

ARTICLE 16A:

ARTICLE 16A: To see if the Town will vote to appropriate from Fiscal 2022 Community Preservation revenues or transfer from Community Preservation available funds a sum of money to grant to the Plymouth Housing Authority for the purpose of acquiring an affordable housing restriction pursuant to G.L. c. 44B Section 12 and G.L. c. 184 Sections 31-33 for 16 units of rental housing on property located at 104 Carver Road and further to authorize the Board of Selectmen to accept the affordable housing restriction, or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

RECOMMENDATION: Approval \$1,120,000 (12-1-0)

The Advisory & Finance Committee recommends Town Meeting approve Article 16A. Town Meeting approval of the article will grant \$1,120,000 to the Plymouth Housing Authority for the purpose of acquiring an affordable housing restriction for 16 deed-restricted units of rental housing on the property located at 104 Carver Road.



TOWN OF PLYMOUTH COMMUNITY PRESERVATION COMMITTEE

MEMO

TO: Town Meeting, Board of Selectmen, and the Advisory & Finance Committee
From: The Community Preservation Committee
Date: Friday January 29, 2021
Re: ANNUAL SATM 2021: CPA Article 16A: Carver Road Affordable Housing

ARTICLE 16A To see if the Town will vote to raise Fiscal 2022 Community Preservation revenues or transfer from Community Preservation available funds a sum of money to grant to the Plymouth Housing Authority for the purpose of acquiring an affordable housing restriction pursuant to G.L. c. 44B Section 12 and G.L. c. 184 Sections 31-33 for 16 units of rental housing on property located at 104 Carver Road and further to authorize the Board of Selectmen to accept the affordable housing restriction, or take any other action relative thereto.

COMMUNITY PRESERVATION COMMITTEE

CPC RECOMMENDATION: Voted to Approve

The Community Preservation Committee voted 7 in favor 1 opposed to recommend Article 16A at its meeting held Thursday January 28, 2021

SUMMARY & INTENT:

The Community Preservation Committee is recommending Article 16A to Spring Town Meeting 2021 to utilize CPA Affordable Housing Funds, in the sum of \$1,120,000 to grant to the Plymouth Housing Authority, to buy down 16 units of housing from market rate to 16 deed restricted affordable housing. This is a private public partnership, which would create much-needed affordable housing in a cost-efficient way. The Plymouth Housing Authority will still be required to qualify all tenants for each unit. The current owner of 104 Carver Road Rd has permits for 48 market rate units in one building. The plan would reduce the number market rate units from 48 to 32 with all 48 going towards the overall affordable unit count for the Town of Plymouth.



FISCAL YEAR 2020-2021 APPLICATION

Project Name: Carver Landing

CPA Funding requested: \$ 1,120,000.00 If the amount is unknown, will an appraisal be needed?

Y N (If yes see page 14 of the appraisal process)

Total project cost: \$ 3,850,000.00

Category—check all that apply: Open Space/Recreation Historic Housing

Lot and Plot: 104 Carver Rd.

Assessors Map #: 105-000-002-001, 105-000-002-002, 105-000-002-003
Bk: 51827 Pg: 261

Number of acres in parcel: 7

Number of proposed housing units: 16

Are there any existing deed restrictions on this property? No Don't know Yes/DESCRIBE

Describe restrictions below:

Project Sponsor/Organization: MEGRYCO, Inc. / 104 Carver LLC

Contact Name: Rick Vayo

Address: 822 1/2 Whiting St., Plymouth, MA

Phone #: 508-415-6160 E-mail: r.vayo@megraco.com

Applicant Signature

Date submitted

APPLICATION REQUIREMENTS:

A complete application consists of this application page (the specific amount of CPA funding is required), along with the following:

- A detailed description of the project explaining how your proposal benefits the Town of Plymouth and how it meets CPA goals and selection criteria outlined at the end of this application packet.
- Are there any special permit, variance or other approvals required? Are there any legal ramifications or impediments to this project?
- A detailed project budget including any additional revenue sources. Will there be any annual costs to the town once the project is operational?
- A project timeline.
- Additional supporting information such as photographs, plot plans, and maps (if applicable).
- Applicant must provide all title information for the property.
- Applicant must initial each page in the space provided.





