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ACTON COMMUNITY HOUSING CORPORATION
Minutes Thursday, September 18, 2014 Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Thursday, September 18, 2014, 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, Jennifer Patenaude, and Lara Plaskon.

Guests: Developer Joe Maillet and his parents; Pat Clifford, Holly BenJoseph ,Design Review Board

Nancy Tavernier, Chair, called the meeting to order at 7:02PM. Lara Plaskon was appointed Clerk for the meeting.

I. The Minutes from the Meeting of 8/21/14 were read and approved.

II. Financial Report

Checking:

Starting balance - \$3,523.63

No transactions

Balance – \$3,523.63

Money Fund:

Starting Balance - \$247,595.28

Interest Earned - \$21.03

Balance - \$247,616.31

ACHC voted to accept the financial report. Jennifer and Nancy confirmed that they reviewed the monthly statements.

III. Updates

Resales – Drummer Road: Selectman approved on consent to designate the Acton Housing Authority as the buyer of a Parker Village unit; The P&S was signed today along with reservation form and deposit check; Still waiting for final approval from DHCD, but on target to close on or before 9/30

Housing Production Plan: Nancy will meet with Selectman on Monday, September 22 to update the production plan; Bob will prepare slides to be shown at the presentation; Hope to set a date for the opening kickoff of the plan following Nancy's meeting.

Blanchard Place Unit Resale: Four applications have already been filed for the 3-bedroom unit,

all from families; Decision will be made on a first come, first served basis; There will be an open house this weekend or next weekend, but the unit will probably be under agreement before then.

Regional Housing Services Office (RHSO): Lara is going to start working for RHSO about 10 hours per week starting on Monday, September 22nd. Town Counsel is deciding whether there is a conflict of interest for Lara also to remain an ACHC board member.

IV. Old Business

Resources and Action Plan: Nothing new with Steinberg; It's been determined that it is not feasible to put residential housing in Kelley's Corner near TD Bank; There is a possibility of a sale of property owned by Gordon Richards next to the train station, but it is probably a long way from being decided.

V. New Business

150 Powdermill Road: Developer Joe Maillet and his parents came to tonight's meeting to discuss a possible 40B development on a 68,000 square feet parcel of land that they own at 150 Powdermill Road right across from Wendy's on the Maynard line. The land is currently zoned for two houses, but they think a 40B would be a better use. There is 200 feet of wooded buffer behind the land where the units would be built. This would be the first 40B for the Maillets and they have just begun to investigate – they have had an engineer do some designs and soil testing. Their proposed development includes:

- Twelve 2-bedroom townhouse style units
- Units will be 1,400 square feet each
- There will be three affordable units.
- Market rate units would probably sell in the range of the mid to high 300's

Nancy advised the following next steps:

- Work on pro forma/financing to make sure the development is viable
- Meet with Design Review Board for friendly advice
- Get back in touch with ACHC with the next iteration of the project

Authorize Closing Cost Assistance for Blanchard: ACHC board voted to authorize Nancy and Jennifer to make a decision on a probable closing cost assistance grant application.

Proposed new zoning on payment in lieu of affordable units in Senior developments: ACHC voted to send a letter to the Planning Board in favor of the proposed payment in lieu plan whereby payment in lieu of an affordable unit would be calculated by subtracting the affordable price from the proposed market price.

Proposal for 456 Mass Ave: Developer Jack McBride is proposing a 12-unit development including a mixture of single family houses and duplexes.

Proposal for Martin Street: Developer Jeff Rhuda has several contiguous properties under agreement and is proposing a LIP with 60 townhouses or PCRC.

The meeting was adjourned at 8:00pm. The next ACHC meeting will be on October 2nd.

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, September 18, 2014

Minutes from August 21, 2014

Reservation Form for 5 Drummer Road

Letter from ACHC to the Board of Selectman re: Housing Production Plan

Amendment to Zoning Bylaw – Senior Housing re: payment in lieu calculation