

**TOWN OF STOW  
STOW MUNICIPAL AFFORDABLE HOUSING TRUST (SMAHT)**

Minutes of the February 20, 2013 SMAHT meeting.

SMAHT members: Mike Kopczynski, Chair, Trish Settles, Quince Papanastassiou, Jim Salvie Housing Specialist Leonard Array (by telephone)

The meeting was called to order at 7:05 PM.

**1. Meeting Schedule**

The Board is already scheduled to meet on March 5 and 20. Scheduling April meetings was deferred to a time when more Board members are present.

**2. Minutes Review, vote to approve**

Trish moved to accept the minutes of the February 6, 2013 meeting; Quince seconded. The minutes were approved unanimously.

**3. Bills and Payments**

There are no outstanding invoices to be paid.

**4. Trustee Reports**

A. Mike spoke with Paul Giffie of NOAH and told him that it was unlikely that a grant would be approved before ATM in May in light of the Planning Board's work with UMass students on Gleasondale. After that work is completed, we could see what remains to be done. Paul understood and said if there were any public forums he'd like to be invited to them.

B. Since Laura is not present, any update on MAGIC Regional Housing Services will be postponed.

C. Mike did not have any further information about the Hudson Housing Authority's monitoring efforts.

**5. Housing Specialist Report: Leonard Array**

Leonardi reported that he made contact with CHAPA about the possibility of a small technical assistance grant in connection with 323 Great Road. There was positive feedback and discussions are continuing.

Leonardi also made contact with Katie Fisher, the realtor marketing that property. He will speak to her again but it does not appear that there is a lot of other interest right now.

Leonardi spoke to Jack Wallace of the Health Department and was able to confirm that Stow regulations require 10,000 sq. ft per bedroom. Variances are possible depending on the system used. This seriously limits development possibilities on some of the town owned parcels that the Trust is looking at. After extended discussion it was agreed that the Queen's Lane at 16K sq ft allowed a one BR house, Pine Point allows for 6 BR's max since it is much larger, and the Gleasondale parcel allows essentially nothing. This also makes 323 Great Rd. much more attractive since it would still allow around 15 BRs.

Mike presented a draft of a memo to the Board of Selectmen asking them to begin the surplus property process. This led to a discussion regarding the effect of transferring "control" of the parcels to SMAHT. Jim raised the question of whether, and to what extent, SMAHT would retain control if the affordable housing developments fell through. After extended discussion it was agreed that SMAHT would want to either build the developments on those parcels, do nothing, or return control to the Selectmen. Mike and Jim will speak to town counsel and the town administrator about wording the warrant articles to ensure this. The Board made comments on Mike's draft of the memo and it was ready to be

**6. Gleasondale property**

Trust members engaged with Bill Byron about a parcel that is for sale in Gleasondale. Mike explained that the Trust was trying to establish a "track record" by developing a municipally owned parcel first, and that that was the current priority.

Trish moved to adjourn; Quince seconded. The vote was unanimous in favor. The meeting adjourned at 8:30 PM.

Respectfully submitted,

James H. Salvie

*approved 3/5/13  
Laura Spear*