PLEASE SEND 11 COPIES (DOUBLE-SIDED) OF YOUR APPLICATION TO:
The Community Preservation Committee, Plymouth Town Hall
26 Court Street, Plymouth, MA 02360

Applications may also be dropped off at the Town Clerk's office.
or in the CPC mailbox at Plymouth Town Hall.

The deadline for submitting an application is last Friday in February for Spring Town Meeting,
and last Friday in June for Fall Town Meeting.

MEMORANDUM OF UNDERSTANDING

Project Name: Carver Landing

Applicant Name: Rick Vayo

Address: 22 1/2 Whiting St, Plymouth, MA

Phone #: 508-415-6160 E-mail: r-vayo@megraco.com

I understand that there are certain conditions and responsibilities involved in receiving CPA funding.
My signature below indicates that I have read the following conditions and agree to follow them if my
application is recommended to and approved by Town Meeting:

1. I understand that the funding process follows procedures described in the Community Preservation Act, M.G.L. Ch. 44B and that this places certain restrictions on how payments may be made.
2. In order to acknowledge the Community Preservation Act, and thus the contributions of the Plymouth taxpayers, I will:
 - Order, pay for and place a temporary "Community Preservation Works" sign or banner in front of the project. The Community Preservation Committee will provide the approved design. Approximate cost for the banner is generally \$250-\$300.
 - Acknowledge the contributions of the Community Preservation Act in all press releases, newsletters, and other publicity.
 - Include recognition of the Community Preservation Act if a permanent plaque or sign is placed on the project.
3. If requested I will supply the Community Preservation Committee with quarterly financial up-dates the project.
4. As needed, I will assist in the process of obtaining the required deed restriction to help protect the property in perpetuity.
5. The Applicant agrees to adhere to the intent and the spirit of the presentation made to Town Meeting.

Print Name

Rick Vayo

Signature

Date

RV
initial here



COMMERCE
WAY

#1 COMMERCE WAY
105-000-001-031
N/F
DEMOLUS SUPER MARKETS INC.

#101 CARVER ROAD
105-000-001-029
N/F
SCRANTON HOLDINGS CORP.

CARVER
ROAD

BENCHMARK:
HYDRANT SPINDLE:
EL.=183.44 (NAVD 88)

(PUBLIC - VARIABLE WIDTH)

1. DISTANCES FROM TRAFFIC ASSESSMENT
RT OF VANASSE ASSOCIATES FEBRUARY 2019 STOPPING SIGHT DISTANCE:
ER ROAD APPROACHING FROM EAST: RECOMMENDED-360 FT. - PROVIDED: 387 FT
ER ROAD APPROACHING FROM WEST: RECOMMENDED-360 FT. - PROVIDED: 630 FT

ING EAST TO DRIVE FROM PROJECT SITE DRIVEWAY RECOMMENDED 360/DESIRABLE 430 / 500 - PROVIDED 546"
ING WEST TO DRIVE FROM PROJECT SITE DRIVEWAY RECOMMENDED 360/DESIRABLE 430 / 500 - PROVIDED 650"

SIGN LEGEND

R1-1	
R3-1	
R5-1	
R6-1(L)	
R4-7a	
W11-2	
W16-7P	

ZONE: R-25

	REQUIRED	PROVIDED
LOT AREA	15,000 s.f.	30,110 s.f.
FRONT YARD	20'	37.6'
SIDE YARD	10'	17'20"
REAR YARD	10'	50'
OPEN SPACE	40.0%	40.0%
BLDG. HT.	35' max.	< 35'

