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Landlocked parcel proposal

Erickson says costs responsive to local market

By STEVE DeMARCO

BURLINGTON — A representative of Erickson Retirement Communities, a group which would develop senior housing on the Landlocked Parcel, reported recently that he believes “between 85 and 87 percent” of retirees in town would be able to afford to live there.

Patriot Partners has announced preliminary plans for the parcel which include this senior housing community, which representative Scott Hayward said could contain between 1,500 and 2,000 units.

Also proposed for the site, which borders Lexington and Bedford and is basically inaccessible by motor vehicle, are a life sciences campus and possibly work force housing.

Patriot Partners holds the option and right-of-first-refusal for any potential sale of the property. This option expires in 2010.

• Hayward compared the Erickson proposal for Burlington to the company’s Linden Ponds complex in Hingham.

He encourages Burlington residents to go down and see the complex. Hayward added that three levels of health care are pro-

vided within the complex, and that most people have chosen Erickson because of the extensive health care package.

“We provide vision-based housing and health care to middle-income Americans,” Hayward said. “These are a la carte health care services.”

The typical development, Hayward said, totals 1,500 units contained within three, 500-unit buildings. He said the largest development is in Philadelphia which contains 2,500 units.

The average age of people moving in is 78, Hayward said, adding the minimum age one can move in is 62. He stated the average demographic in a community includes 60 percent widows, and 40 percent couples or single males.

In attempting to sell the Landlocked Parcel Committee on finances, Hayward presented the following assets of a fictitious woman, a retired schoolteacher.

“Helen” has net assets of \$362,000 after the sale of her house, and a total monthly income of \$2,310 consisting of a pension, Social Security check, and interest income.

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• Wrapup (Continued from Page One)

After paying what Hayward termed a "100 percent refundable" entrance deposit of \$196,000, "Helen" takes a large one-bedroom unit at the facility which will cost her \$1,531 a month.

Hayward told the Landlocked Parcel Committee that he believes this arrangement can fit "all but the bottom 10 percent" of people in Burlington with regard to their total assets.

• Landlocked Parcel Committee Chairman Nolan Glantz, upon a request from committee member Albert Fay, said he would go back to the Ways and Means to seek funding for the record-

ing secretary for the meetings.

Initially, Patriot Partners offered to pay \$2,000 to the town as a "gift," to cover the cost of the recording secretary.

"We should be paying for the secretary, if not it kind of muddies the waters a little bit," Fay said. "We never ask the proponent to take the secretaries' notes ... We should just try it (request the money from Ways and Means) one more time."

"I can go back to Ways and Means," Glantz responded.

• Subcommittees for areas of study were finalized;

for the golf course, Richard Howard; for a wind farm use for energy, and for recreational fields, Shari Lynn Ellis and Thomas Conley; and for rest areas, Larry Cohen.

• Attorney Robert Buckley of the local firm of Riemer & Braunstein, representing Patriot Partners, commented on "rumors" that go around concerning the Landlocked Parcel, stating, "We have no control over misinformation," especially that involving the possibility of work force housing.

Buckley said that "variables will be in a constant state of flux" regarding the proposal.