

Dear Mr. Medeiros,

The Board of Selectmen's Office received your letter with questions about the project the Stratford Group is proposing for the Oxford School. The following are the Town's and Stratford Group responses.

Questions from Residents of Fairhaven

1. *Have all the Town, State and Federal boards, departments, committees, etc... been asked to submit questions? If so have they responded? What were their questions and what were the answers to those questions? Could some type of transcribe be put together for easy reference?*

The Town has conducted an open and transparent process starting with the solicitations of the RFP's to the presentation of the draft P&S. The public and various Town Departments/Boards including the Planning Department, the Building Department, the Board of Assessors, the School Committee, the Police Department, the Fire Department and the Board of Public Works have had an opportunity to provide comments throughout the entire process. We have consolidated all of the Board of Selectmen documents relating to the Oxford School Reuse project. They are available for review in the Board of Selectmen's office. Selectmen's minutes of the open meetings where the project has been discussed are available on the Town Web Site. The project at this stage does not trigger any State or Federal review, such review will occur when the various historic and affordable housing credits are applied for.

2. *Can Stratford provide a very **DETAILED** description of the proposed plan? Preferably detailed architectural plans that will outline the specifications of the building height/stories and what it will look like Brick vs cement. Also detailed specifications of the apartments (size of each room, floor plan, number apartments per floor, etc...).*

The Board of Selectmen committed to having architectural renderings prior to town meeting voting on this project and have produced those renderings. The project is in the negotiations phase with the P&S and awaiting Town Meeting approval; therefore, formal design plan have not been created. Stratford Group will not expend the significant funds necessary for the formal detailed design plans until they know they have approval to move forward. The detailed design plans are required to be submitted when they submit for the Comprehensive Permit, which is a formal public hearing process before the Zoning Board of Appeals. The concept plan illustrates the new addition to have a footprint area of 12,450 GSF +/- . The proposed new building has a total of four stories, due to the slope of the property three stories will visible from Main Street and four stories visible from Livesey Park. The estimated height from Main Street is approximately 39 feet +/- and 50 feet +/- for Livesey Park. It is important to note that addition roof is 6 feet +/- shorter than the existing school building roof.

3. *Will the design be of the quality we are use to in Fairhaven and not a minimum standard? Will it include balconies or at least large windows over looking the park? Will there be indoor common areas or outdoor green space with grills, etc...*

The design of the Oxford School will be of a quality consistent with the Secretary of the Interior's standards for renovation. The new addition will be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. While there are no balconies on the façade overlooking the park, the windows have been sized to maximize daylight and views while creating a building envelope that is as thermally efficient as possible. There will be Indoor common areas for the tenant use.

4. *Parking is a major concern. Will Stratford provide a DETAILED outline of the intended parking spaces to include number of spaces, sized of spaces, number of handicap spaces. Also will lighting be included for these parking spaces. In addition to the building's parking spaces 30 more spaces have been proposed for the park. Will these spaces have lighting and security cameras? In addition will the town be losing spaces due to curb cuts?*

The concept site plan illustrates 75 parking spaces for the project. The spaces and drive isles have been laid out to meet the dimensional requirements of the Town. Based on their experiences with their other projects, Stratford Group is comfortable that the number of parking spaces will meet their needs. The public parking lot being provided to the Town will not have lighting or security cameras. With the exception of Cushman Park, it should be noted that the Town does not have lighting or security cameras at the other various Parks. The Town does not anticipate losing any on-street parking due to curb-cuts and in fact the concept design proposed to remove a curb cut on Morton Street. Maintaining on-street parking is of concern to the Town and we will be diligent in our review of the design and layout through the Comprehensive Permit Public Hearing Process.

5. *Please outline the application process for individuals wishing to live in this building. Will preference be given to individuals who currently live in Fairhaven? What preference will be given to veterans? What is considered low income?*

The lottery guidelines allow the Applicant to offer a local preference for the lottery, subject to the review and approval of the Commonwealth of Massachusetts Department of Housing and Community Development. Please note, although the local preference will have to be balanced to reflect the general pool for New Bedford, MA HUD Metro area, our intention is that the majority of the local preference tenants will be from Fairhaven and the surrounding towns.

The property manager or lottery agent will conduct a lottery in accordance with any applicable guidelines pertaining to the administration of lotteries for multifamily affordable rental housing units, (including DHCD's Affirmative Fair Housing Marketing Plan and Resident Selection guidelines, as any such guidelines may be amended from

time to time), subject to applicable Fair Housing requirements and with procedures which will be submitted to the DHCD and MassHousing for review and approval prior to the construction loan execution as the Property is the recipient of funding from the DHCD and MassHousing. After approval of such procedures, any changes shall be approved by DHCD and MassHousing.

All eligible applicants will be placed on the appropriate unit waiting list after the last applicant on the current waiting list based on the order of the lottery drawing. If the waiting list is to remain open following the lottery, subsequent applicants will be placed on the waiting list according to submission date, first come, first served. Applicants will be informed in writing of placement on the waiting list within 30 days of the receipt of the application and completion of the lottery.

6. *Many questions were raised at one of the meeting regarding discrepancies/inaccuracies in the P+S agreement. Have these been corrected?*

The negotiation team reviewed the comments and concerns expressed at the public meeting. Most of the comments were answered at the meeting and did not require changes to the P&S. The negotiation team has proposed a few modifications to the P&S which were accepted by the Stratford Group. The latest version of the P&S is attached.

7. *Regarding the Cupola. What are the plans to have it replaced? Is this something we are asking of Stratford?*

The negotiation team was initially advised that the Bell Committee wanted the ability to replace the Cupola, at their expense, and they would be fundraising to complete this task. Language was added to the P&S to provide for this.

North Fairhaven Improvement Association (NFIA) Concerns

1. *Will Stratford be asked to pay for the tie in to the town sewer?*

The P&S provides for the Stratford Group to grant the Town an easement through the parking lot so the Town can tie into the existing 6" sewer line that is on the site. The cost of the tie in will be the responsibility of the Town. (Tentative, the BPW is currently reviewing the viability of hooking up to the six inch main.)

2. *How many parking spaces will NFIA have?*

The concept site plan provides for 4 spaces behind the NFIA building. It should be noted that the proposed 30 space public parking lot would be able to be used by the NFIA when they had their meetings.

3. Is the Town willing to negotiate a minimum clearance sidewalk on the north side of fire station that will provide safe access to the building and meet standard specifications of at least 5'-0" (60") at all points?

The Town has required a sidewalk to be provided from the 4 NFIA parking spaces to connect to the sidewalk on Main Street. The concept plan shows it running adjacent to the driveway. These types of sidewalks are typically 4 feet wide, which meets ADA requirements.