

## **SUTTON PLANNING BOARD**

### **Meeting Minutes September 25, 2023**

Approved \_\_\_\_\_

\*Note- This meeting was held in person and remotely via Zoom in accordance with recently renewed legislation. The Chair read a notice regarding the hybrid meeting format. (see end of minutes)

Present in person: W. Talcott, R. Largess Jr., S. Paul, W. Baker, M. Gagan, E. McCallum (Associate)

Present remotely: None

Absent: None

Staff: J. Hager, Community Development Director (CDD)

#### **Public Hearings**

##### **125 Burbank Road – Retreat Lot Special Permit**

M. Gagan read the hearing notice as it appeared in The Chronicle.

Raouf Mankaryous of Alpha Omega Engineering was present to review the plans and application for this 5.53 acre, 112' frontage retreat lot. The plan shows the combination of a non-buildable parcel at 125 Burbank Road with a portion of 91 Burbank Road to form a conforming retreat lot. The plan also shows the creation of one additional standard lot, leaving the remainder of 91 Burbank Road as a non-buildable lot with approximately 20' of road frontage. No action is requested on the additional lots at this time, they will be addressed if the retreat lot is approved and after its appeal period.

The Board read comments received from Conservation that if any work is done within 100' of wetlands it will need action from the Commission.

There were no public comments.

Motion: To grant a Special Permit for a retreat lot with 5.53 acres and 112' of road frontage with the following conditions: R. Largess Jr.

1. A recorded copy of the decision, covenant and plan must be received by the Planning Department within 6 months.
2. Approval of all other applicable Boards, Departments and Commissions.
3. The driveway shall have a maximum grade of 12% and minimum paved width of 12' width and 15' cleared width.
4. Underground utilities shall be provided on the retreat lots, unless the Planning Board makes findings in open meeting that underground utilities are not practical due to extreme topographical or environmental constraints and/or safety issues. Above ground utilities shall not be allowed solely for the convenience and/or preference of a petitioner.
5. The house number shall be clearly visible at the street in both directions of travel.
6. No occupancy permit shall be granted until all conditions and requirements of this bylaw and the Special Permit granted by the Board are 100% complete.

2<sup>nd</sup>: W. Baker

Vote: 5-0-0, R. Largess Jr. – aye, S. Paul – aye, W. Talcott – aye, M. Gagan – aye, W. Baker – aye

Motion: To close the public hearing, M. Gagan

2<sup>nd</sup>: W. Baker

Vote: 5-0-0, R. Largess Jr. – aye, S. Paul – aye, W. Talcott – aye, M. Gagan – aye, W. Baker – aye

27 Worcester Providence Turnpike – Drake Petroleum - Site Plan and Route 146 Special Permit

As the applicant has only just received the first review from Graves Engineering, they have requested a continuance to address these and other comments received in writing and via plan changes.

There were no public comments.

Motion: To continue the hearing to October 23, 2023 at 7:00 PM, R. Largess Jr.

2<sup>nd</sup>: M. Gagan

Vote: 5-0-0, R. Largess Jr. – aye, S. Paul – aye, W. Talcott – aye, M. Gagan – aye, W. Baker – aye

**Action Items**Form A Plans (division of land on existing roadways) - None

Housing Institute Presentation – Jerry Townsend of 4 Jones Road, an interested resident and soon to be graduate of the Boston Architectural College (BAC), was present to provide the Board with a summary of this year's Housing Institute that he attended on behalf of the Town.

He reviewed the attached presentation explaining resources and tools for affordable housing creation available through the Massachusetts Housing Partnership (MHP) and the Citizens Housing and Planning Association. He noted that frankly they didn't have any definitive answers to the lack of housing and high housing costs, only potential solutions that need to be considered community by community.

Some though provoking statistics from the presentation included the following:

- While population has grown, housing production in MA has steadily dropped since the 1970s.
- Sutton median rent \$2,300 – income necessary to make this rent affordable \$104,000
- Area Median Income (AMI) and the percentage of the AMI a household earns is how the State Average determines who is in need of affordable housing. To be considered affordable a households housing costs should not exceed 30% of their income.
- Sutton AMI \$123,542 – Approximately 21% of Sutton households are at or above, which means the remainder of Sutton household are below the Area Median Income
- Sutton 80% AMI of \$98,834 – Approximately 60.5% of Sutton households meet the income threshold for affordable housing
- Sutton's population is aging – 1,510 residents are currently 65+ this will increase 40% by 2030 to 2,114 residents, yet the number of dedicated affordable senior housing in Sutton of only 40 units has not increased since the 1970s.
- There also should be consideration for those who work in Sutton. Over 2,800 individuals work within but don't live in Sutton. Among Town employees 54.2% live outside Sutton.

Mr. Townsend concluded by explaining how providing affordable housing creates a stronger community both socially and economically. He stressed people need to have a MUCH better understanding of what "affordable housing" really is and the breadth of their neighbors that would qualify for and need affordable housing. Clearly there is a need among seniors, but there is also a need for young adults who grew up here and can't afford to stay, and those who work here and would benefit their employer, themselves and Sutton by living here.

The broader effort to inform and educate Sutton about housing and affordability will begin shortly with the assistance of Central Massachusetts Regional Planning Commission and will include surveys to every household as well as employees at Sutton businesses. The end result will be potential multifamily housing regulations that meet C.40A Section 3A (MBTA) standards as well as a variety of initiative and measures to bring affordable housing to Sutton with consideration for the character of the community.

## **Administrative Items**

Motion: To approve the minutes of 09/11/23, R. Largess Jr.

