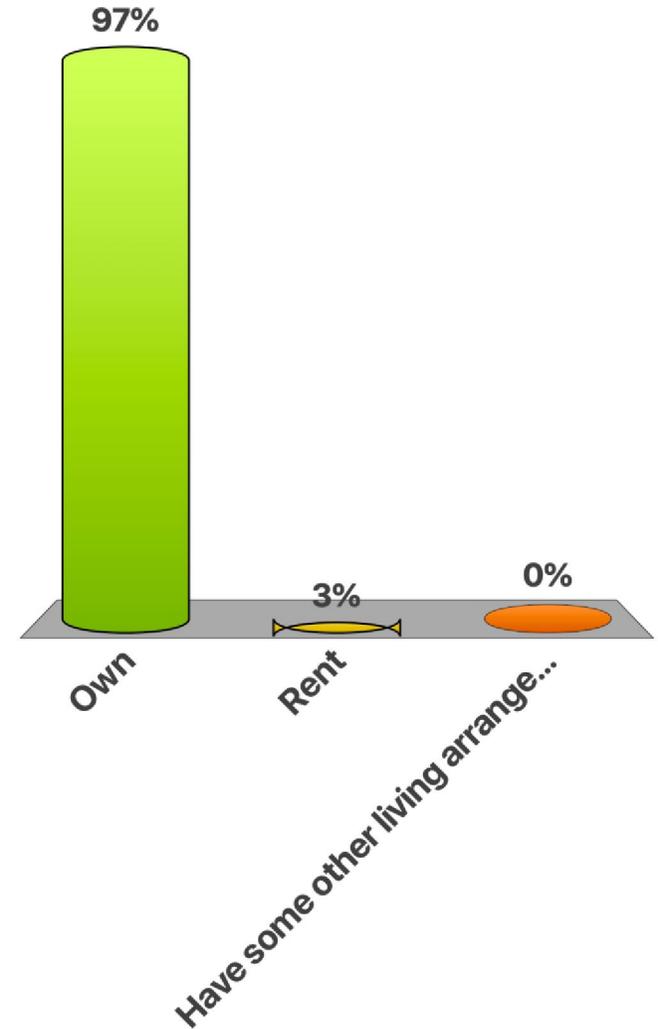
# Do you live in Brewster?

1. Yes
2. No
3. Not now, but I hope to live in Brewster



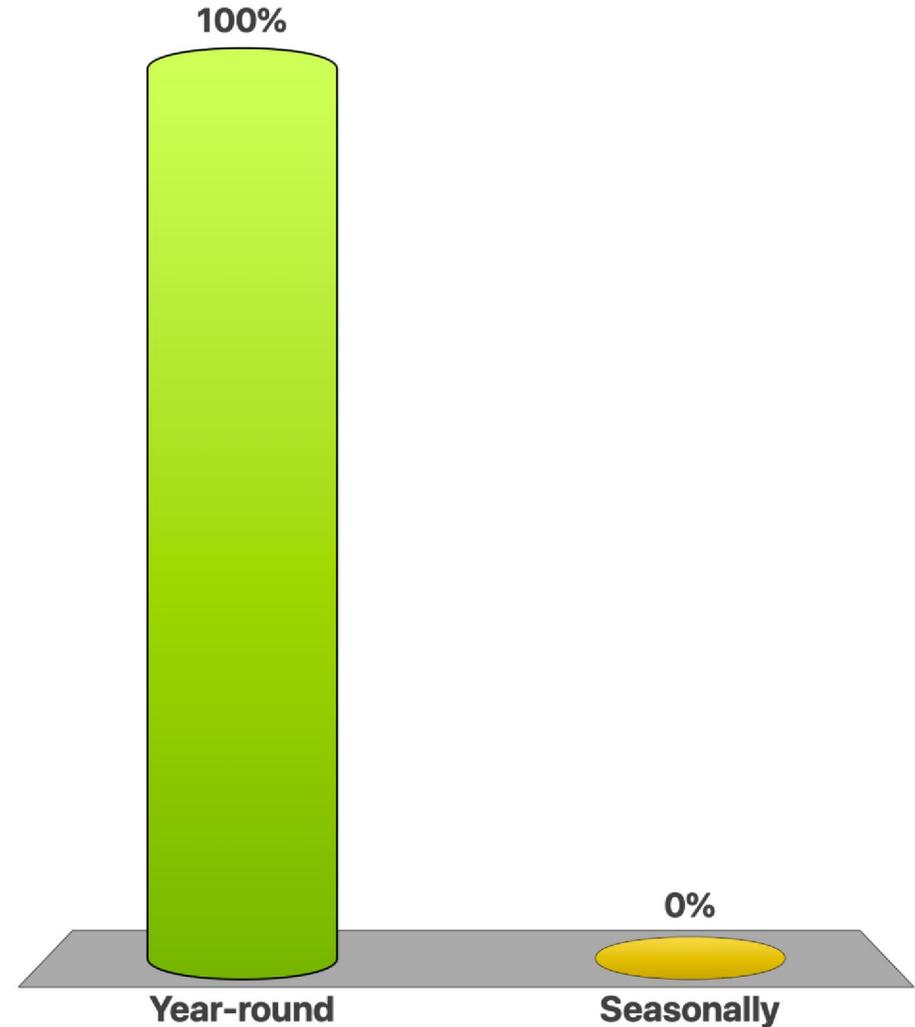
# If you live in Brewster, do you own or rent your home?

