



## Town of Deerfield Meeting Notice

Deerfield Municipal Offices  
8 Conway Street  
South Deerfield, MA 01373  
Ph: 413-665-1400  
Fax: 413-665-1411

Board/Committee: Ad Hoc Senior Housing

Date: 8/15/22 Time: 7 pm

Location: **Remote on Zoom**

Meetings normally held at the Municipal Offices are being held remotely, with adequate, alternative means of public access and, where required, public participation provided, in accordance with Chapter 107 of the Acts of 2022 which extended the Governor's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, M.G.L. c.30A § 20, until March 31, 2023. Meetings are typically broadcast on Frontier Community Access Television (FCAT).

Remote Meeting Connection noted below:

Dial-in Number: +1 929 436 2866

**Meeting ID:** 413 665 8576 **Passcode:** musicHeals

Please use this URL to log-in:

<https://us02web.zoom.us/j/4136658576?pwd=Q1BtT0NBtkFPSzJzdGNhaHN4Wmozdz09>

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

**Minutes:**

1. Called to order at 7:04
2. Members present: Lili Dwight, Carolyn Shores Ness
3. Guests present: Lynne Sweet, Principal, LDS Consulting, Alyssa Larose, Director of Housing Development at HRA/RDI
4. Minutes from [Aug 8, 2022](#) - not voted
5. New Business:
  - a. Discussion with Lynne and Alyssa re: our goals and mission and the [Deerfield Site Feasibility Scope DRAFT 5-18-22](#)
  - b. They will do market study; stakeholder interviews; looking at demographics and demand and supply (for self pay rents?- what can they afford?) Getting volume up to make numbers work (#units) 30-40 for tax credit funding. DHCD more open to Senior Housing than in the past. Family housing 1st for the state. Add town houses for family ?
  - c. Sanderson lottery is done, could get information on who applied (over 100 applicants)- required a lot of information up front, 62 in lottery. Mix of subsidized and non.
  - d. When? - end of September is a major deadline; late September or October
  - e. Reviewed the Campus and site, state of survey

- f. Were there things you learned in Sunderland we should know. There is a need for self-pay, but also people w/a little more money (more income levels can serve more people)
  - g. Proposal with options by next week- planning study that can be updated for the OneStop
6. Old Business:
- a. Carolyn report out on:
    - i. UMass Ben Weil may be a good resource, per MA-
    - ii. New Perspective Engineering also might be of help; **Carolyn** has contact info
    - iii. **Carolyn** will call Matt Sheehy re: "Deerfield had a horizontal geothermal system and abandoned it." - that is not true; told Carolyn about Williston- Carolyn called Jeff Gannett form Williston-Northampton- have 4 well fields. 27,000 sq ft dorms + apartments attached, individual thermostats; tubing(smaller than ductwork), payback in 4 years. Closed system - 2008 1st- switched to 500 ft wells cause you can do fewer of them. 120-150K for deep well fields (500 ft ones) equip. in building is same as other HVAC - wells have no maintenance, 50 year set up. Robert Hall Engineer
    - iv. Did Erving also abandon a geothermal system? (2012/2014/2016?) **Carolyn** has info
    - v. **Carolyn** will call Mike Puntin, New Perspective Engineering, re: assistance to determine cost for our geothermal. He doesn't think he is what we want for campus engineering - lovely person, possible consultant to check on work
    - vi. **CALCULATIONS ARE KEY**
    - vii. Lili updated on conversation with Roger Cooney of Wright Builders- very helpful. Wants to stay in the loop
  - b. Survey Update:
    - i. survey closed. nothing yet- by our Sept. meeting
7. Other business not reasonably anticipated 48 hours before:
- a. Lili & Denise met w/Library Trustees and are meeting w/Trustees, architects, MLC on August 25

8. Adjourned at : 8:28

NEXT MEETINGS:

-Denise Mason is coming to our meeting on 8/22

-8/29 is canceled

-Sept 8 starts Thursdays at 7

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