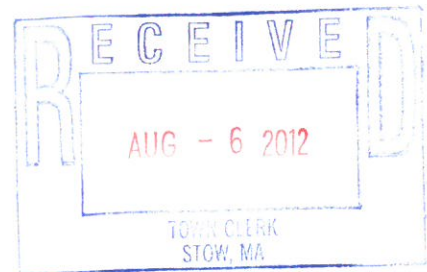


SMAHT Meeting Minutes

Wednesday, July 11, 2012



Members Present: Quince Papanastassiou, Laura Spear, Trish Settles, Cynthia Perkins and Jim Salvie. Karen Kelleher and Kathy Sferra were also in attendance.

The meeting began at approximately 7:01 p.m. Both the Chair and Vice Chair being absent, Laura Spear agreed to chair the meeting.

1. Minutes. The committee reviewed the minutes of June 6, 2012. There were no additions or corrections and on a motion by Trish, seconded by Quince, the minutes were approved, 3 members voting in favor and Jim abstaining.

2. Trustee Reports. Laura reported that Mike passed on an invoice from Jon Witten, town counsel, for his services in connection with the Pilot Grove loan. The invoice totals \$487.50. Jim moved to approve and pay the invoice, Quince seconded, all voted in favor.

Cynthia Perkins arrived at 7:06 p.m.

Cynthia reported that she had spoken to Maggie Monroe-Cassel, executive director of Habitat for Humanity's north central region. She'd like to attend the August 1 meeting.

3. SMAHT officers. Laura noted that there is a policy passed by the selectmen recommending strongly that officers of committees rotate each year. She has spoken to Mike and he is willing to serve as chair. On a motion by Trish, seconded by Cynthia, Mike was elected chair, all members voted in favor.

Noting that Laura was running an efficient meeting, Jim moved to make Laura vice chair. Quince seconded and all voted in favor.

It was noted that Jim should forward to all members the "town directory" with addresses and contact information for all town officials.

4. Town owned tax foreclosure properties. Karen Kelleher and Kathy Sferra reported to the trustees on a recent Planning Board tour of town owned foreclosure properties that the Treasurer was going to ask the selectmen to auction. Many of the parcels are wet and therefore unbuildable. The trustees discussed the possibility of identifying a "subset" of parcels that are possibilities for development of affordable housing, then retaining a consultant to evaluate them and do a feasibility study. The discussion focused on parcels located on:

a. Eliot Drive (two parcels);

- b. Conant Drive (five contiguous parcels, progressively less wet);
- c. Harvard Road (two parcels, though the conservation commission recommends that the town retain one);
- d. Corner of Seven Star Lane and Randall Road;
- e. Militia Circle (marked unbuildable but it looked possible);
- f. Queen's Lane (two parcels that together make a 1 1/2 acre parcel that looks dry).

It is possible that the consultant could look at a subset of these parcels and perhaps other town owned parcels, including the one on Pine Point.


There was a brief discussion about parcels with expiring deed restrictions and what to do about them. Karen said she would supply an exact number. Trish said she will research with DHCD what other communities have done in similar situations.

5. Consultant RFQ. The Trustees reviewed the latest draft of the consultant RFQ. Laura identified some typos and Jim had three comments that he would forward to Laura for inclusion. Cynthia moved to accept the RFQ with the edits discussed, Trish seconded, and all voted in favor.

6. SCHC September payment loan. The trustees discussed whether to authorize at this time a loan for the September payment at Pilot Grove. All agreed that it seemed too early since SCHC may not even need it. No action was taken.

On a motion by Jim, seconded by Cynthia, the board adjourned at 7:58 p.m.

Respectfully submitted,


James H. Salvie