R-25 VILLAGE OPEN SPACE DEVELOPMENT SECTION 207-5

PARKING REQUIREMENTS

DWELLINGS: EACH 2 BEDROOM UNIT - 2 SPACES REQUIRED
(34) 2 BEDROOM UNITS = 68 SPACES REQUIRED

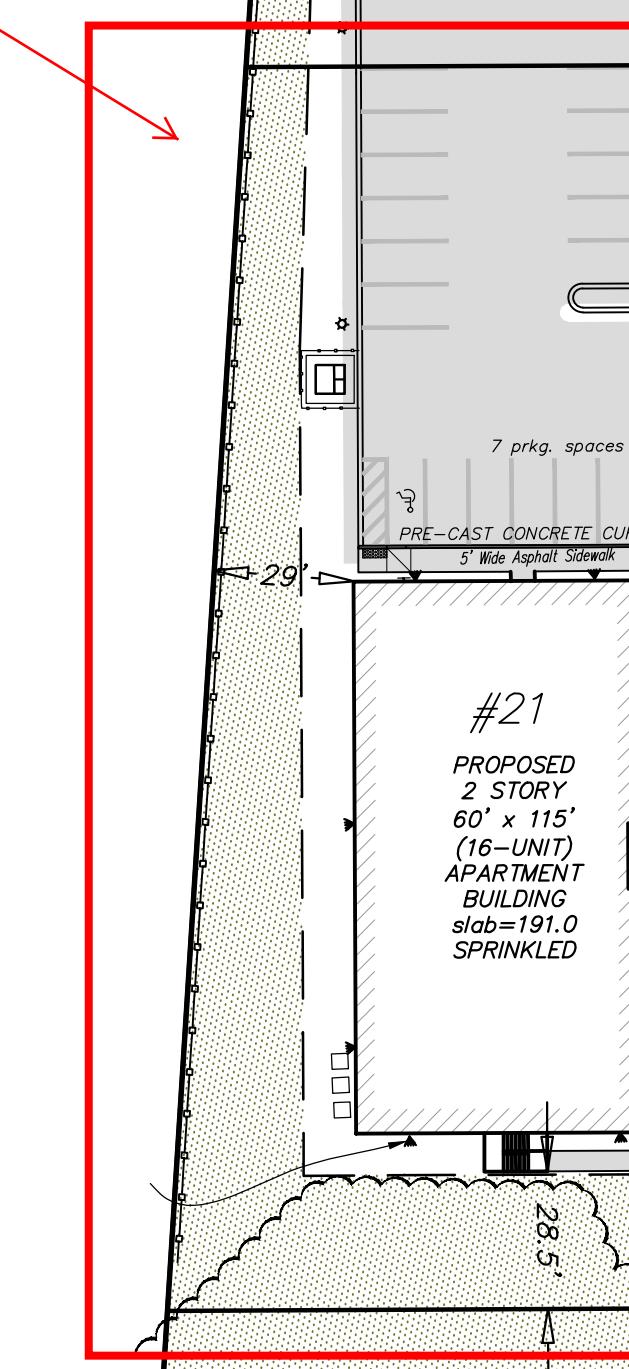
NON-PROFIT CLUB (FUNCTION HALL & LOUNGE WITH 125 SEATS)
1 PARKING SPACE PER 3 SEATS = 42 SPACES REQUIRED

16-UNIT 1-BEDROOM RESIDENTIAL
1.3 SPACE PER 1-BED = 21 PARKING SPACES REQUIRED

TOTAL NUMBER OF SPACES REQUIRED = 127 SPACES

TOTAL NUMBER OF SPACES PROVIDED = 133 SPACES

PHASE II



PAUL FRANCIS WAY

⑤ = UNITS 9, 10, 11, 12, 15, 16, 17, 18, 21, 22, 25, 26, 31, 32, 33, 34
ARE TO BE SPRINKLED.

#120 CARVER ROAD
105-000-002-000
N/F
BARENGO FAMILY TRUST

#90 CARVER ROAD
105-000-003-000
N/F
CA BE LLC

#101 CARVER ROAD
105-000-001-029
N/F
SCRANTON HOLDINGS CORP.

