

ACTON COMMUNITY HOUSING CORPORATION
Minutes Monday, January 23, 2017 Room 121, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Monday, January 23, 2017 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, Bob Van Meter, Jennifer Patenaude , Lara Plaskon, and associate member Dan Buckley

Guests: Lou Levine, Vinnie Cuttone

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 11/14/16 were read and approved.

II. Financial Report

There were no transactions other than interest earned during November and December. Jennifer requested up to \$300 to upgrade Quickbooks – ACHC voted to approve the expense.

Monthly Report – as of 12/31/16

\$1,570.63 – Checking

\$191,282.59 – Savings

III. Updates

High St. development – Two houses have been framed and additional construction is underway.

Regional Housing Services Office –

- The new budget for next year – 320 hours – down from 350 to reflect actual usage.
- 3rd notice requesting annual owner self-declarations were sent out with a letter from Nancy. There are just a few households who haven't sent them back.

Resale Lalli Terrace – The P&S is still being negotiated. Some minor issues came up during the inspection and the buyers are still negotiating to get a credit from the seller for repairs. Deadline to come to agreement and sign the P&S is Friday, 1/27/17.

Martin St. hearing – Happened this past Thursday at 11am; Couple of comments from people with concerns about historical properties; Hearing is continued to next Monday, 1/30 – Lara will attend. ACHC memo will be reviewed during hearing.

Nancy met with Mark to pick locations of the affordable units. 2 of the units will be duplex – the others will be single family homes. Percentage ownership will be based on square footage, but the monthly fee will be small just to cover roads and landscape of main areas.

IV. Old Business

Gabriel Lane – still working on repairs to one of the affordable units.

Previously discussed development proposals – Mark Gallagher contacted Nancy to let her know that they are coming back to the Elm Street project – they have re-done the plan without the group home.

CPA request – Nancy presented in December – \$60,000 request.

V. New Business

184 Main Street – new person looking at the house – she is considering renovating and adding additional units.

Cherry Ridge Rd. soil testing – was supposed to happen tomorrow, but will be postponed due to weather; ACHC voted to approve up to \$3,000 to fund the testing (it is unlikely that it will cost this much). Town Meeting needs to vote to dispose of the property.

New Developer Interest – Vinnie Cuttone (owner) and Lou Levine (lawyer for the developer) came to present plans for a new development – Powder Mill Place

- The development will consist of 244 rental units in 3, 4, and 5 story buildings on a 9.6 acre piece of property.
- The development is partially in Acton and partially in Maynard.
- 2 historical houses on the Maynard side – one will be moved, and they will both be preserved.
- The development will connect to Maynard sewer
- 231 units will be adaptable; 13 will be built as handicapped; total of 420 bedrooms. 446 parking spaces.
- 1 bd units will be 868 sq feet with a 59 sq ft balcony; 1 bd + den will be 981 sq ft with a 66 sq ft balcony; 2 bd, 2 bath units will be 1202 sq ft with a 59 sq ft balcony; 3 bd will be 1,480 sq ft
- 202 units in Acton – 63 1-bed, 26 1-bed +den, 84 2-bed, 28 3-bed
- 42 units in Maynard -15 1-bed; 20 2-bed; 7 3-bed
- All units will have washers/dryers
- Much work has already been done in terms of engineering, drainage analysis, etc. Waterfront recreation area planned. They will conform to the Rivers Act – will not ask for waivers on this issue.
- Challenges – Address of development; school assignment; Affordable units may float from town to town.

- Timing – next step is department head meeting; then public meeting (though there are basically no residential abutters). Intention to prepare a LIP application in the next month.

The meeting was adjourned at 8:45pm. **The next ACHC meeting will be on February 27, 2017.**

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, January 23, 2017

Minutes from November 14, 2016

Letter from ACHC to ZBA re: Comments on proposed Martin St. 40B

Chart of 40B's in the Pipeline for 2016

Draft plans for Powder Mill Place