

Hanover Affordable Housing Commission

Meeting Minutes Dec 18, 2014

Present: Bruce Altobelli, Don Derrick, Jim Reynolds, Julia Griffin, Chip Brown.

Guest: Laura Beliveau, Project Manager, Twin Pines Housing Trust

Meeting was called to order at 7:40 pm

First order of business was to send our best wishes for good health to member Robert Strauss.

October minutes were not reviewed, due to no quorum tonight.

Gile Hill Update: by Ms Beliveau

TP has settled loan with NHCLF. Significant forgiveness, with remainder to be paid over 5 years, much of that front loaded. So now all old financing is clear.

Waiting on a grant application with FHLB, if received, final phase could start in July.

Town Gymnasium:

Reviewed two large scale maps of the Summer, Park, Lebanon Street "triangle".

Julia described gymnasium concept for 44/46 Lebanon St. expect to get Town approval for purchase of 46 at May Town Meeting. Would need fundraising before commence. This could happen rapidly. If so, could finish by late 2016.

Concept is two story: one story mostly below grade, upper level to be basketball like facility with some bleachers. Hoping to get good senior access to lower level. Could be used for yoga, jazzercise etc.

Probably directly linked to Black Center.

"Senior Village": by Ms Beliveau

Three existing structures have 24 units. Conceptual redevelopment aiming for 60 – 65 units. Probably tear down and build new. 3 classes: subsidized, affordable, and market rate.

One perspective is looking at only the land now owned by town, another is to look at that plus the three additional parcels south of Summer St.

Must be sequenced to not displace current residents.

TBD if zoning changes needed. All thinking has been very conceptual to now.

TP just received \$15K grant from NHCF. Will allow a bit of architect thinking.

Jan 5 (or 7) at 7:30 pm, TP will meet with Selectboard to get appointed as the organization to go ahead and begin feasibility studies. May also need similar authority from Town Meeting in May. Housing Commission is welcome to attend the Selectboard meeting, TP is first on agenda.

With this sanction, TP could go after some grants for further work. Ultimately would need some sort of site control before proceeding to next level of planning.

Town gov't would be happy to hand responsibility and ownership of affordable housing to an organization that has the infrastructure to manage these type of units. We believe the town residents would also welcome such a change and redevelopment. The immediate neighborhood seems unlikely to have objections.

Can see ultimate concept of the "triangle" becoming a civic center area.

Meeting ended at 8:40 pm

Next meeting Jan 15, 2015, 7:30 pm, Town Hall.

Respectfully submitted,

Don Derrick, Secretary