2<sup>nd</sup>: W. Baker

Vote: 4-0-1, R. Largess Jr. – aye, S. Paul – abstained as he wasn't present, W. Talcott – aye, M. Gagan – aye, W. Baker – aye

Filings: None

Site Visit Reports: The Board acknowledged receipt of a site visit report from Blackstone Logistics Center.

Abutting Town Notices of Interest: None

Correspondence: None

Additional Board Business:

CMRPC Delegate – In conversations between the Town Manager and the Select Board Delegates, the Select Board's second delegate assented to step aside to install W. Baker as their second delegate to retain Wally's participation as a Delegate and role on the Executive Committee. They will likely take this up at their next meeting. The Planning Boards selection of B. Talcott as their Delegate will stand and the revised selections will be reported back to the Central Mass Regional Planning Commission.

Motion: To adjourn, R. Largess Jr.

2<sup>nd</sup>: S. Paul

Vote: 5-0-0, R. Largess Jr. – aye, S. Paul – aye, W. Talcott – aye, M. Gagan – aye, W. Baker – aye

Adjourned 7.57 PM

### Covid Meeting Statement:

Pursuant to Governor Healy's March 29, 2023 Order extending the temporary provisions pertaining to the Open Meeting Law, this meeting of the Sutton Planning Board is in a hybrid format and is being recorded. The recording will be available on the Town's website and YouTube channel.

# Summary Presentation

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Presented by Jerry Townsend

June 14-15, 2023  
Hybrid Event

16th

**Massachusetts  
Housing Institute**

Training for local officials



# Massachusetts Housing Partnership

AFFORDABLE HOMES, BETTER LIVES



## How MHP Works

[www.mhp.net](https://www.mhp.net)

### Community Assistance

We support communities, housing authorities and nonprofits during the early stages of affordable housing development.

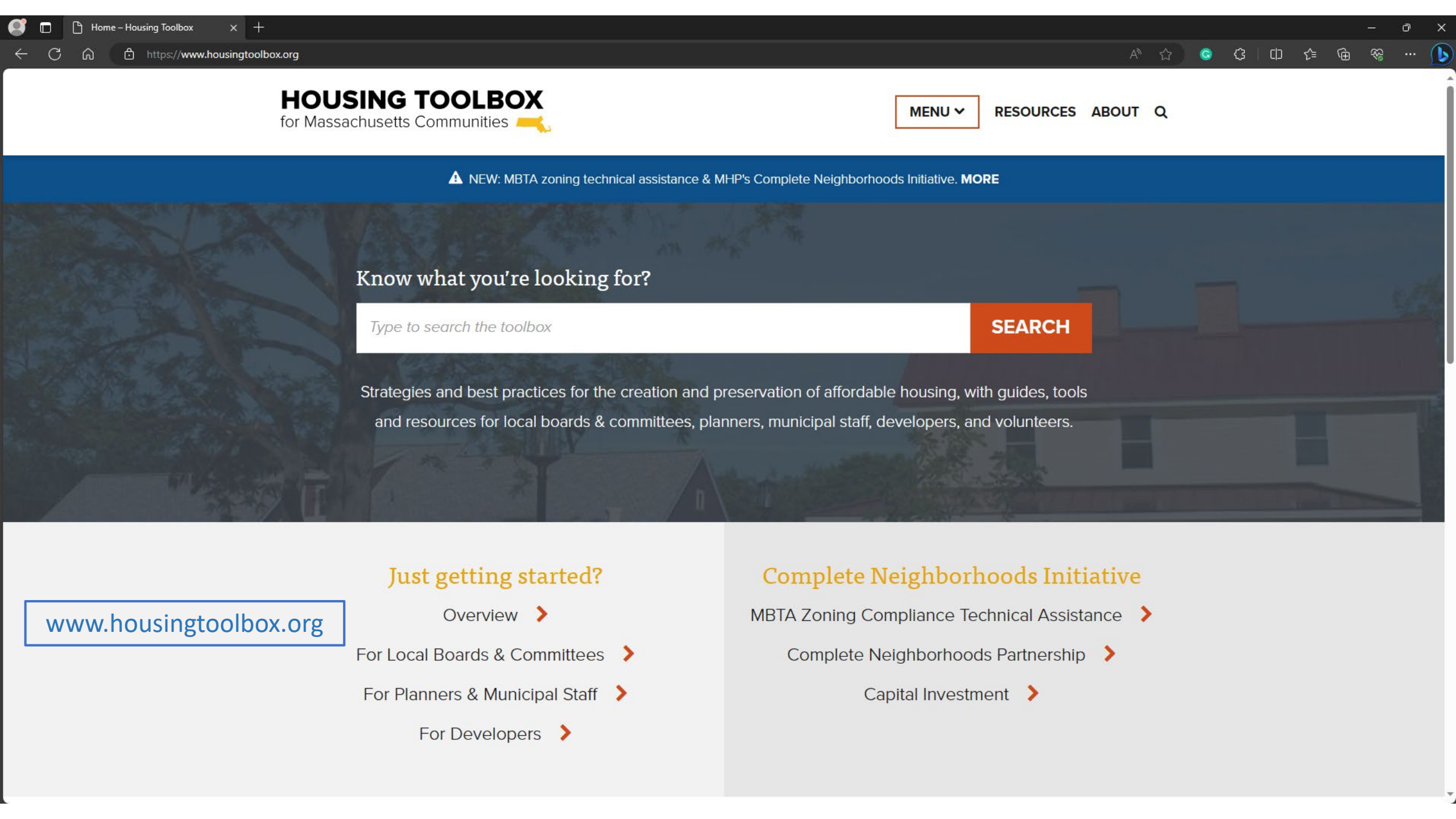
### Rental Financing

We use private sources of capital to provide long-term, fixed-rate financing for multifamily housing.

