

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

Minutes of the September 22, 2014 SMAHT meeting

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

FY14 Housing Consultant: Leonardi Aray

Planning Board: Mark Jones

**Call to Order**

The meeting was called to order at 7:06 PM.

**1. Meeting Schedule**

October 7

**2. Minutes Review & Approval**

Quince moved to accept the minutes of the September 11, 2014 meeting, and Cynthia seconded. The minutes were approved unanimously by all Trustees present.

Trish arrived at this time.

**3. Correspondence, Bills and payment**

We received invoice #140701 from Leonardi Aray for \$630. Quince moved to approve payment upon approval of the contract, Cynthia seconded, and the motion was approved unanimously.

We received a survey about the Housing Production Plan from DHCD. Laura will take the lead in drafting a response for review at our next meeting. It is due October 31, 2014. Mike commented that it is time to review the Housing Production Plan (HPP) for our next submission, which is due in about 18 months. We should be able to complete the new HPP in house.

We were copied on a memo that said that Nathan Robinson is the replacement for John McIntyre at Metro West CD for the MAGIC regional housing services project of which Stow is a participant.

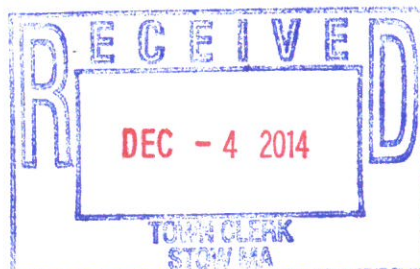
The Town paid the MAGIC consultant for FY14, which was only about half the work of the project and half of the money that was set aside for FY14. Mike will talk with the Town Administrator to see if the remaining funds can be spent for the remainder of the work to be done in FY15.

**4. Trustee reports**

Laura said the Housing Coordinators meeting was in Stow on 9/19. It featured Katherine Lacy, MassHousing, Monitoring and Permitting Specialist, who spoke about MassHousing's Chapter 40B affordable housing work.

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MassHousing is sponsoring a 40B housing workshop: Affordability Monitoring for MassHousing/New England Fund: 40B Homeownership Projects, to be held November 6 from 9-12 at the MassHousing office in Boston.

Laura reported that Carlisle is the lead applicant for a Community Innovation Challenge Grant application to develop a resource guide on septic, private well development, and community water supplies. Stow was asked if it would like to submit a letter of support. The information was forwarded to the Chair of the Board of Selectmen.

**5. Review of 323 Great Road Land Use Proposal**

The Trust reviewed a draft proposal. Mike will make the changes discussed. Laura moved to approve the proposal with the changes discussed tonight, Trish seconded, and the motion passed unanimously.

**6. Review of Town Parcels engineering studies**

Leonardi said that we received the second round of perc tests for the Pine Point parcel. The engineers need to finish a topographic map, showing where the water did perc. Even with the perc, the parcel has ledge and is steep. The sense of the Trust is to continue at the pace as we have been.

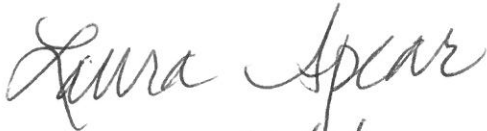
Now that the proposal for 323 Great Road is approved, Leonardi will follow up next on the Samuel Prescott parcel.

**8. Adjourn**

Cynthia moved to adjourn, Quince seconded, and the motion was approved unanimously. The meeting adjourned at 8:18 PM.

Respectfully submitted,

Laura Spear  
SMAHT member



12/3/14

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