

March 10, 2009
AHC Meeting

Present: Mike Colaneri, Glenn Hearn, Ernie Mendenhall, JoAnne Scott and Vickie Thurber

Absent with Regrets: Catherine DeVito

Also Present: Rhonda Conley

Invoices: Rhonda presented legal fees involving Stoney Hill Project (\$3,157.50) and Jampel Project (\$852.00). After reviewing the fees Rhonda found the Stoney Hill expenses had to do with the easement agreements and S-petitions while the Jampel's had to do with the bylaw change. These expenses were approved.

Glenn made a motion, seconded by Vickie, to accept the 2/10 and 2/17 minutes as written. VOTE 4 YES 1 ABSENT

Jampel Project: Mike stated he had spoke to Michael Jampel about the accumulated legal fees the AHC has incurred due to Jampel's project. Jampel understood that the AHC would be sending him the invoices for reimbursement stated Mike. Mike asked Rhonda to gather the invoices and totals to forward to Jampel.

Rhonda stated that the Rappaport letter and Planning Board memo had been sent as requested pertaining to the Jampel Project (see attached).

Affordable Housing Bylaw: Rhonda gave the members a copy of the new affordable housing zoning bylaw proposed by the Planning Board. It was noted that AHC was not involved in the process. There was a short discussion about the bylaw with the committee deciding to discuss further if need be at the next meeting. Mike did ask Rhonda to speak to David Vigneault (DCRHA) and Simone (Planning Board) about the bylaw and implications.

Stoney Hill Project: Glenn presented the draft RFP for the one lot (93) for discussion. He stated that Habitat for Humanity bulked at the \$40,000.00 price and would not be moving the MV Savings Bank house. The house will now be moved by whoever wins the RFP according to Glenn.

Glenn does not have a signed easement agreement yet.

Glenn does not have the septic plan as of yet.

Various points of the RFP were discussed. Vickie brought up that under Development Tasks there was no stipulation as to the cost being divided 3 ways for the road construction. The electric issue was another point that Ernie thought should be handled as one issue for all 3 lots instead of by lot. Mike gave Glenn a contact at NStar to discuss the electricity issue. As for the wells, Glenn thought this might be something the AHC would like to do for all 3 lots, drilling that is.

The other issues involved in the RFP include the procurement process, bidding and advertising, review of applications, etc. Glenn stated Jen Rand, Town Executive Secretary, will be the procurement officer for the project. The committee will be the bid reviewer.

Glenn also stated there will be a ground lease on the property as well. He wishes to use Island Housing Trust's (IHT) ground lease plan and ask Rhonda to doctor it for AHC's use.

Discussion about the RFP going out without access was brought up again by Joanne. Mike stressed to Glenn that access needs to be settled. Glenn feels that addendums to the RFP can be added if need be but he will speak to town counsel and Jen before going forward with posting RFP.

Appraisal of the land also needs to be done according to Glenn. Mike stated that Kristine at the Assessors Office is a certified appraiser. Glenn will follow up on this matter.

There was some further discussion about the RFP for this one lot and an RFP for the other 2 lots. Some members were not sure why there had to be 2 RFPs when it appears that this first RFP is not going to be issued before town meeting. Since this first RFP is under way it will proceed but the RFP for the other 2 lots will be handled by Bailey Boyd with whom the AHC already has a signed contract with for \$2500.00. Mike asked Rhonda to contact Bailey Boyd and tell them what is going on.

Glenn stated that even if the lots agreed to put in conservation are voted yes at town meeting access is not a sure bet. He said the subdivision members will not vote on access until after the town vote on conservation.

Glenn stated that Habitat for Humanity wishes to attend the next meeting. Rhonda will contact them and tell them when it is.

Adjourned at 8P.M.

The next meeting will be March 24, 2009 at 7:30P.M. in the Howes House.

Personnel Classification Study will be presented Wed. Mar. 25, 2009 at 11:00A.M. in the Public Safety Building. You can contact the personnel board for further info.

Respectfully submitted by Rhonda Conley