### ONE Mortgage

We partner with lenders all over Massachusetts to offer the state's most affordable program for first-time buyers.





 NEW: MBTA zoning technical assistance & MHP's Complete Neighborhoods Initiative. **MORE**

Know what you're looking for?

Type to search the toolbox

SEARCH


Strategies and best practices for the creation and preservation of affordable housing, with guides, tools and resources for local boards & committees, planners, municipal staff, developers, and volunteers.

Just getting started?


Overview 

For Local Boards & Committees 

For Planners & Municipal Staff 

For Developers 

Complete Neighborhoods Initiative

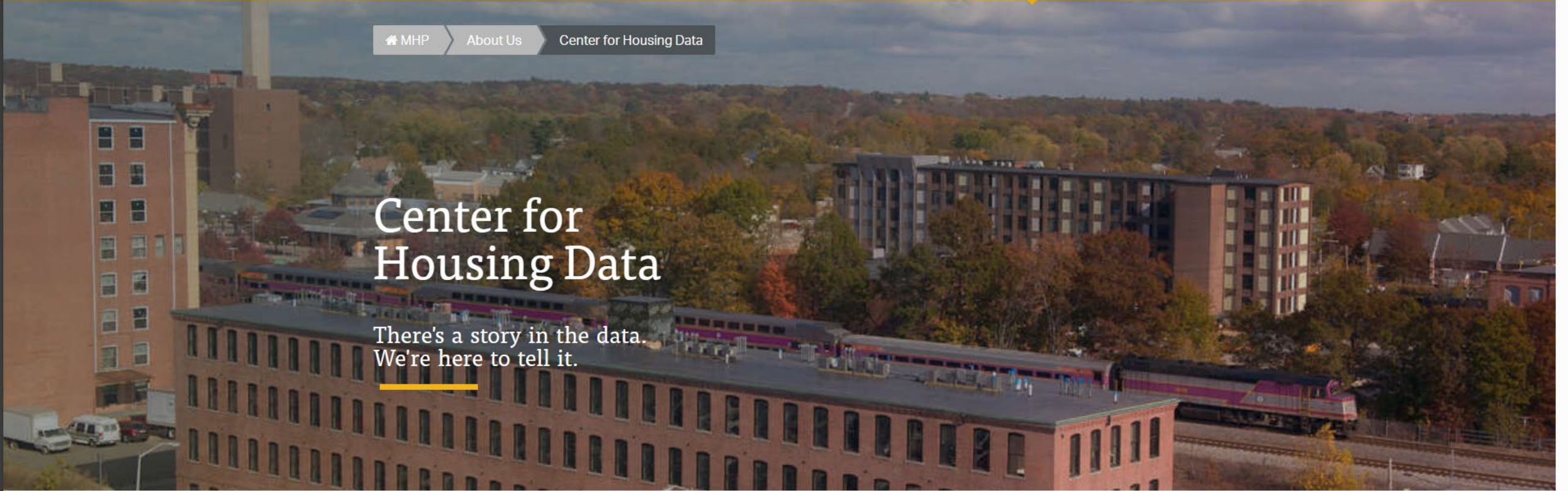
MBTA Zoning Compliance Technical Assistance 

Complete Neighborhoods Partnership 

Capital Investment 

[www.housingtoolbox.org](https://www.housingtoolbox.org)





[www.mhp.net/data](https://www.mhp.net/data)

We collect, interpret  
& share data

— to improve state policy, foster effective community  
conversations and ensure that we meet our housing needs  
throughout Massachusetts.

# *Proposed Solution for Affordable Housing*

## Complete Neighborhoods Initiative





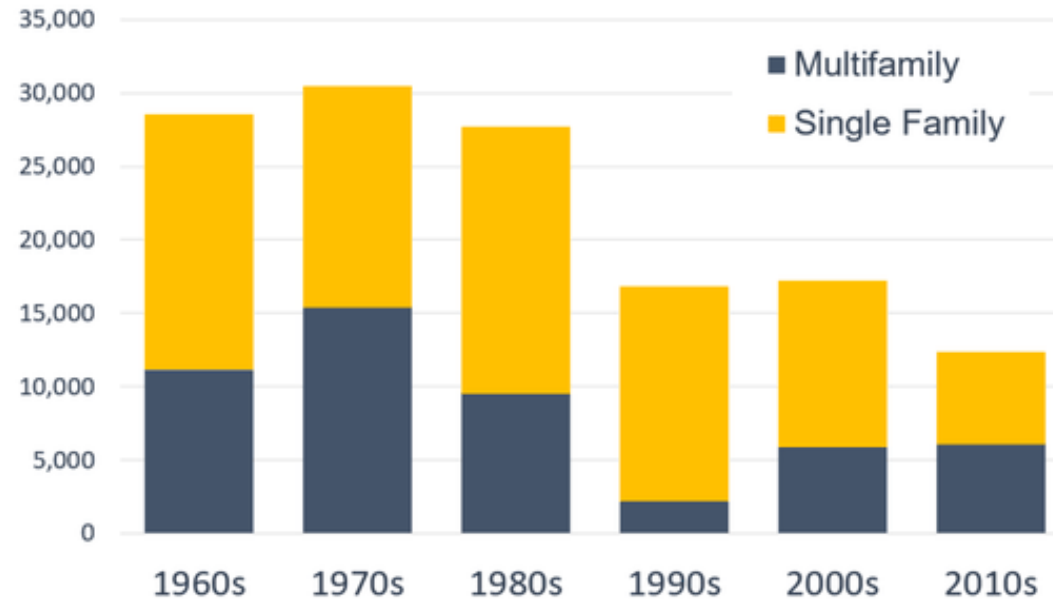
# What is a Complete Neighborhood?