#98 CARVER ROAD
105-000-002C-000
N/F
SHIRLEY J. BARENGO LIFE ESTATE

#94 CARVER ROAD
105-000-003A-000
N/F
SILVA FAMILY IRREVOCABLE TRUST

NOTES:

1. LOCUS: #104 CARVER ROAD PARCEL:105-000-002-001 PARCEL:105-000-002-002 PARCEL:105-000-002-003 OWNER: 104 CARVER LLC, RICK VAYO, MANAGER 4 COLLINS AVENUE PLYMOUTH, MA 02360 DEED: BK:51827 Pg:261; DEF. VOSD PLAN : PL. BK. 63 PAGE 943
2. PLAN REF: Bk:15 Pg:171
Bk:18 Pg:17
Bk:33 Pg:622
Bk:41 Pg:776
3. APPLICANT: MEGRYCO, INC 4 COLLINS AVENUE PLYMOUTH, MA 02360
4. THE PROPERTY IS NOT LOCATED WITHIN A NHESP HABITAT OF RARE AND ENDANGERED SPECIES.
5. THE PROPERTY IS NOT IN A DEP LISTED AQUIFER PROTECTION AREA.
6. A PORTION OF THE PROPERTY LIES WITHIN THE TOWN USE AREA 3 AQUIFER PROTECTION ZONE--RUNOFF FROM IMPERVIOUS SURFACES ARE BEING RECHARGED.
7. THE PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD ZONE.
8. SITE IS TO BE SERVICED BY TOWN WATER AND A PRIVATE SEWER SYSTEM.
9. THE PROPERTY LIES WITHIN THE R-25 RESIDENTIAL ZONE.
10. EXISTING FEATURES, TOPOGRAPHICAL SYSTEMS AND DATA WERE OBTAINED BY AN ON-THE-GROUND FIELD SURVEY PERFORMED BY FLAHERTY & STEFANI, INC. ON SEPTEMBER 10, 2018.
11. THE TOWN HAS NO RESPONSIBILITY TO PLOW OR MAINTAIN THE PROPOSED ROADWAY/PARKING AREAS OR THEIR ASSOCIATED UTILITIES. THE ROADWAY IS TO REMAIN PRIVATE.
12. MA COOP. SYSTEM
13. ALL INFRASTRUCTURE AREAS WILL BE MAINTAINED, INCLUDING SNOW PLOWING, BY AN ASSOCIATION ESTABLISHED FOR SUCH PURPOSES.

STREET ADDRESSES

SITE PLAN

"CARVER LANDING "

IN
PLYMOUTH, MASS.

ON

CARVER ROAD

APPLICANT

MEGRYCO, INC.

SCALE: 1" = 40' JANUARY 14, 2019

rev: JULY 22, 2019

JANUARY 8, 2020

PREPARED BY

FLAHERTY & STEFANI, INC.

67 SAMOSET STREET

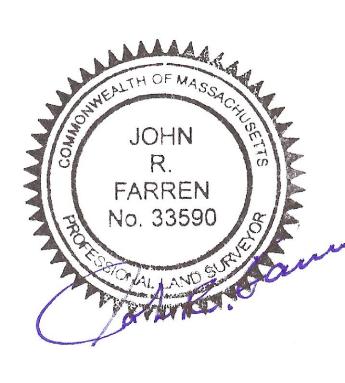
PLYMOUTH, MASS. 02360

(508) 747-2425

FEBRUARY 4, 2020

SHEET 4 of 13

PLAN SCALE
0 8 16 24 32 40 60 80 120
1 inch = 40 feet



4

Memo:

From: MEGRYCO

To: Affordable Housing Trust

Regarding: 16 AFFORDABLE HOUSING UNITS

Carver Landing, phase II (21 Paul Francis Way)

Overview:

