

TOWN OF STOW
STOW MUNICIPAL AFFORDABLE HOUSING TRUST (SMAHT)

Minutes of the March 5, 2014 SMAHT meeting.

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

Housing Consultant: Leonardi Aray

Call to Order

The meeting was called to order at 7:07 PM.

1. Meeting Schedule

April 2

2. Minutes Review & Approval

Quince moved to accept the minutes of the February 19 meeting, and Trish seconded. The minutes were approved unanimously.

3. Correspondence, Bills and payments

We received two notices from the Planning Board for review. Neither involved affordable housing.

4. Trustee reports

Leonardi attended a site visit of an affordable housing development in Carlisle for senior housing. The development was very nice and featured common areas with no market rate units. The developer was NOAH.

Mike reported that we were expecting certification from the Department of Housing and Community Development (DHCD) this week, but the person who was to sign off on our "safe harbor" request was on vacation. We should get a letter in the following week. The letter will specify the date for safe harbor. Stow is the 5th town in the Commonwealth to have safe harbor.

5. Town Annual Report volunteer review (past due: 14 February)

Mike distributed the draft report for comments. Two small edits were made. He and Quince were previously authorized to write and submit the report, so no vote was needed.

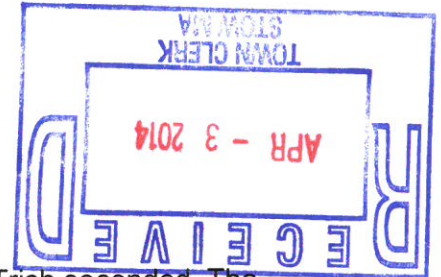
6. Update on Town-Owned Parcels

This section of the meeting was combined with the following agenda item: **Public comment period.**

The Board discussed with abutters the process we are taking for assessing all municipally owned land for affordable housing, including the Queen's Lane parcel. The Chair stressed that we are only at step 12 of a 19-step process to determine whether this specific parcel was both technically and financially feasible for development. The process includes public comment and public hearings should a project appear feasible, and abutters are legally required to be notified.

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Abutter feedback included that a new house, even a 1- or 2-bedroom house, would negatively affect the 5 residences on Queen's Lane. Concerns included not meeting town zoning regulations, close proximity to existing houses, removal of trees, and proximity to neighboring wells and water. One abutter said it was not consistent with the Master Plan in that a new house at the end of their road would ruin the rural character of Stow. Discussion also included the need for handicap or disabled housing, including veterans housing, and an abutter said that the dirt road was not conducive for handicap accessibility. The Board replied that disabilities may not always be physical.

The Board spent time educating the abutters on affordable housing regulations, the roles of the Housing Production Plan and DHCD, and the Master Plan.

The Board also said it would take another 3 to 6 months to finalize our feasibility study. \$10K has been spent already in looking at both the Queen's Lane and Pine Point parcels with another \$1- \$2K expected. We will continue to make information available and need to determine the best efficient way for communication, whether that includes updating the website or communicating via email.

The Board was asked if we would consider selling the property with the proceeds going to the affordable housing trust. The potential is there, but we would need to go through the evaluation process first before we could go to an RFP to sell. The evaluation process would help determine the value of the parcel.

The discussion ended with a comment that the Board should note that the abutters would be very disapproving of any development on the Queen's Lane parcel.

7. Public comment period

Included in previous discussion.

4. Trustee reports continued

The housing consultant met with the Board of Health in regards to the Queen's Lane and Pine Point parcels. The BOH said that the lower part of the Pine Point parcel may be more feasible than the upper part. The BOH is also comfortable with a 100' setback. The location of a well may require a variance on Queen's Lane, but the existing houses have the same setback that a variance would provide. Leonardi will continue to work with the BOH in evaluating the parcels.

The perc test for the Pine Point parcel will be in June.

The Walcott Street development could include developing the required affordable housing units (under Inclusionary Zoning) on off-site parcels, including municipally owned land.

323 Great Road may be available for affordable housing. We'll continue to stay apprised of current Town discussions.

The Board discussed the process review for evaluating municipally owned land, as it relates to involving developers. If a developer submits an application, the Board would like to stay involved. Options may include ground lease, forming a third entity that includes SMAHT and the

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developer, and a contingency that SMAHT continues to maintain control until all permits are approved. We'll investigate further.

8. Adjourn

Trish moved to adjourn, Quince seconded, and the motion was approved unanimously. The meeting adjourned at 8:47 PM.

Respectfully submitted,

Laura Spear
SMAHT member

Laura Spear
4/2/2014

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