# Framing the Housing Challenge in Massachusetts

## We are allowing less housing

Average annual housing permits  
by decade in Massachusetts



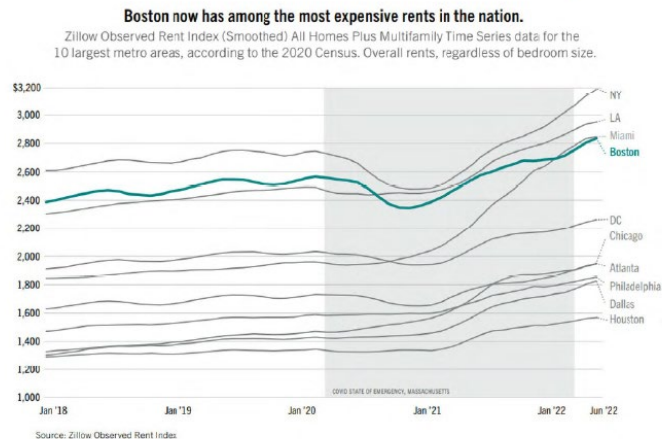
Data source: U.S. Census Bureau, Building Permit Survey



- Massachusetts is in a severe housing crisis.
- New house production has steadily dropped over the last several decades.

# Many of our housing problems are self-imposed.

Massachusetts and Metro Boston have some of the highest rents in the U.S.



## Compare Median Rent in Markets

Rent in Sutton, MA is 30% lower than Boston, MA.

Sutton, MA

vs.

Boston, MA



\$2,300

\$3,275

## Compare Median Rent in Markets

Rent in Sutton, MA is 16% higher than Worcester, MA.

Sutton, MA

vs.

Worcester, MA



\$2,300

\$1,990

$$\begin{matrix} (2,300 & + & 300) & \times & 12 & = & 31,200 \\ \text{rent} & & \text{utilities} & & \text{months} \end{matrix}$$

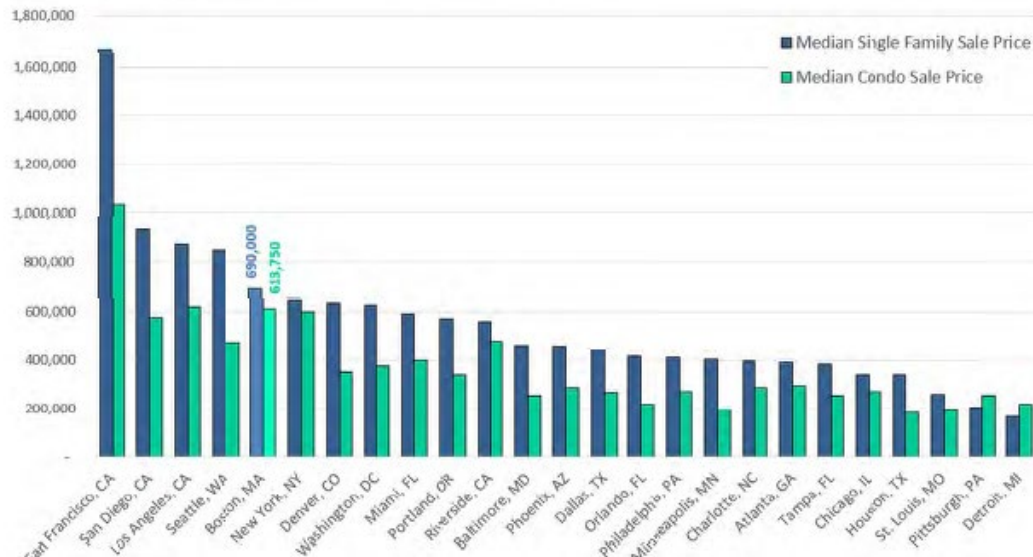
$$31,200 (30\%) = \$104,000 \text{ Annual Income}$$



**Note: for the past 50 years, Massachusetts homes have increased in value more than any other state in the US.**

**...and home prices that are among the nation's highest and have grown more than any other state since 1980**

Median Home Sale Price - 25 Metros with the Largest Housing Supply  
April 2023



Source: Redfin



## Sutton Home Values

**\$579,321**

↑ 3.8% 1-yr

The average Sutton home value is \$579,321, up 3.8% over the past year.

In 2022 the average new home construction cost in Sutton was \$419,012 per the Building Department.

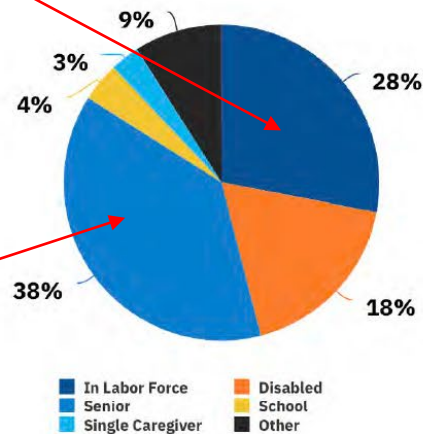
This means that these home would sell for an average of **\$700,000**

