

Sept. 26, 2006
Affordable Housing Committee Meeting

Present: Mike Colaneri, Catherine DeVito, Glenn Hearn, Caroline Locke, Ernie Mendenhall and Vickie Thurber

Absent with Regrets: Tom Roan, Eric Whitman and Mark Yale

Also Present: Rhonda Conley

Ernie made a motion to accept the minutes of 9/12/06 as written.

VOTE 4 YES 2 ABSTAIN

Correspondence: Mike presented a sample application from Habitat for Humanity that he asks be placed in the files. He asks Rhonda to compare it to the AHC application and see if any additions need made to our application.

Mike said the Space Needs Capital Improvement Committee is now assessing what the town owns and how it should be used. He recommended that the Old Courthouse Rd property be used as affordable housing. Caroline stated that the Park and Recreation Committee had put in an application to the Community Preservation Act Committee (CPAC) to do renovations on the building. It is an eligibility application right now. There was a discussion about the building with the committee asking Caroline to wait until the Space Needs Committee has finished their assessment.

Accessory Apartment: Ernie said he had no report at present.

CPAC: Caroline reported the committee meets tomorrow to vote on eligibility applications. There was a discussion about who can apply for CPA funds. Caroline stated that private owners could apply for home renovations in an historic district or to build an affordable guest house. The list is not limited per say.

Deep Bottom Pond: Mike talked to the pavers about getting started. Kent talked to Decca about getting rid of the dirt piled on the first lot. The dirt is the excess from the home building. Mike said Kent feels the dirt should be moved to help with the road construction and water drainage problem. Catherine made a motion, seconded by Caroline *to approve of the spending of up to \$500.00 from the Affordable Housing to do the excavation work but if the cost is higher Mike must return to the committee for approval.* VOTE 6 YES

Affordable Home Rental: Caroline stated that she was approached by Erin Leighton dealing with renting her new affordable home. She is having a hard time meeting her payments and wants to rent the home for higher than the affordable rent price. The committee all agreed that no exception could be made in her case.

Land Bank: Mike reported that the Land Bank is pursuing properties that may lead to a partnership with the AHC or other affordable housing organizations within the town.

Planning Board: Mike read the minutes of the 8/26 and 9/11 meetings of the Planning Board dealing with a Form A Plan (see attached). Mike led a discussion about subdivisions. Vickie made a motion, seconded by Catherine, *to send a note to the Planning Board about a subdivision of 5 lots and the attaining of an affordable lot. In the letter, asking the Planning Board to explain Form A details and possibly suggesting the zoning by-law needs tweaking. No vote was taken.*

Trust Fund: Caroline has not met with town counsel or treasurer. The remaining funds in the Warrant Article Resident Homesite Fund is \$13,731.15 while the AH Trust Fund holds \$100,927.88.

Michaels Way Paving: Ernie made a motion, seconded by Catherine, *to use monies from the AH Trust Fund to pay for the Michaels Way paving.*

VOTE 6 YES

Rhonda will post a AH Trust Fund Committee meeting for Oct. 10, 2006 at the AHC normal meeting.

Waldron Bottom: Mike spoke to Simone at the Planning Board about the Beal house and dividing off a 1-acre lot with a house already on it for affordable housing. She believes the Planning Board would approve of this as long as it is assessed and given to an affordable recipient.

Great Plains: There was a brief discussion about the lots in the development. Caroline stated that several of the residents are not thrilled with having more affordable homes in the development.

Adjourned at 8:55 p.m.

Notice

The next meeting will be Oct. 10, 2006 in the Howes House at 7:30 P.M.

Respectfully submitted by Rhonda Conley