MEGRYCO, Inc. has been serving the real estate needs of the Southern New England community for nearly three decades. We are a multi-generation family business that prides itself on bettering the communities we reside in and building long-lasting relationships with the individuals we serve. To that end, MEGRYCO, Inc. has roots in many local towns and cities with complexes ranging from single- and multi-family residential structures to over 50,000 square foot multi-tenant commercial facilities. Most recently MEGRYCO, Inc. has focused nearly all its energies on the town of Plymouth. Recent residential projects include the groundbreaking redevelopment of the former Armory in downtown Plymouth, *Residences @ the Armory*, the historic redevelopment of *The Registry* also in downtown Plymouth, *Knapp Place* in North Plymouth, *Pointe 1620* apartments on Oberry St. and *Beech Tree Estates* in Chiltonville. These completed projects along with nearly 200 additional housing units under development in Plymouth illustrate the commitment MEGRYCO, Inc. has to the community. As part of that commitment, we are now focusing our attention on private/public partnerships for affordable housing to ensure Plymouth's success is realized by all.

The State Rd. project was the first of many opportunities we are developing that will provide long-term options for affordable housing in Plymouth. Presently State Rd. is nearly completed with 23 affordable units going online Q4 2020. Carver Landing phase II is the second and most recent opportunity for more affordable units. This one will be a duplicate of State Rd. in design and use but be located in an area desperate for affordable housing off Carver Rd.

We are seeking a public/private partnership to fund this development to secure that all 16 units can be delivered as affordable. CPC and AHT funding coupled with MEGRYCO, Inc. cash/financing and our ability to provide economical and expeditious construction; we will be able to provide much needed housing in an area that is greatly underserved for the affordable community and be online within 9 months.

Specs:

Carver Landing is a new development of 50 residential units, Function Hall and Open Space under construction on 7 acres at 104 Carver Rd. In phase II we are proposing to construct 16 (21 Paul Francis Way) units as deed restricted affordable units through a continued public/private

partnership. Once completed, we will be once again partnering with Community Development and/or the Housing Authority to provide 16 dwelling units to affordable qualified applicants with preference given to the elderly and veterans. Construction is well under way and all units will be online by June 2021.

The area provides public transportation, local shopping, is close to downtown/waterfront and has easy access to parks and beaches all in the immediate area. The site is perfectly suited for affordable housing and still allows for over 40% open space. MEGRYCO, Inc. will remain as the owner and provide long-term management to insure a high-quality development and an environment that all tenants will be proud to call home

Pro-forma:

Costs:

Land and infrastructure	\$650,000.00
New construction	\$3,200,000.00
Total	\$3,850,000.00

Proposed funding:

Developer monies (cash and financing)	\$1,930,000.00
CPC and AHT funding	\$1,920,000.00
Total	\$3,850,000.00

Rick Vayo | President
MEGRYCO, Inc.
22 1/2 Whiting St, Plymouth, MA 02360
Tel> 508.830.4646 x201 Fax>508.747.4242
www.megryco.com

Please consider the environment before printing this e-mail

Carver Road
Plymouth MA



① North-East (Front)
1/8" = 1'-0"



② North-West
1/8" = 1'-0"



③ South-East
1/8" = 1'-0"



④ South-West (Rear)
1/8" = 1'-0"

Revisions		
no.	date	description

scale :
date: February 7, 2020
file: carverroad_cd.rvt

Elevations

A-201

Bill,

Attached please find a 2D landscape plan for the Carver Rd site along with a few 3D renders showing the completed complex from various angles.

While I realize the site appears very baron at this point I would point out a few things; first this site was primarily two houses with overgrown small brush and weeds. We cut very few trees to build the project. Second, we developed this project under VOSD parameters and maintained 40% open space which very few developers are willing to do. And, lastly our landscape plans include spending over \$250,000.00 on new landscaping to insure the complex and surrounding site are a complement to area and will make all tenants proud to call Carver Landing home.. This budget is actually more than any other single project we've done in Plymouth.

State Rd. update:

The State Rd. complex is fully complete and ready for occupancy. We have collected applications and the lottery is in process. We expect all units to be fully occupied by 3/1/21. The project is a great success and adds 23 units to the affordable column.

Rick Vayo | President
MEGRYCO, Inc.
22.5 Whiting St., Plymouth, MA 02360
Office: 508.830.4646 x101
www.megryco.com

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