1. Own
2. Rent
3. Have some other living arrangement



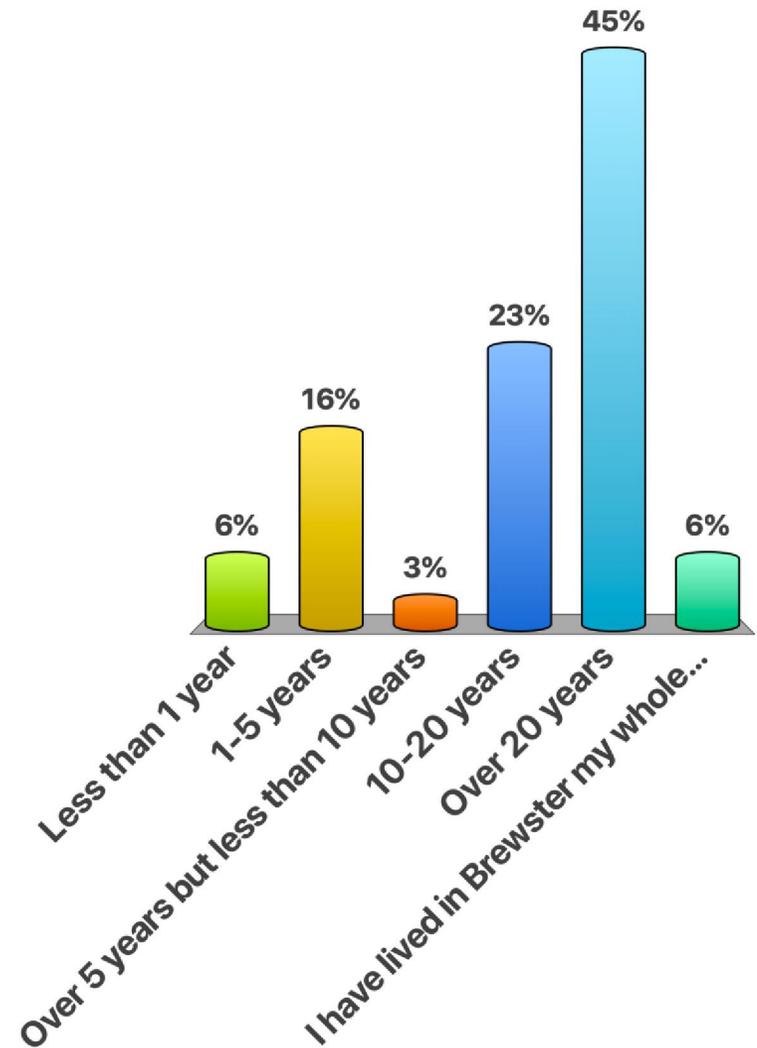
# Do you live in Brewster year-round or seasonally?

1. Year-round
2. Seasonally



# How long have you lived in Brewster? (Total years if you moved and returned)

1. Less than 1 year
2. 1-5 years
3. Over 5 years but less than 10 years
4. 10-20 years
5. Over 20 years
6. I have lived in Brewster my whole life



## Next Steps

The process continues...

- ▶ Conceptual Sketch Survey available online for two weeks
- ▶ Share sketches with Brewster Staff (department heads) for professional input
- ▶ Housing Trust Meeting consolidating information & discussing guidance
- ▶ Provide guidance to Bohler Engineering for Master Plan
- ▶ Master Plan presented by Bohler at Housing Trust Meeting (goal June)

# Master Plan

Final step in the Bohler  
Engineering feasibility study



- ▶ Guides process for RFP (Request for Proposals)
- ▶ Does NOT dictate exact building plan
- ▶ Helps visualize an example of development
- ▶ Assists with parameters to be set in RFP
  - ▶ Buffers, open space, etc.
- ▶ RFP includes numerous items that are not part of the Master Plan
  - ▶ Architectural preferences, management experience, etc.

# Master Plan & RFP Process

Will incorporate:

Community Input

Housing Needs

Feasibility Study: Due  
Diligence Data &  
Findings

Financial Feasibility

## Next Steps after Master Plan

- ▶ **Determine Criteria and Create a Request for Proposals (RFP).** Oversight by BAHT with assistance from MHP includes program description, development guidelines, property description, proposal submission requirements and developer selection criteria.
- ▶ **Select a Developer.** After receiving proposals, the Town would select a developer.

## Probable Further Steps:

- ▶ **File a Comprehensive Permit Application with the Zoning Board of Appeals.** This is considered a 'friendly 40B' as the Town created the RFP and both the town and developer are working towards a common goal. Public comment is part of the Comprehensive Permit process.
- ▶ **Request Community Preservation Act (CPA) Funding.** Application submitted to the Community Preservation Committee (CPC) & approval from the CPC & Town Meeting vote required for authorization of the funds.
- ▶ **Finalize Funding.** The Comprehensive Permit is required before state funding can be applied for and attained. The state has one funding round every 9-12 months and it generally takes at least two tries to successfully obtain funding.
- ▶ **Begin Construction.** Includes final review of plans by Town officials. Construction averages 12 months.



# Questions about the Millstone Property?

CONTACT THE BREWSTER AFFORDABLE HOUSING TRUST

JILL SCALISE, HOUSING COORDINATOR, [JSCALISE@BREWSTER-MA.GOV](mailto:JSCALISE@BREWSTER-MA.GOV) 508-896-3701 EXT. 1169