

ACTON COMMUNITY HOUSING CORPORATION
Minutes Monday, July 18, 2016 Room 121, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Monday, July 18, 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 , Lara Plaskon and associate member Corrina Roman-Kreuze.

Guests: Janet Adachi, BOS; Anne Forbes, Terra Friedrichs

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

I. The **Minutes** from the Meeting of 5/16/16 were read and approved.

II. Financial Report

Monthly Report – as of 6/30/16

\$4,089.13 – Checking

\$191,154.07 – Savings

\$150,000 transferred to AHA for Jennifer Path purchase

ACHC voted to approve financial report.

III. Updates

Regional Housing Services Office –

- ACHC used 17 fewer hours than allotted for the fiscal year that just ended. We will get a credit for next year
- RHSO is hiring a new staff person. Things are still being finalized, but should be able to announce details soon.

Resale Harris Village to Acton Housing Authority – Will be closing this week after a holdup last week due to undischarged mortgages by the original developer; ACHC will contribute \$152,140 and AHA will contribute \$16,998 (see attached document).

Post Office Crossing – Property has been cleared and it looks like construction is about to begin.

IV. Old Business

Discussion on Proposed Housing Developments –

- **Martin Street** – Nancy prepared comments (attached); 2 outstanding questions about the development – how group homes will be managed and whether DDS will support two 4-bed group homes that are side by side. Other questions may arise with site visit.

ZBA hearing July 19 discussion - Hearing on 248 High Street will be tomorrow evening – letter of support from ACHC is attached; MHC and DHCD all agree that if there is to be a historical review, it would happen in conjunction with a MEPA review (if such a review is deemed necessary) after the Comp Permit is issued; So far, the comments coming in have been mostly supportive or neutral.

MHC and DHCD comments – Memos/emails attached explaining their roles.

Inquiries from developers – Two new potential 40B's

- 1) 446 Mass Ave (next to Lalli Terrace) – Nancy met with Steve Steinberg today re: his plans for this property. He would like to do 40B ownership – Nancy said the townhouse model is preferred and showed him the Powder Mill Road proposal. Steve Steinberg will have some preliminary engineering done and he will follow up with us in about a month.
- 2) Rumor that there may be a major rental project in the works at Nagog Park.
- 3) Powder Mill not happening; no new information on Elm Street or School Street.

Morrison Farm comments – Memo (attached) from Peter Berry – the BOS is seeking comments from Town Boards and Committees on what to do with Morrison Farmhouse following recommendation from Morrison Farm Committee to demolish the farmhouse. ACHC and two members of the public in attendance had a discussion about whether the ACHC still supports the position stated in the January 2016 memo (attached). ACHC agreed that we continue to believe that the Morrison Farmhouse is ideal for renovation and conversion to a deed-restricted affordable homeownership unit.

V. New Business

River Street Lazaro property – The owner is interested in selling and the Town would like to buy it and use 1/3 for a park, 1/3 for historic preservation, and 1/3 for senior affordable rentals (12 units); This may come up at special Town Meeting in the fall and ACHC may want to consider contributing some funds to the project.

MHP Technical support for 40B's and ZBA – MHP is providing the funding and consultant will be on call to advise us on all of our 40B's; 40B training for the ZBA is taking place tomorrow.

Committee member activities update – Bob volunteered to join the Kelley's Corner Committee.

HPP Implementation plans – There was an impressive presentation at the MHP Housing Institute in June (attended by Nancy and Lara) about the intersection of economic development and housing development; The Planning Department has begun a conversation with Susan

Conley at MHP to organize a forum in Acton – would be in keeping with one of the strategies in the HPP.

The meeting was adjourned at 8:28pm. **The next ACHC meeting will be on August 22, 2016.**

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, July 18, 2016

Minutes from May 16, 2016

List of Jennifer Path Expenses

Memo to Planning Department from Nancy on behalf of ACHC re: Martin Street 40B project

Letter from Nancy to Board of Appeals with ACHC's recommendation of 40B project, Adeline Way

Email from Christopher Skelly of the MA Historical Commission to clarify issues re: historical properties and 40B

Email from Alana Murphy of DHCD to Kristen Guichard of the Acton Planning Dept. to clarify DHCD role in LIP projects

Chart of 40B's in Acton in the pipeline for 2016

Email from Peter Berry (BOS) soliciting comments from all Acton Boards and Committees on Morrison Farmhouse

January 22nd memo from Nancy to BOS containing ACHC's recommendation for Morrison Farmhouse

HPP Implementation Plan