# Why is Affordable Housing Important?

## MA HOUSING CRISIS: WHO'S AT RISK?

In-Labor Force

### EXTREMELY LOW INCOME RENTER HOUSEHOLDS

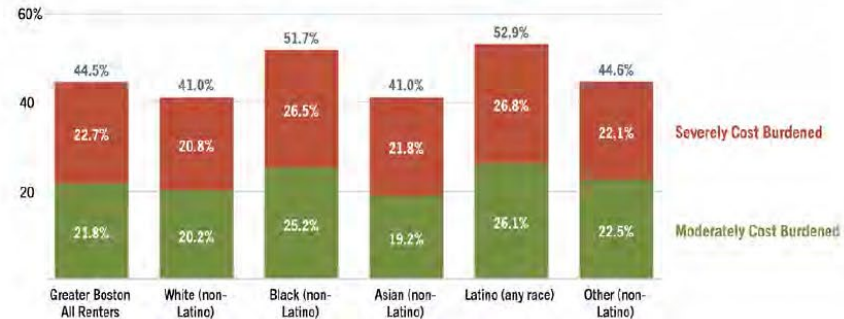


Seniors

Extremely Low Income defined as those whose incomes are at or below 30% of the area median income.  
<https://nlihc.org/housing-needs-by-state/massachusetts>

### Around 45 percent of renters in Greater Boston are cost burdened, and more than half of Black and Latino renters are cost burdened.

Share of renters by race who are moderately cost burdened (paying 30% - 50% of their income on rent) and severely cost burdened (paying more than 50% of their income on rent).



Note: Other includes American Indian and Alaskan Native, Pacific Islander, and multiracial non-Latino.  
Chart: Boston Indicators • Source: 2014-2018 HUD Comprehensive Affordability Strategy

# *How does this relate to Sutton?*

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2020 65+ POPULATION  
1510 RESIDENTS



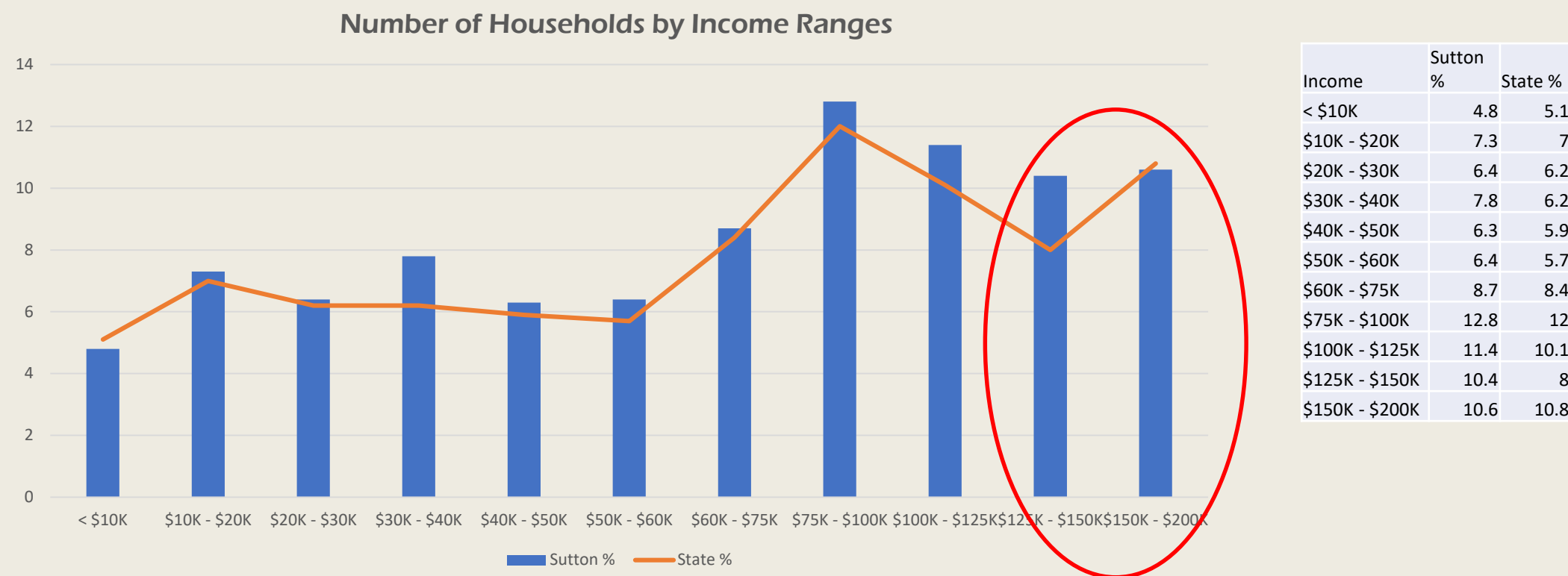
AMI  
(AREA MEDIAN INCOME)  
FOR SUTTON AREA  
\$123, 542



AVG ANNUAL HOUSEHOLD INCOME IN SUTTON  
\$153,366



# Sutton's Income Statistics



Source: Sutton, Massachusetts (MA) income map, earnings map, and wages data (city-data.com)

21% of Sutton's Household are at or above the AMI.

Massachusetts defines Affordable Housing as a unit that could be purchased or rented by a household making up to 80% of the area median income (AMI).

