

AHA 12/06/16

AFFORDABLE HOUSING COMMITTEE MINUTES

Mtg. called to order at 11:00 AM

Members Present: Carol Bacon, Alan Chaney, Jon Hughes, Dana Metzler, Brian O'Donnell

Others: Tracey Hutton, Town Admin.

Lynne Sweet, LSD

1. Lynne Sweet update re new (Federal) administration: proposed Federal cut may affect available grant money (HUD does the tax credit program) which may affect investors' enthusiasm -- depends on when program cuts take effect.
2. Discussion of LSD's review of proposed MUD RFP
  - A. Age limit (55 or 62): Agreed on 62 (for head of household) plus a few for younger handicapped  
Alan: There should be a few 2-bedroom apartments; agreed on 4
  - B. Number of developers? Need a master developer who may sub out  
For the 3 parts (duplexes, apartments, commercial building)
  - C. Conceptual plans: need to include more "wish list" items
  - D. Cistern required? Fire chief says yes.  
Dana: How about using town water to fill cistern AND supply the project?  
(10 points for Dana's House, Slytherin!) We should check with Hancock.  
We need to get water issues settled BEFORE we go out to bid. Could we  
Use the existing 6' line in Rte 113 in Dana's scheme?
3. Other points:
  - A. No CPA funds were used to purchase the MUD.
  - B. Under current zoning, project will require a special permit from Pl. Bd.
  - C. All rental units will count toward Ch. 40B requirements (to be stated in The RFP).
  - D. For the duplexes, the goal is 2 BR, 1500 sq. ft. (for "beginners & enders")
  - E. Septic issues: Looks like we are aiming at 60+/- BRs - can project handle

it? Need Bd. Of Health view pronto!

- F. Architectural/conceptual: project should have a "New England feel" (e.g. pitched roofs) and "Dunstable feel" (e.g. low-impact landscaping with native plant species).
- G. Sidewalks? Post box(es)? Community garden space? (Alan: use Designated floodplain for gardening)
- H. Schedule? Project should be phased in by master developer; Infrastructure for duplexes first?  
By third week of February – questions in to Comm. From RFP respondents.  
By third week of March, questions answered.

4. Next mtg.: 03 Jan 2017

5. Mtg. adjourned 2:30 PM

Faithfully Submitted,  
Alan Chaney, Sec.