

# New England Deaconess moves forward

By Geoff Moore

Correspondent

Representatives of New England Deaconess residential care facility for older adults met with Planning Board members on July 12 to clarify submission requirements for the North Lincoln Planning District process.

This process will culminate in a proposal at the special Town Meeting in November where it requires a two-thirds majority vote in favor to achieve the necessary zoning change. Such a change will allow development of the site located at the former Boston Institute for Intercultural Communication (BIIC) on Route 2.

In a wide-ranging report, Bill Jackson of W. Jackson Associates Inc, project manager for New England Deaconess, called on architect Jennifer

Blanchet from EGA Associates and project engineer David Albrecht from Rizzo Associates to present a preliminary overlay plan and provide information on water usage studies requested by the town's Water Commission.

Blanchet said that the most significant difference between previous and new site plans is the inclusion of a 28-unit free-standing rental apartment complex, in addition to the 40 villas and the 100-unit main building. If built, seven of the rental units will remain as affordable units in perpetuity. However, the New England Deaconess project team and Town Planner Mark Whitehead are working to gain a favorable ruling from the state Department of Housing and Community Development by using changes

being considered in Local Initiative Program (LIP). This ruling would treat the 28-unit complex as a 40B development and result in all 28 of the rental units counting towards affordability targets.

In a report on water flow rates Albrecht said that testing of hydrants in and around the proposed site indicate that flow is adequate and added that further system-modeling results will be available by the end of the month. Although data from a water consumption study of similar facilities across Eastern Massachusetts were not readily available to the New England Deaconess project team, Albrecht noted that the Newbury Court facility in Concord used an average of 37 gallons per day, per capita — significantly less than the town's

cap of 65 gallons per day, per capita. He also reported that the Water Commission has requested New England Deaconess provide mitigation plans for the rest of the town that will save two and half times as much water as the proposed development will draw from the town's supply. Test drilling for drainage and discharge from the wastewater treatment plant indicates adequate absorption rates on the site.

In a discussion on timelines, the Planning Board requested color-coded site plans showing all major features, sample unit floor plans and artist renditions of building elevations. Board members also requested a walkthrough of the site after staking of major roads and building heights had been marked using ribbons tied to

poles.

With the agenda for the special November Town Meeting in preparation, Planning Board members committed to site visits, review dates and a deadline of Oct. 11 for a final planning board meeting on the proposal. Interim meetings will include approval of material for a town-wide distribution, which is expected to take place in September.

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