\$123,542

(Sutton AMI)

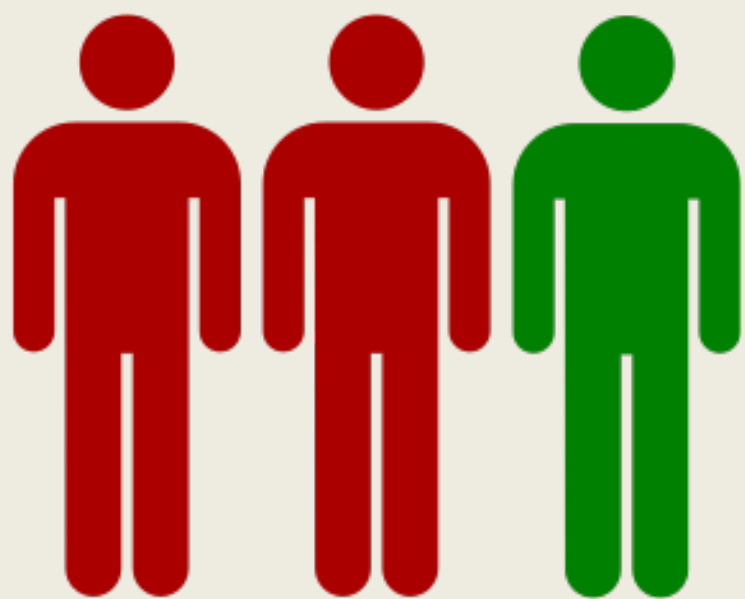
x

80%

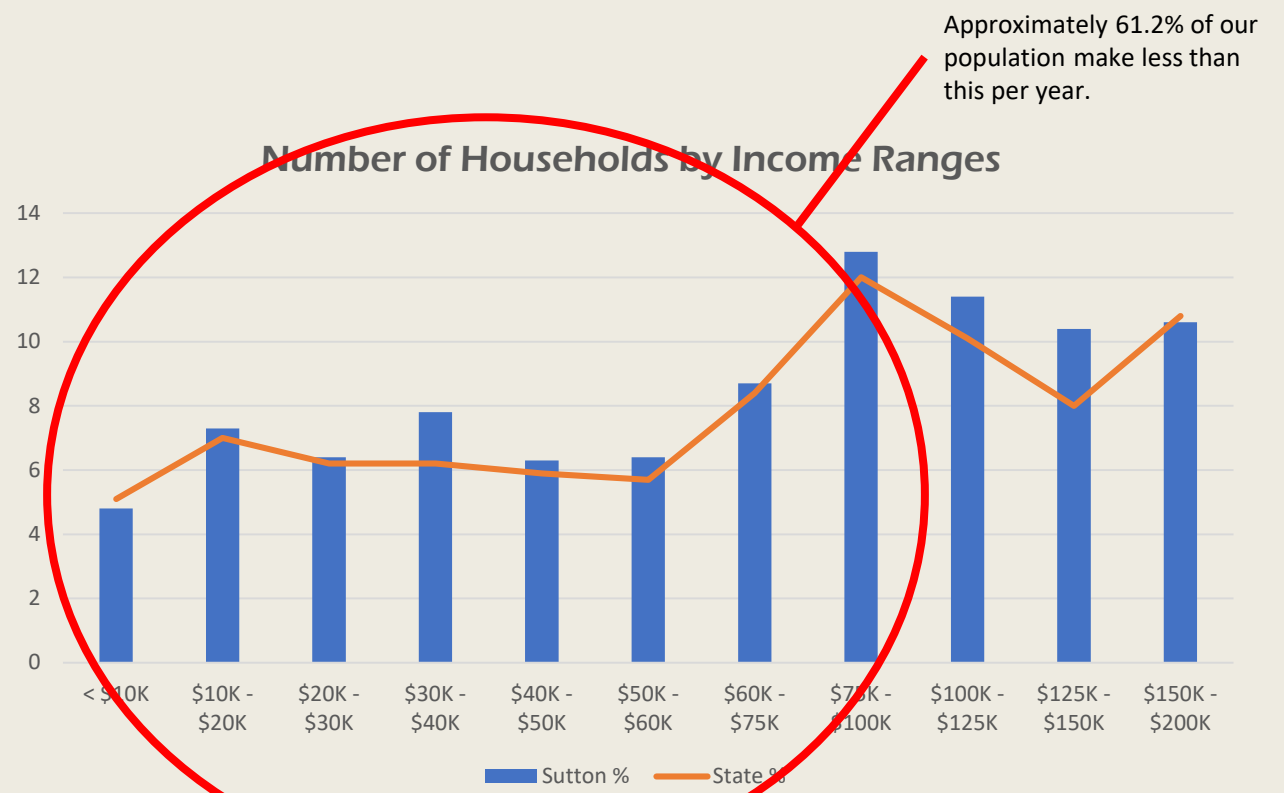
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\$98,833.60

(Household income to qualify for affordable housing.)



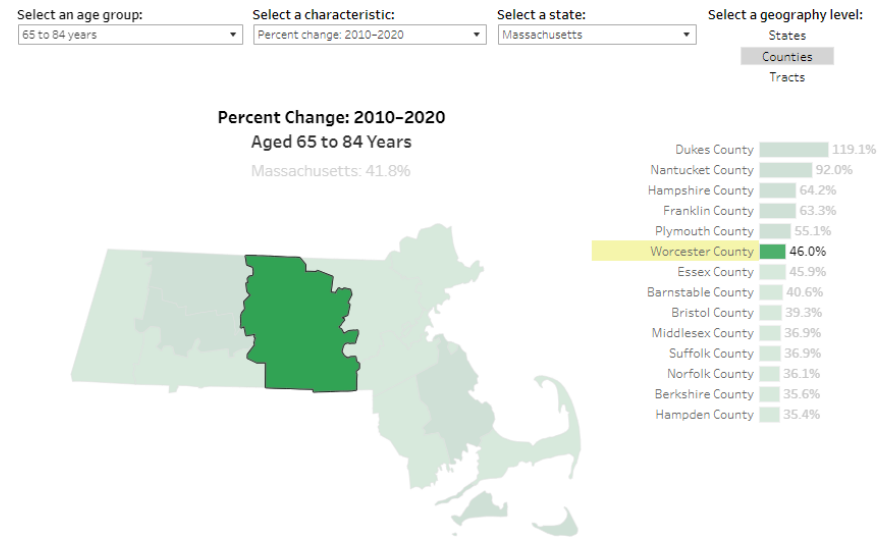
2 out of 3 residents qualify for affordable housing.



