



SMAHT Meeting Minutes

Monday, February 28, 2011

Members Present: Donna Jacobs, Chair, Mike Kopczynski, Vice Chair, Quince Papanastassiou, Trish Settles, Cynthia Perkins, Jim Salvie

The meeting began at approximately 7:10 p.m.

1. Meeting schedule. The March meeting is already scheduled for March 28. It was agreed that the April meeting would occur on Monday April 25 at 7 p.m.
2. Minutes. The committee reviewed the minutes of October 25, 2010, December 13, 2010, and January 24, 2011. There were no additions or corrections and on a motion by Trish, seconded by Quince, the minutes of October 25, December 13 and January 24 were approved unanimously.
3. Annual Report. The committee reviewed the draft of the Annual Report and made one change regarding acceptance of the Housing Production Plan by DHCD. Donna will have to get Jim a figure for the balance of the trust as of December 31. Quince moved to approve the annual report and file it with the selectmen's office once the balance figure was added, Cynthia seconded, and all members voted in favor.
4. Member Reports. Cynthia reported on efforts at outreach to Habitat for Humanity and there was general discussion about the possibility of partnering with them in the near future.

There was a general discussion among the members of the possibilities of affordable housing on parcels already owned by the town.

Jim reported that the selectmen had authorized the formation of a task force to revise the 2002 Comprehensive Permit Policy. Donna would represent SMAHT and the Planning Board has appointed Ernie Dodd. Bill Byron, who was in the audience, agreed to represent the ZBA.

There was general discussion about outreach to us from other towns regarding our trust structure, the HPP, and the deed restriction program. There was general discussion of ways to prevail upon DHCD to count deed restrictions on existing structures toward the SHI.

5. Plantation II and Pilot Grove II. Representatives of SEHC/SCHC had been invited to attend the meeting but there had been no response. There was a general discussion of the challenges and options for requiring security for a loan for Plantation II pre-development costs. It was noted that SEHC had not yet filed a formal application for a loan, nor had it yet been specific about the amount it was

seeking to borrow. There was discussion but no consensus on what, if anything, could make the committee comfortable with an unsecured loan in any amount. There was general agreement, however, that in order to proceed with discussions about a loan, secured or unsecured, we needed more information from SEHC on Plantation II, namely:

- copies of all applications for financing filed to date, together with copies of all replies, contingencies, denials, etc.
- a meeting with their consultant to explore efforts to get financing
- more detail on how they intend to spend the money we would loan
- a completed loan application; and
- a detailed update on the status of the appeal of the comprehensive permit

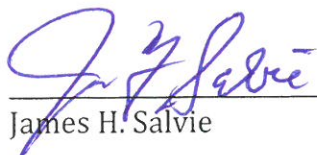
It was agreed that SEHC/SCHC would be invited to and encouraged to attend our next meeting.

6. Work plan. There was a brief discussion of the work plan for 2011, which consists of:

- the re-draft of the Comprehensive Permit Policy
- exploring ways to support Plantation II and Pilot Grove II
- efforts to move forward on the deed restriction program
- efforts to move forward on buydowns of existing homes
- efforts to move forward on development of town owned parcels.

Having no further business, on a motion by Quince, seconded by Trish, the meeting adjourned at 8:50 p.m.

Respectfully submitted,



James H. Salvie