

ACTON COMMUNITY HOUSING CORPORATION
Minutes Thursday, January 11, 2016 Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Thursday, January 11, 2016, 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, Bernice Baran, Jennifer Patenaude, Lara Plaskon, Bob Van Meter, and Dan Buckley, Associate Member.

Guests: Janet Adachi, Board of Selectmen; Holly Ben Joseph, Design Review Board; Pat Clifford; Ed Flannery and Joe Levine, High St. Development; Michaela Moran, Anne Forbes, Faulkner House Project

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

I. The Minutes from the Meeting of 12/14, 2015 were read and approved.

II. Financial Report

Jennifer Patenaude presented the Monthly and Year End report.

Balances as of 12/30/15 are as follows:

Checking - \$4,457.10

Money Fund - \$202,946.05

CD - \$5,466.51

Current Equity and Liabilities: \$212,869

Ms. Patenaude and Ms. Tavernier confirmed that they had reviewed the Statements. ACHC voted to accept the Reports.

III. Old Business

Regional Housing Services – Acton is not using its full allotment of hours; however remaining hours will be rolled over.

8 High St. - The 90 day resale period for marketing has ended without an eligible buyer.

Housing Production Plan – There will be a zoning article at Town Meeting that will allow more flexibility for allowing accessory apartments to be approved by right with no need for a special permit. This was one of the downsizing options proposed in the Housing Production Plan.

There is no new action on proposed developments at Elm St. or Powder Mill.

IV. New Business

The Annual Report was reviewed and approved for submission.

V. Developer Interest

248 High St. Joe Levine presented the proposal for property which is currently under agreement. The site is 1 ½ acres; 8 individual homes are planned with two as affordable. They are two floor, three bedrooms, of 2,200 square feet and will include a basement, garage, and attic. The design is similar to Davis Place with single family homes rather than attached units. There will be a Homeowners' Association. There is sewer availability. This will be a LIP application. General approval for the project was expressed with some questions about size and energy efficiency. Ms. Tavernier will assist in scheduling a Department Heads meeting. A Public Information Meeting will be held on February 11th. A review by the Design Review Committee will be scheduled.

Iron Works Farm. Michaela Moran, Trustee, presented the Plan. In 1703 the Faulkner Homestead was created on a parcel of 40 acres on High and Main Streets. There is a small fund for maintaining the property. This is supplemented by a grant from the Ma Project Preservation fund which has endorsed the Trustees recent plan to provide a space to build a second apartment. This will be attached to the present apartment, or will replace it, which is currently occupied. The new apartment will be affordable, sustainable, and handicapped accessible. The rest of the property will remain intact for now. Once plans are more fully formulated, CPA funds will be sought. ACHC expressed positive interest, raising questions including whether the present apartment can be made affordable. The Committee can assist regarding planning and regulatory activity. Suggestions included the need for an architect to make the Plan more specific.

The meeting was adjourned at 8:45pm. **The next ACHC meeting will be on February 8th.**

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, June 11, 2015

Minutes from December 14, 2015

Financial Reports of June 30 and December 31, 2015

Invitation to Public Information Meeting, High St. Property with Documents Pertaining to the Proposal

Annual Report, 2015