TOWN OF STOW STOW MUNICIPAL AFFORDABLE HOUSING TRUST (SMAHT)

Minutes of the April 2, 2014 SMAHT meeting.

SMAHT members: Mike Kopczynski, Quince Papanastassiou, Jim Salvie, Laura Spear

Housing Consultant: Leonardi Aray

Call to Order

The meeting was called to order at 7:13 PM.

1) Meeting Schedule

May 1 June 4



2) Minutes Review & Approval

Laura moved to accept the minutes of the March 5 meeting, and Quince seconded. The minutes were approved by Mike, Quince, and Laura. Jim abstained.

3) Correspondence, Bills and payments

We received a bill for Leonardi's services: invoice #120713 for \$385. Laura moved to approve payment, Jim seconded, and the motion was approved unanimously.

We also received one past-due bill from Stamski and McNary. Mike will make sure that payment has been made.

4) Trustee reports

The Trust reviewed the input from the last meeting in regards to the input they received from the Queen's Lane residents.

Mike attended the last meeting of the informal network of housing coordinators. An affordable cottage-style development was completed in Westford on Blakes Hill Road with 100% affordability. Homes were 850-1100 square feet with most selling to those at 80% Median Household Income (MHI) and a couple at 60% MHI. Lessons learned:

- Provide access to the basement from inside the house, not outside.
- Place porches or common patio behind the houses, not in front.
- Use the Comprehensive Permit for outcomes, not methods.
- Skew towards 1-2 bedroom units. Westford is having a difficult time filling the 3-bedroom units.
- 1-bedroom units should be handicap accessible, appropriate for disabled housing.

Laura received a flyer from Metrowest Collaborative Development, the regional organization created under MAGIC and of which Stow is a member. She will forward it to the Trust.

Jim said that the Town's capital project oversight committee's plans do not include 323 Great Road. The Fire Station Committee is supporting the reuse of the former Pompositticut school with an alternative article for 323 Great Road.

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Mike reported that we are still waiting for certification from the Department of Housing and Community Development (DHCD) this week for "safe harbor." He spoke with DHCD with no success. He will reach out to our state senator and our state rep.

5) Timeline update - Laura

The Trust has a timeline of actions related to affordable housing, but it ends in October 2012. Laura proposed updating it, and the Trust agreed. Laura will review the last annual reports and bring a proposed update to the next meeting.

6) Housing coordinator's meeting - Mike

Covered in Trustee reports.

7) Update on town land purchase - Laura

In addition to what was covered in Trustee reports, Jim said the first pass for 21E review looked good but a second round was required. Negotiations are still underway with the owner. Mike will get an update from the Town Administrator. If the purchase goes forward, how does the Trust let the Board of Selectmen (BOS) know of our interest? We expect we will follow the same process used for the municipal parcels on Pint Point and Queen's Lane and that the BOS will review interest across all Town organizations and put a committee in place.

8) Housing Specialist's report – L. Aray

Not much to report. The perc test for the Pine Point parcel will be in June. Leonardi tried to reach out to the engineers - we will need a formal quote. He is waiting to understand what will happen with 323 Great Road.

On Saturday from 9-12, the Planning Board is sponsoring an architectural drawing concepts workshop for the Gleasondale Mill.

9) Adjourn

Laura moved to adjourn, Quince seconded, and the motion was approved unanimously. The meeting adjourned at 8:07 PM.

Saura Spear

Respectfully submitted,

Laura Spear SMAHT member

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