

ACTON COMMUNITY HOUSING CORPORATION
Minutes, Monday, July 16, 2018, Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on, 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, Laura Plaskon, Bob Van Meter, and Associate Member Corinna Roman – Kreuze, who was named a voting member for this meeting.

Guests: Scott Dale and Michaela DiSantis representing Avalon Acton expansion
Also Ruth Thatcher, Amy Schlegel, Tom Standish

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

I. MINUTES The Minutes of the meeting on June 19, were read and approved.

II. FINANCIAL REPORT- Ms. Patenaude, Treasurer, was absent so there was no Financial Report.

III. UPDATES

Regional Housing Services –Ms. Plaskon reported about ongoing work to finalize the lottery process for Martin St.

Cherry Ridge – The Selectmen's agenda for tonight includes voting to convey the property on 4 Cherry Ridge to Mark Starr for his proposal to build a unit for a disabled veteran.

670 Mass Ave. –Notice of intent to foreclose, auction on Sept. 7. The bank and the town need to negotiate the payment to the town issue.

IV. DEVELOPMENTS

184 Main St. – The next Board of Appeals meeting is scheduled for July 19.

446 Mass Av - The next Board of Appeals hearing is scheduled for July 23.

Powder Mill – New administrative staff in Maynard are reconsidering the Proposal more favorably.

Piper Lane – The developers have not yet met with Department Heads.

AVALON BAY – Scott Dale and Michaela DiSantis presented the Proposal for the Avalon Bay expansion. The development has at present a total of 380 apartments in Acton and Westford.

This was permitted in 2005 as a 40B project. The new Proposal is for 86 rental apartments in thirteen buildings. These will include 28 one bedroom 49 two bedroom, and the remainder three bedroom apartments. Each unit will have a separate front door; 72 will have garages; some small units will have lofts. There will be 2+ parking spaces for each apartment, and there will be outdoor amenities, including an area for recreation and gatherings. Projected market rates for apartments will range between \$1,900 and \$3,200 per month. The current 40B Permit will require modification for the project to go forward.

ACHC members were highly favorable to the Proposal with suggestions for improvements for pedestrian paths and additional environmental considerations. Next steps involve meetings with Departments, endorsements from the Board of Selectmen and DHCD, and final approval by the Board of Appeals.

V. OLD BUSINESS The Community Engagement Initiative Program with CHAPA continues to meet monthly.

VI. NEW BUSINESS

ACHC will host a Housing Forum to be held on July 24 at Town Hall.

CPA Fund Ideas – ACHC will discuss new proposals for 2018-2019 at the next meeting.

Accessory Units – There is consideration of a Zoning Proposal to revise the zoning for detached dwelling units.

The meeting was adjourned at 8:45PM. The next meeting is scheduled for August 20, 2018.

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda for meeting of July 16, 2018

Minutes of June 18, 2018

Chart of 40Bs on Pipeline for 2018

Present and Proposed Zoning Bylaws

Map of 40B Housing in Acton prepared by Planning Department