# Aging Population

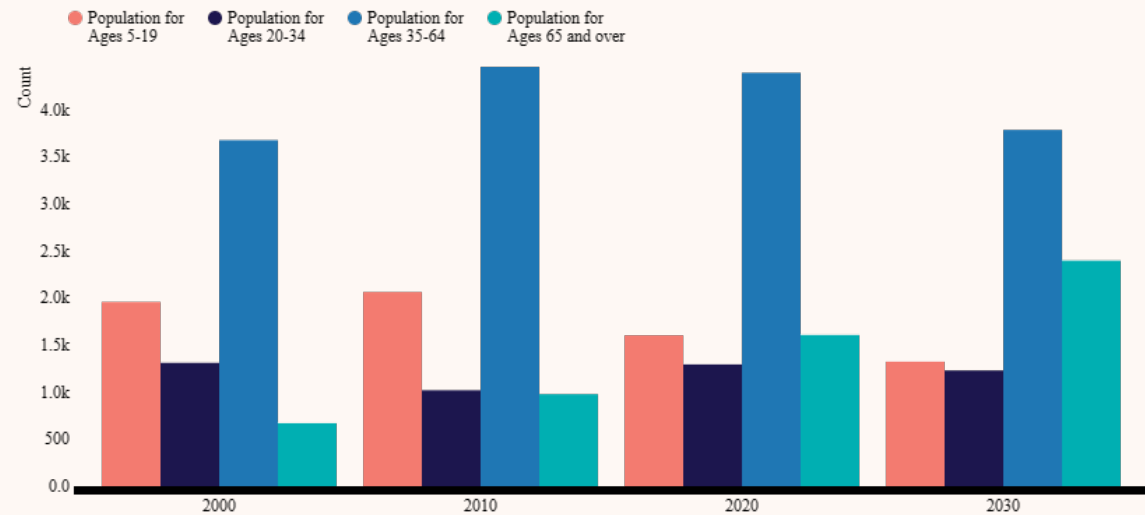
## Exploring Age Groups in the 2020 Census

Learn About Age, Sex, and Racial and Ethnic Diversity for States, Counties, and Census Tracts




**64-84 age group population has increased 46% in ten years.**

**Sutton's 65+ population will increase 40% by 2030 while the total population will only increase by 1.1%**



1510 seniors in 2020 estimated to grow to 2114 seniors in 2030





The inventory of  
affordable senior  
housing has not  
increased in Sutton  
since the 1980's



# Employment Travel in Sutton

**2,844 individuals  
travel to Sutton  
for work.**



**4,183 residents  
travel outside of  
Sutton to work.**

A large orange circle is positioned on the left side of the slide, partially cut off by the edge. It contains white text.

Where do  
“Town  
Employees”  
live?

The Town employs 461 individuals.

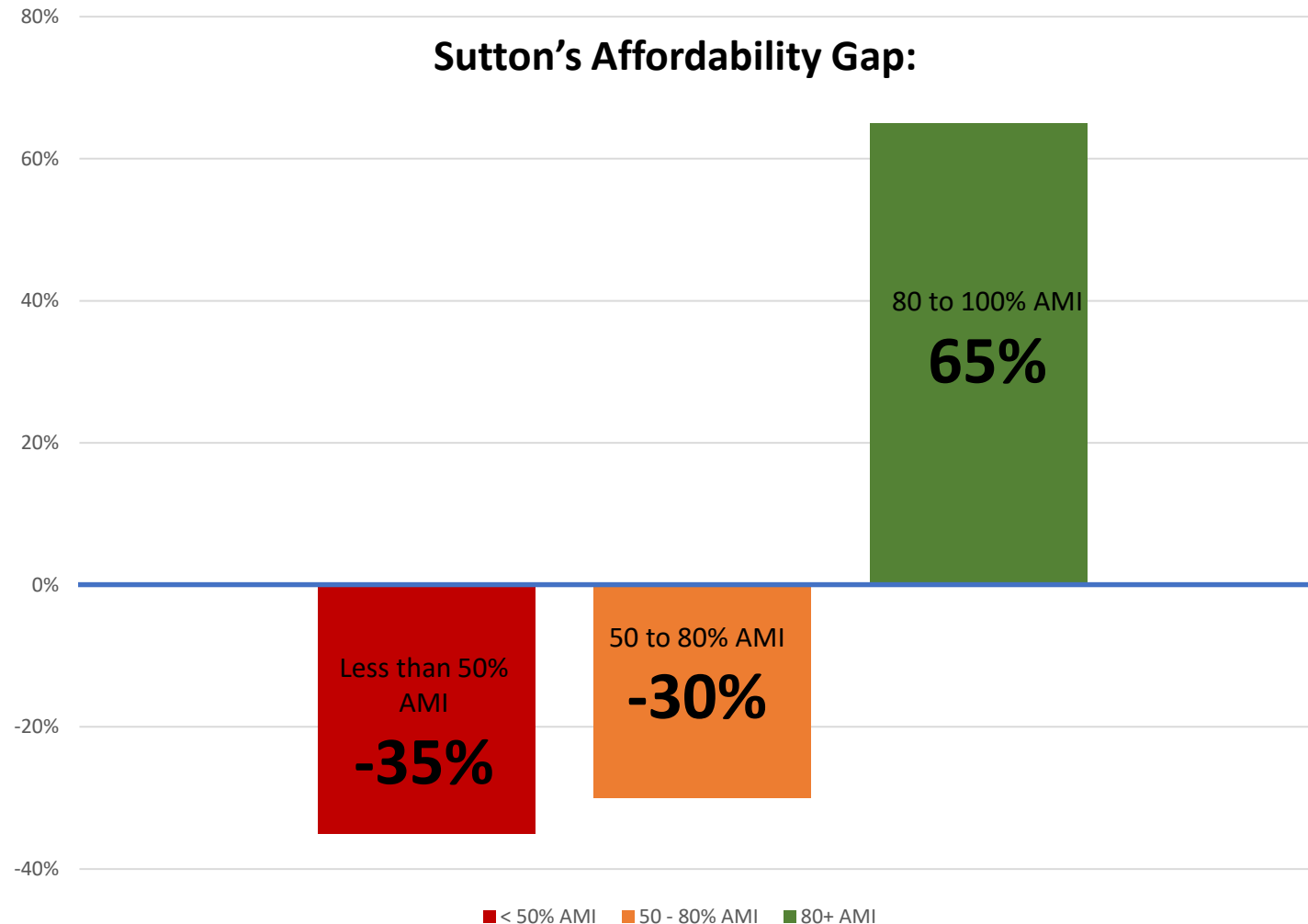
211 or 45.8% of the Town employees  
live in Sutton.

