

ACTON COMMUNITY HOUSING CORPORATION
Minutes Monday, February 22, 2016 Room 121, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Monday, February 22, 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, Bob Van Meter, Jennifer Pantenaude, Bernice Baran, and Lara Plaskon and associate members Dan Buckley and Corrina Roman-Kreuze.

Guests: Several abutters and other Acton residents concerned about the 248 High Street 40B development. They included:

- Colin Bell - 9 Dunham
- Rick Bierwagen - 6 Dunham
- John Pacheco - 11 Dunham
- Joe Will - 44 Quaboag
- Ruth Thatcher - 124 Prospect
- Fran Arsenault – 7 Mohegan

Nancy Tavernier, Chair, called the meeting to order at 7:33 PM. Lara Plaskon was appointed Clerk for the meeting.

I. The **Minutes** from the Meeting of 1/11/16 were read and approved.

II. Financial Report

Final Audit Report – Town auditor reported that everything is in order. ACHC voted to approve the report.

Monthly Report – The only money going out was the closing cost assistance approved for Babayev – the new owner at the Meadows.

Checking:

Starting balance – \$4,457.10

Withdrawals - \$2,500.00 – closing cost assistance

Balance – \$1,957.10

Money Fund:

Starting Balance – \$202,946.05

Interest Earned January - \$25.78

Balance - \$202,971.83

ACHC voted to approve the monthly financial report.

III. Updates

Morrison Farmhouse RFP – After much Town Counsel work went into preparing an RFP to renovate and sell the Morrison Farmhouse to an affordable homeowner, the Engineering Department created a small parcel for the new owner that would leave the vast majority of the farm as public land. However, the Morrison Farm Committee met and voted to recommend to the Selectmen to demolish the Morrison Farmhouse. The Selectmen pulled the needed warrant articles from this year’s Town Meeting and will take up the issue at a later date.

Regional Housing Services Office –

- Lara reported that she has been working on Phase 2 of the RSHO website – will be live soon.

CPA Study Committee – Corrina (who has been sitting on the CPA Study Committee) reported the following:

- Committee voted not to recommend blended funding
- Committee voted not to recommend changing the percentages – voted to keep 10% affordable housing, 10% historic, 10% open space, and the rest uncommitted
- Committee voted to recommend increasing the surcharge from 1.5% to 3%

CPA Proposal – Nancy reported on our CPA proposal – ACHC’s request was cut in half to \$30,000, and the CPC Committee decided to fund RSHO one year at a time instead of two at a time.

IV. Old Business

Discussion on Proposed Housing Developments – potential for six 40B’s this year. This could get the Town to the 42 units needed to get to our annual HPP goal. If units were certified by DHCD, this would give the Town safe harbor for one year.

- 12 Powder Mill – Department head meeting happened a couple of weeks ago and this proposal was discussed.
 - Abutter meeting deemed not necessary because there are no residential abutters, all commercial
 - 12 townhouse units – 2 buildings of 5 units each and one duplex building. Two bedroom units, one car garage, two and a half baths, attic and basement space, and backyard patio for each home.
 - 3 affordable homes (25% of total).
 - Concerns – no sidewalk on Powder Mill, setbacks, questionable marketing in a commercial area
 - Pros – attractive layout, small efficient units with market prices under \$400K.
 - ACHC voted to recommend this 40B to the BOS. This is a MassHousing proposal.
 - See 40B evaluation document included in Statement of Documents Presented at this Meeting for additional details.

- 248 High Street – also discussed at Department Head meeting a couple of weeks ago – were not any major concerns among the department heads.
 - David Honn from Design Review Board attended Department Head meeting. He raised the issue that the home is on the Cultural Resource List. Historical Commission gave the home a 12-month demolition delay that expires in Sept. 2016.
 - Abutter meeting with 20 people took place. Nancy and Bernice attended. It was a constructive conversation.
 - LIP proposal for 8 single family homes – market units 2,100 square feet, affordable units will have 1,750 square feet. All units will have 3 bedrooms, 2 ½ baths.
 - Concerns – traffic, density, screening, layout of site. Abutter in attendance at ACHC meeting expressed concerns about density. Abutters and ACHC members then had a lengthy discussion regarding density and economics of the development.
 - Market price will be \$590K, Affordable units will be \$198,500.
 - ACHC voted to recommend this 40B to the BOS and authorized the Chair to sign the LIP application. This is a DHCD LIP proposal.
 - See 40B evaluation document included in Statement of Documents Presented at this Meeting for additional details. **Recommendations**
- Nancy will send letter to BOS to let them know about ACHC votes.

Resale on 8 High Street – The buyer had an inspection and mold was found in the attic and there is no dryer vent. Condo association will hopefully cover the cost of mold remediation. ACHC Capital Improvement may help if necessary for the dryer vent.

V. New Business

Developer Interest –

- Discussion at next meeting from developer of a new proposed 40B on Martin Street.
- RHSO and Nancy will set up a meeting with the Town's new Land Use Director and Planning staff to discuss how to handle all 6 of these upcoming 40B's. ACHC will create forms to evaluate 40B's.
- Nancy will talk to Janet about the BOS' expectation for Committees when we get emails from residents with questions/concerns about proposed 40B's.

Review process – RHSO – RHSO will help ACHC manage the review process of all of the proposed 40B's.

Zoning Proposal Support – Nancy drafted and will send a letter to Planning Board in support of the Accessory Apartments Zoning Amendment.

The meeting was adjourned at 9:10pm. **The next ACHC meeting will be on March 21st, 2016.**

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, February 22, 2016

Minutes from January 11, 2016

Morrison Farm map

RHSO FY '17 Budget Proposal

Summary of Department Head Meeting for both 248 High Street and 12 Powdermill Rd.

Summary of Public Information Session for 248 High Street

ACHC 40B Evaluation – Powder Mill Crescent

Artist Rendering of Powder Mill Crescent

ACHC 40B Evaluation of 248 High Street

Site Plan for 248 High Street

Project Feasibility for 248 High Street

Photos of Davis Place

Memo to Planning Board from ACHC re: Support Accessory Apartments zoning amendment