

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

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JAN 16, 2014

Minutes of the November 14, 2013 SMAHT meeting.

SMAHT members: Mike Kopczynski, Quince Papanastassiou, Cynthia Perkins, Laura Spear

Housing Consultant: Leonardi Aray

1. Call to Order

The meeting was called to order at 7:36 PM.

2. Meeting Schedule

December 18

January 15

3. Minutes Review

Quince moved to accept the minutes of the October 23 meeting, and Cynthia seconded. The minutes were approved unanimously.

4. Review invoices, correspondence

We received invoice #12079 for \$455 from our housing consultant. Quince moved to approve payment, Laura seconded, and the motion was approved unanimously.

We received an envelope from Stamski and McNary and will address it later in the meeting.

5. Trustee reports

- The revised Comprehensive Permit Policy was accepted by the Board of Selectmen this week.
- Update on Regional Intermunicipal Agreement (IMA): It's still not signed. There is a troublesome paragraph, and Hudson has not responded yet to our requested change. Town Counsel advised us to remove the offensive paragraph. If it is not resolved at the next meeting, the Board of Selectmen will cross out the paragraph and sign it.
- Mike was contacted by an abutter on Queen's Lane. The abutter sent letters to the Town Administrator/Board of Selectmen's office and Planning Board, but no one responded. Eventually the Selectmen's office forwarded the letter to Mike, who immediately contacted the abutter.
- 323 Great Road: Jim has some information. Mike heard there may be other parcels under consideration for a potential fire station.

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- Mike found a document from MAPC and Mass Housing Trust in 2006 in regards to a local housing checklist. We reviewed the checklist. We are addressing or have addressed a lot of the items of the checklist.
- The next regional housing coordinators' meeting is Thursday, November 21, in Littleton.

6. Housing Specialist report

- Pre-engineering report on SMAHT parcels: Leonardi had a site visit with the engineer (Stamski & McNary) in early November. They looked at both properties. They flagged the approximate boundaries of the sites for the perc testers, who were to arrive on 11/8/13. Due to the small lot size, if we want more bedrooms on Queen's Lane, we would probably need to get a variance or look at alternative septic solutions.

On 11/8/13, the perc tests were held. The Queen's Lane parcel perc'd fine and did not appear to be in conflict with abutting properties. The perc testers had a more difficult time finding good soils on the Pine Point parcel. They will proceed with a topographic study and survey, which will help determine possible well locations.

- Habitat update: Leonardi is holding off on contacting Habitat until after the pre-engineering work is done. Now that the Queen's Lane parcel looks feasible, it may be more feasible to reach out to Habitat now for further review.

If either parcel looks buildable, we'll need to issue an RFP. We also need to reach out to abutters. Mike proposed reaching out informally to the abutters to hear their input and concerns. Leonardi advised having a little pro forma in place. Cynthia advised having Habitat also conduct community outreach for the public, regardless of parcel locations. Mike also wants to reach out to other small non-profits that develop affordable housing to understand their potential interest.

Leonardi asked if SMAHT would be interested in subsidizing the development. The sense of the trust was that we would not rule out the potential, but we would need to understand better a more specific request; for example, if the subsidy would result in another bedroom, more energy efficiency, or an improvement that would benefit the neighborhood.

We may have another opportunity in requesting a CHAPA (Citizens' Housing and Planning Association) grant. Leonardi will look into the application process.

7. Gleasondale Mill project update

Several members of SMAHT attended the public presentation on Gleasondale from the University of Massachusetts student team. Lessons learned: Gleasondale residents are passionate about the area and feel neglected. Traffic was the biggest concern, and many neighbors were concerned about the dam. There needs to be a common vision among the neighbors, key land owners, and the mill owners. There was a consensus that planning has to address the entire area, not just the mill, but also the farm and the surrounding neighborhood. There are also multiple options for water and sewage. The municipal lot that used to have a school building was supposed to have a playground.

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After the presentation, Mike contacted Phil Giffey from NOAH and recommended that he contact John Mullen, the instructor at University of Massachusetts who led the student team.

The trust discussed various financing options for future development. The next meeting is between the University of Massachusetts team, the mill owners, and the tenants. They also want to involve other Stow business people.

8. Adjourn

Cynthia moved to adjourn, Quince seconded, and the motion was approved unanimously. The meeting adjourned at 8:56.

Respectfully submitted,

Laura Spear
SMAHT member

*Laura Spear
submitted 1/15/14*

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