250 or 54.2% of the Town employees  
live outside of Sutton.



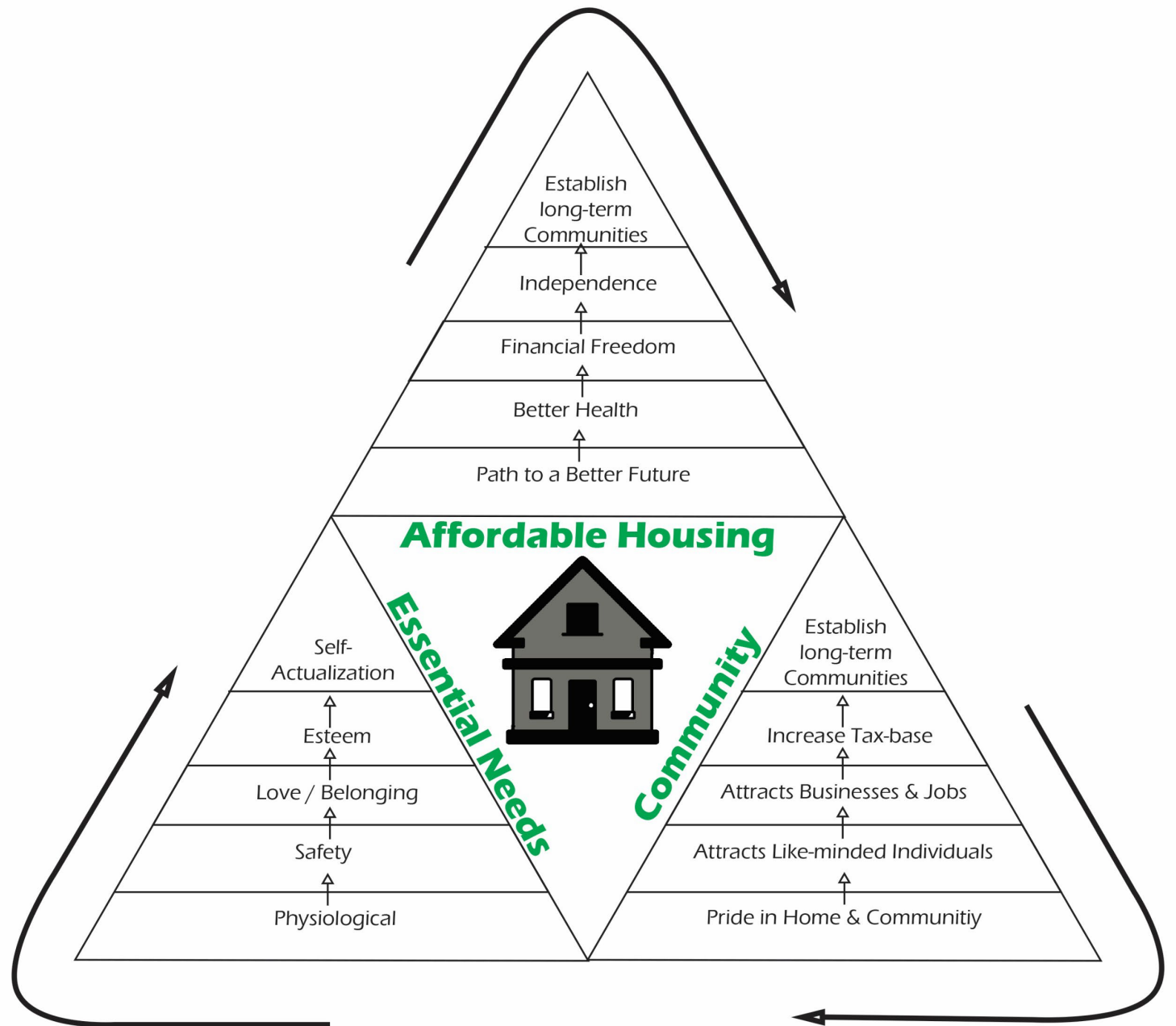
# Affordability Gap

To measure the extent to which affordability is a supply problem versus a distribution problem, we calculate the affordability gap.



# Why Sutton needs more affordable housing.

Affordable Housing meets the essential needs of individuals and family. By meeting these needs we establish long-term communities that are financially viable.



This diagram is an elaboration of Maslow's Hierarchy of Essential Needs. It takes Maslow's psychological theory and expands it to represent affordable housing and community in which this becomes self-sustaining.