

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

Minutes of the October 23, 2013 SMAHT meeting.

SMAHT members: Mike Kopczynski, Quince Papanastassiou, Trish Settles, Laura Spear

Housing Consultant: Leonardi Aray

1. Call to Order

The meeting was called to order at 8:04 PM.

2. Meeting Schedule

November 14

December 18

3. Minutes Review

Quince moved to accept the minutes of the September 18 meeting, and Trish seconded. The minutes were approved unanimously.

4. Review invoices, correspondence

We received invoice #120708 from our housing consultant for \$875. Laura moved to approve payment, Quince seconded, and the motion was approved unanimously.

We got \$6160 from the Community Preservation Committee account transferred into our SMAHT account to pay for our housing consultant's services for last year. [This was an approved Town Meeting article.]

We received an application for a hammerhead lot on Wheeler Road and site plan approval for a parcel on Red Acre Road. Neither has an affordable housing component.

We received another copy of the letter from DHCD verifying our current Subsidized Housing Index.

5. Trustee reports

Sureau land

Mike attended the Board of Selectmen (BOS) meeting in which this parcel on Boxborough Road was discussed. It was deemed not appropriate for Town follow up, and the BOS voted not to exercise the right of first refusal.

Planning Board hearing

That same night was a Planning Board hearing. The only change that affected affordable housing was in regards to a proposed change to inclusionary zoning, changing "should" to "shall" and rounding up in terms of affordable units. This will be a special Town Meeting warrant article.

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Laura participated in a focus group for the Gleasondale area, sponsored by the University of Massachusetts, and provided input that affordable housing should be considered as one of the potential uses for the mill.

6. Update on Pre-Engineering work responses

Mike signed a modified contract based on input from the Town Administrator. On November 7 Stamski and McNary will meet with the Board of Health for soil tests.

Leonardi also met with a representative from Habitat for Humanity and updated her on the two Town-owned parcels. Maggie Monroe-Cassell did a site walk of the two parcels. She liked Queen's Lane as the parcel is flat, but she had some concerns about the Pine Point parcel. She also gave Leonardi some local Habitat projects to review.

If these projects are to go forward, our budget should include some funding so that we can continue to have professional support to drive them. The professional support funding should be included as part of the specific project funding.

Once we get further along, we'll need to start doing outreach, particularly for the neighbors.

7. Regional housing services and Intermunicipal Agreement (IMA)

We are assuming that the agreement was not signed last night at the Board of Selectmen's meeting. The agreement has been evolving based on individual Town inputs, which have been continuing to trickle in. The agreement also had a statement that was illegal, so Stow's Town Counsel asked that we either not sign it or cross out the troublesome paragraph. Town Counsel also said that the BOS has to sign it on behalf of the Town. The status of the agreement is unknown as of this evening. The agreement should be signed by our next SMAHT meeting.

8. Update on Elm Ridge Road Foreclosure


Leonardi reported that neither the Assessor's Office nor the Town Clerk knew about potential foreclosure for this property. Leonardi contacted DHCD, and they did not receive anything either. DHCD sent the home owners a letter to remind them that their deed is restricted and that they can contact DHCD for assistance if facing foreclosure. The letter included a phone number for the Town of Stow. For any refinancing, DHCD needs to give permission, and the owners (and the bank) did not contact DHCD for past refinancing. As far as we can tell, there has been no public notice of foreclosure.

9. Adjourn

Trish moved to adjourn, Quince seconded, and the motion was approved unanimously. The meeting adjourned at 8:54.

Respectfully submitted,

Laura Spear
SMAHT member



11/14/2013

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