

Affordable Housing Trust

March 26, 2015

Meeting Minutes

Members present: Robert J. Barrell, Marc Frieden, John Hadley, Anna Mary Kraemer and Patricia Halpin

Also present: Dave Femia, Dick Heaton and Dan Hill

Chairperson Halpin called meeting to order at 6:02 p.m

The request for proposals for the Community Housing Specialist is being revised to reflect the present needs of the Trust. Mr. Gaumond Jr. is editing the proposal. The one year contract per town meeting vote must not exceed \$20,000.00.

Mr. Heaton reported that Mr. Bobrowski is unable to work concurrently with the Trust as he is representing the abutters of the 40B at 94 North Main Street.

Attorney Hill is present at the request of the Trust to discuss a review of the provisions of the Sewer Fee Agreement for the 40B at 94 North Main Street. Mr. Hill has a strong and successful background resolving and defending towns with 40B difficulties. Mr Heaton provided background information and concerns of the Trust. Mr. Hill provided a cursory review of the Agreement without conclusion, however, he recommended that the town not sign this Agreement. Mr Hill estimated that a thoughtful critique of the Agreement demands ten hours to digest the context of the proposed obligations of the town outlined in the Agreement.

Mr. Hadley moved to initially approve ten hours of Mr. Hill's time to examine the Agreement and a report back to the Trust in thirty days. This motion was seconded by Mr. Frieden and approved by all.

Chairperson, Ms. Halpin, with the approval of Trust members instructed Mr. Heaton to obtain from the town departments and boards all files pertinent to 94 North Main Street and to forward same to Mr. Hill.

Mr. Heaton continues to investigate the issues at the 40B at Afra Terrace. In addition to the lack of as-built drawings three affordable units remain unsold, the condo docs are unapproved by the town, some units are not assessed properly and an affordable unit is being rented in violation of the deed rider. The Trust shall offer Mr. Heaton's services to the ZBA in an effort to find remedies these infractions.

The next scheduled meeting May 5, 2015 at 6 p.m.

Mr. Hadley moved to adjour the meeting at 7:45 p.m. This motion was seconded by Mr. Barrell and approved by all.

Respectfully submitted,

Robert J. Barrell