

ACTON COMMUNITY HOUSING CORPORATION  
Minutes  
Thursday, August 15, 2013  
Room 126, Acton Town Hall

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Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Thursday, August 13, 2013, at 7:00 PM in room 126 of the Acton Town Hall. Present and constituting a Quorum for the purpose of conducting business were regular members Nancy Tavernier, Bernice Baran, Dan Buckley, Corrina Roman-Kreuze, and Bob Van Meter.

Guests: Janet Adachi, Board of Selectmen; Pat Clifford, Finance Committee; Steven L. Gorning and Scott Dale, Avalon Bay Communities.

Nancy Tavernier, Chair, called the meeting to order at 7PM. Bernice Baran was appointed Clerk for the meeting.

I. The Minutes from the Meeting of July 18, 2013, were read and approved.

II. Financial Report The Year End Financial Report is now complete and is included in the Documents attached to these minutes. Members voted to approve it.

III. Updates

**Ellsworth Village:** The Selectmen discussed the Planning Board's decision on this matter and expressed concerns about the decision that was made for a low buy-out contribution. When a similar issue comes up in the future the Board will use the additional information provided by ACHC.

**Old High School Commons:** Things are going well.

**Franklin Place Audit:** The Report has been issued by the Auditor and will be sent to Mass Housing.

**Home Rule Petition:** The Petition has been filed as HR 3609 and has been sent to the Committee on Housing.

**Post Office Square:** The Developer is waiting for a response from DHCD.

IV. Old Business

**RHSO:** Staff is continuing to provide services.

V. New Business

**LIP Permits in Rental Complexes:** ACHC was informed that Parker St. Apartments is exploring being

provided with sewer service. The possibility of including affordable units in the plan was referred to ACHC for consideration. Ms. Tavernier and Ms. Cronin, Director, AHA, discussed this with the Property Manager. Rents at Parker St. are already low, and the change does not appear to be feasible at this time. The issue was left with the owners to make a decision about whether or not to pursue the restricted unit option.

**Supreme Court Ruling:** A recent US Supreme Court decision states that local governments have the burden of proving that there is an impact of a proposed development when assessing mitigation funds. This will result in more specific documentation of the harmful effects for future development.

**Potential Development of Avalon Bay Site:** Mr. Gorning and Mr. Dale presented their intention to develop Lot 4 of Avalon Bay. In 2004 a Special Permit was granted to allow the building of 380 apartments , 296 in Acton and 84 in Westford. In 2006 a second Special Permit allowed the development of 64 age restricted townhouse condos on Lot 4. Changing market conditions have resulted in the developer's current intention to eliminate the age restricted provision and instead build 64 two and three bedroom townhouse style apartments on Lot 4. After receiving preliminary feedback they will prepare a LIP proposal as a 40 B. The North Acton Treatment Plant will provide sewer services. Discussion from ACHC members focused on the traffic issues on 2A, and a suggestion to add some transportation resources to the proposal was recommended. On the whole Committee members were favorable to the plan. The developers will be meeting with Steve Ledoux and will return to the Committee with more specific plans.

**Budget Buddies:** A program to provide money management skills to women is being offered by the AHA and Acton Community Services.

The meeting was adjourned at 8:45. **The next ACHC meetings will be on September 19, 2013.**

**STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:**

Agenda, August 15, 2013

Minutes from July 18, 2013

Year End Financial Report - 2012-2013

Supreme Court Land Use Case - Summary from Steve Anderson - July, 2013

Budget Busters Workshop Announcement