

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

Minutes of the December 3, 2014 SMAHT meeting

SMAHT members: Mike Kopczynski, Quince Papanastassiou, Cynthia Perkin, Jim Salvie, Trish Settles, Laura Spear

FY15 Housing Consultant: Leonardi Aray

Planning Board: Mark Jones

1. Call to Order

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

2. Meeting Schedule

January 7, 2015

February 5, 2015

3. Minutes Review

Quince moved to accept the minutes of the November 5, 2014 meeting, and Cynthia seconded. The minutes were approved unanimously.

4. Review invoices, correspondence

Invoice from housing consultant Leonardi Aray for \$490, #140703. Laura moved to approve payment, Trish seconded. The motion was approved unanimously.

Invoice from Stamsky & McNary for work on the municipal parcels for \$2300, #38201. Laura moved to approve payment, Quince seconded. The motion was approved unanimously.

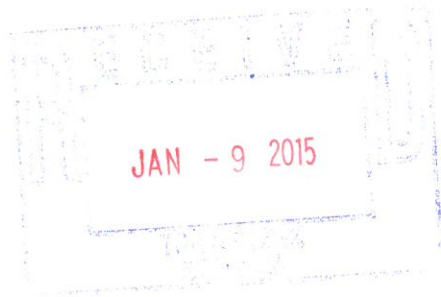
We received a form for an audit for Pilot Grove II to confirm that we issued Stow Community Housing Corporation a grant. Mike will sign the form on behalf of SMAHT and return it.

5. Trustee reports

Town Center planning meeting report: Mike and Laura were asked to meet with the UMass student group doing the town center planning project. Our original proposal for 12 units was for self-sufficient, no subsidy development. With subsidies, we would likely have fewer units. There was a house on the upland area, and the churches are in this area as well, so that land has already been developed. This proposal could still accommodate an open space area and a potential well site. We also need continual progress to keep safe harbor status for 40B development, and housing is appropriate in the center of town.

Leonardi got the septic plan for the site when the house was there. He also looked at potential access points and mocked up a sketch with 3 duplexes for 6 units to see what would fit. We'll share the mock-up with the Planning department and the UMass team. Leonardi will add an overlay with the location of the previous home and septic.

SMAHT Minutes, December 3, 2014
Approved 1/8/2015



6. Update on Samuel Prescott parcel (Leonardi & Quince)

Dave and Ralph Crowell attended the meeting. They want to sell a lot on Samuel Prescott Road of about 0.9 acres. The parcel has two easements. One is a drainage easement for the road and cuts across the parcel. They have a potential buyer for \$50K but no agreement. The parcel is not officially listed for sale.

If SMAHT is interested in the parcel, we would need to issue an RFP for land and see what responses we get. This parcel could be one of the responses.

Discussion about the characteristics of the parcel: It's a nonbuildable lot in the business zone. The site hasn't had flooding issues. The drainage easement is on paper, but no pipes are installed. However, the easement spans across the parcel. Another easement goes along the side of the parcel. We need to investigate the easements to see what the restrictions are and who owns them. The development was done in 1965 when the Purity Supreme shopping center was created, and the Planning Board may have the decision with more information.

7. Adjourn

Cynthia moved to adjourn, Trish seconded, and the motion was approved unanimously. The meeting adjourned at 8:02 PM.

Respectfully submitted,

Laura Spear
SMAHT member

Laura Spear
1/8/2015

SMAHT Minutes, December 3, 2014
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