

June 12, 2007
AHC Meeting

Present: Mike Colaneri, Catherine DeVito, Glenn Hearn, Ernie Mendenhall, Vickie Thurber, Eric Whitman and Mark Yale

Absent with Regrets: Caroline Locke

Also Present: Rhonda Conley

Glenn motioned, seconded by Eric, to accept the minutes of 5/22/07 with spelling corrections.

Rhonda reported there has been no response to the request for a new AHC member.

Correspondence

Rhonda passed out the new median income tables.

Rhonda reported that the DCRHA is sending out the new affidavit material to accessory apartment owners.

Sylva accessory apartment: Mike read an e-mail from Caroline pertaining to the Sylva accessory apartment application (see attached). Eric stated that the ZBA would be reviewing the application at the May 27th meeting. He stated that the ZBA is sorting out whether the 3 affordable lots created at the time of the subdivision development are held to the subdivision conditions. There was a lengthy discussion about this issue as well as whether affordable housing recipients should be allowed to build accessory apartments on their properties. After this discussion it was decided that the AHC really has no say in the Sylva issue and it is the ZBA's decision to make.

Great Plains Update: Glenn stated that Bob Julier indicated that if the Sylva special permit goes through all bets are off the table for access to the new affordable lots. It was remarked that the AHC does not have any authority over special permits. The Stoney Hill Road Ass. met over Memorial Day weekend but Glenn did not have a report on the results of the meeting. Catherine said she knew someone in the development and would try to get information from him or her for the next meeting. Glenn does not believe the access fee was brought up for discussion at the Ass. Meeting. All were in agreement that the access issue needs to be settled before further monies are spent with the exception of having the lots surveyed. Glenn stated that he has sent documents dealing with the development to town counsel for review on road access to see if the town actually needs the association's permission.

Glenn got a survey estimate from Provost for \$4,800. Provost also said it would be 3-6 months before they could start the project. *Catherine made a motion, seconded by Mark, to spend \$4800 on surveying.* **VOTE 7 YES 0 NO**

Rhonda stated that after reviewing the funds available to the committee that the Trust Fund Committee would have to meet to appropriate funds as the committee's warrant fund did not have enough in it to cover the survey cost. Mike asked her to post a meeting for this purpose but no date was set.

Refinance Letter: Rhonda represented the refinance letter for review. There was one addition to the letter. Rhonda will bring the letter back for review.

Foreclosure: Mike would like to have a discussion with the various lending institutes in the fall to discuss foreclosure issues. He would also like to talk to town counsel at a later date about how the AHC can forestall a foreclosure. There was a discussion about carrying the mortgage if possible, changing the covenant, buying the property, and creating a reserve for these purposes. Mike will talk to Bruce about the reserve possibilities.

Courthouse Rd. Property: Glenn stated that the selectmen are waiting to hear from the Park and Recreation Dept. as to whether they still need to use the property. He also stated that the Highway Department would like the building for storage. Mike suggested that the AHC freshen the previous letter to the selectmen from the committee and resubmit it to the selectmen stating the AHC's interest in the property.

Lambert's Cove Triangle: Mike asked that the committee save this till fall to discuss.
Firehouse (WT-Edg Rd.): Glenn mentioned 5 acres the town owns near the Firehouse. This was also put off till a later meeting.
The committee did talk about the sale of town land verses keeping it in town possession. Some members feeling that the tax revenues created by selling to private individuals would be a good thing with others feeling the town should hold onto the land for future town development.

House Size Limits: Mike brought up the idea of possibly limiting the affordable houses' sizes. Ernie suggested that may be an architectural review would work. Mike asked the members to think about this and be ready to have a discussion in the fall.

Summer Meetings: Mike asked if the committee would like to suspend meetings until Sept., 2007 with the option to have one if an issue arose. All members agreed to this arrangement.

Adjourned at 8:45p.m.

Next meeting will be held Sept. 11, 2007 at 7:30p.m. in the Howes House.

Respectfully submitted by Rhonda Conley