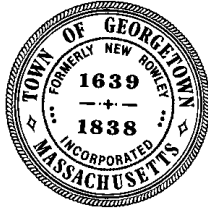


Town of Georgetown

Affordable Housing Trust
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Meeting Minutes February 15th, 2012 Town Hall 7pm, Basement Meeting Room

Present: Charles Waters, Chairperson
Paul Nelson, Member
C. David Surface, Member
Philip Trapani, Member
Howard Snyder, Town Planner and Trust Agent

Absent: Tim Gerraughty, Member

Board Business: Meeting Opens at 7:00pm. Brief discussion to new Trust Coordinator (TC) regarding efforts of Affordable Housing Trust (AFT) by Trust members.

1. Meeting Minutes of January 24th not distributed. No vote held to approve minutes.
2. Correspondence:
 - a) Mr. Surface introduces letter from Power Products outlining a proposed service contract for a recently purchased generator for Trestle Way.

Mr. Surface: Motion for AFT to pay one year of the four year extended service contract period proposed in the service contract.

Mr. Trapani: 2nd
All in favor? 4-0.

Motion passes unanimously.

{Mr. Waters questions the check request procedure between the AFT and Town Treasurer office. Directive given to TC to investigate if better procedure is possible. Check to be issued to Power Products \$440 for one year of service.}

- b) Mr. Surface introduces Kopelman and Paige (K&P) Bill-90755 for legal services dated January 26th, 2012. Mr. Waters disagrees with the AFT paying legal fees incurred by the Town's Administrator office. Mr. Surface states the fees incurred by the Administrator performing work for the AFT.

Mr. Surface: Motion for AFT to pay K&P invoice.

Mr. Trapani: 2nd
All in favor? 3-0;
All opposed? Mr. Water.

Motion passes.

- c) Mr. Surface introduces Letter of Approval from DHCD regarding Housing Production Plan dated January 25th, 2012.

{Directive given to TC to investigate post of letter to Town website.}

Old Business

1. No new information regarding 201 Central Street.
2. No new information regarding True Lane.

New Business

1. 76 – 78 North Street: The TC introduces owner of 76 – 78 North Street properties and summarizes the owner’s informal presentation to the Planning Board on 02.08.2012 regarding the same properties.

Carl Gardner introduces himself. Mr. Gardner shows and discusses drawings outlining Conventional Subdivision and Multi-Family development options for the properties. Mr. Garner states an interest in Independent Senior Housing (ISH) on the properties. The properties are located in the RA district and Mr. Gardner states the two-family option and an OSRD development would require special permit approval.

Mr. Gardner states he is working with the Town’s Building Inspector to secure demolition permits in a manner that he does not loose the footprints of the properties.

Mr. Gardner states he wants to develop the properties appropriately given the physical conditions and location of the properties. Mr. Gardner introduces a draft warrant article he may propose for the next Town meeting. The warrant would change the number of bedrooms per dwelling building in Section 165-108 and change the number of bedrooms per dwelling unit in Section 165-109. This is to change the zoning limitations and make an ISH development of the properties more viable.

The AFT encouraged the applicant to approach all Town Boards. The AFT noted the project location is within the Watershed Protection District and thus the ZBA would review any development on the site. The AFT encouraged the applicant to have a joint meeting with the ZBA and the Planning Board. The AFT encouraged Mr. Gardner to pursuit a development that would include an affordable housing component and that the AFT would be able to financially be part of a development if he were to do so.

{Mr. Surface dismisses himself to attend School Building Committee Meeting.}

2. Harris Way: Closing on Lot 8. AFT directs the TC to deposit the funds with the Treasures’ office through the Planning Office.
3. Discussions with AFT Coordinator Howard Snyder regarding 2012 Goals.
 - a) Short-Term: Administrative - Establishing and coordinating meeting agenda and minutes, process mail and interface with other boards.
 - b) Long-Term: Initiate Housing Production Plan goals (page 5 or 6) and work with Home Consortium programs.
 - c) AFT to meet every two weeks. Next meeting February 29th
4. Mr. Trapani: Motion to close.
Mr. Waters: 2nd
All in favor? 3-0;
Motion passes.