

Affordable Housing Trust

May 5, 2015

Meeting Minutes

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

Also present: Brenda Bowman, Marsha Cains, Dave Femia, Dick Heaton, Dan Hill and Anita Sullivan

Chairperson Halpin called meeting to order at 6:01 p.m

Mr. Hill provided some insights regarding the proposed Sewer Agreement for the Oakdale 40B development. The Agreement appears to be favorable to the developer. The Sewer Agreement has some irregularity as to the correct signatory for the developer. While this is not a great problem nonetheless this must be corrected. At present the 2008 Housing Appeals Committee[HAC] decision stands. The Town is obligated to make required sewer and water infrastructure improvements. The 2008 HAC decision laid out the sewer fees. The Town has to decide if it wishes to seek relief from this decision. It appears that the Town has three avenues of recourse. First, to hire an engineer to check the plans. The previous peer review may be incomplete. Second, seek relief from the HAC decision, that is, attempt to invalidate the 2008 decision. Third, the Town may open a discussion with the developer to seek an alternative development. Each method is costly and results are uncertain. Mr. Hill estimated that the cost to open the 2008 decision would be between \$50,000 and \$100,000. Trust members suggested that Mr. Hill meet with the Board of Selectmen to discuss options.

Mr. Heaton, the Community Housing Specialists, reported that he attended the ZBA meeting of April 30, 2015 and advised the ZBA that Afra Terrace is "substantially complete." Mr. Heaton outlined several open issues. The following are the open issues:

1. three affordable units are unsold.
2. several units incorrectly assessed
3. rental of affordable units is prohibited
4. ConCom needs to review Asbuilt plans
5. condo docs must be reviewed by the Town
6. cost certification has not been completed

Mr. Heaton concluded his report stating he offered to assist the ZBA to explore solutions to outstanding issues regarding the 40B development at 94 North Main Street.

The Housing Authority members are present to discuss the letter recieved on April 21, 2015 from the Department of Housing and Urban Development outlining the conditions of the transfer of housing authority land to the Town. The surplus land to be transfered must be surveyed before being accepted by the Town and accepted at town meeting. The Trust is grafeful for the continued cooperation of the Housing Authority.

Mr. Heaton prepared an estimated timeline and budget for approval to build community housing.

The next scheduled meeting is June 9, 2015.

Meeting adjoured at 8:10 p. m. on a motion by Mr. Hadley and seconded by Mr. Barrell. This motion was unanimously approved.

Respectly submitted,

Robert. J. Barrell