

**ACTON COMMUNITY HOUSING CORPORATION**  
**Minutes Thursday, July 20, 2015 Room 126, Acton Town Hall**

Pursuant to notice given a Special Meeting of the Acton Community Housing Corporation (ACHC) was held on Thursday, July 20, 2015 at 7:30 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, Bob Van Meter, Bernice Baran, Jennifer Pantenaude, Lara Plaskon and associate member Dan Buckley.

Guests: Karina Milchman, Jennifer Raitt, Metropolitan Area Planning Council; a large number of Acton residents in attendance to comment and ask questions about the Housing Production Plan and proposed development at 34 Elm St., sign in sheet in ACHC files.

Nancy Tavernier, Chair, called the meeting to order at 7:30 PM. Lara Plaskon was appointed Clerk for the meeting.

#### I. New Business

##### Discussion and vote on Housing Production Plan

- MAPC introduced the plan.
- Bernice thanked MAPC for their work and the process.
- Bob commented on the value of the analysis of demographics, housing need, and housing burden.
- Upon request from Dan, the process for developing the HPP was reviewed – when the public information sessions were held; who attended; how they were advertised, etc.
- Comments/questions from guests:
  - Clarification about changing the zoning in R2 – this was a part of the Acton’s old HPP that was referenced in current HPP.
  - Comment that the proposed HPP is not representative of the majority of Acton because not many people in Acton participated in the public process.
  - Question about what parts of the plan require Town Meeting approval – it was clarified that anything related to zoning requires 2/3 majority vote at Town Meeting.
  - Comment unrelated to HPP – a guest voiced opposition to a proposed 40B project at 34 Elm Street.
- ACHC voted to recommend approval of the HPP.

##### Debriefing of Information Session for 34 Elm Street

Next Steps – Reminder that August 13<sup>th</sup> meeting is public.

Nancy informed everyone that the developer for 34 Elm is meeting with his consultants this week to decide if they want to proceed with LIP process or switch to MassHousing. Nancy explained the difference between LIP and MassHousing routes.

II. Attendance at Board of Selectmen meeting at 8pm for presentation by MAPC of Housing Production Plan to Selectmen and Planning Board.

The meeting was adjourned at 8pm to allow ACHC members to attend the Board of Selectman meeting. **The next ACHC meeting will be on August 13<sup>th</sup>.**

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

Agenda, July 20, 2015

ACHC statement on proposed 40B at 34 Elm St.

40B density chart for Acton

Draft Housing Production Plan

Email from abutter Deke Schultze

Sign in sheet of attendees