

TOWN OF STOW
STOW MUNICIPAL AFFORDABLE HOUSING TRUST (SMAHT)

Minutes of the January 8, 2015 SMAHT meeting

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

FY15 Housing Consultant: Leonardi Aray

Call to Order

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

1. Meeting Schedule

February 5, 2015

March 4, 2015

2. Minutes Review & Approval

Quince moved to accept the minutes of the December 3, 2014 meeting, and Trish seconded. The minutes were approved unanimously.

3. Correspondence, Bills and payments

The Housing Trust received a certified letter on December 4 from an insurance company to make sure taxes were paid for a property in Stow. The letter said to give it to the Building Inspector, so Mike gave it to the Building Inspector. It had nothing to do with affordable housing, and the home owner is all set.

4. Trustee Reports

Leonardi and Trish attended the rural affordable housing seminar. They will send out the links to the white papers. Recommendations included rehabilitating existing housing, making projects less than 20 units apply for funding, and changing zoning to increase density.

Laura attended the housing coordinators breakfast in December. Carlisle is issuing an RFP for a land lease to develop a group home for intellectually disabled adults on 1.3 acres, working with the Department of Developmental Services. Every bedroom will count as a separate unit on the SHI.

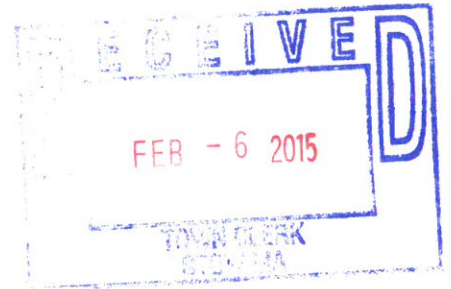
5. Housing Coordinator Update

Leonardi sent out a revised concept plan for 323 Great Road. Mike and Laura met with the U Mass team in November and made a case for having housing on that parcel as has been done in the past in addition to open space.

Leonardi also looked into the easement on the Samuel Prescott Drive parcel. There is definitely an easement across the parcel to the Town, and pipes or tiles run through the property according to the 1958 deed. Leonardi has a concept sketch for the parcel, but we need to understand where the pipe is and how deep. The owners would need to show the value for the parcel considering the easement, which the Town already owns. Mike will follow up with the current and former Highway Superintendents, and then Quince will follow up with the owners if needed.

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The Pine Point parcel is still on hold for now.

6. Elm Ridge expiring restrictions

A number of deed restrictions will be expiring as early as 2017. The Trust is interested in putting a program in place using CPA funds to buy affordable deed restrictions in perpetuity. Chapter 40T has the regulations for addressing deed restrictions that expire and is administered by DHCD. Next steps include reviewing what was approved in the original decision versus what was recorded for the deed (Mike will contact Nate at the Hudson/Metrowest regional housing support organization), seeing what a market rate unit is worth (Quince), and contacting DHCD (Leonardi).

7. Laws Lane/Homestead Lane parcel

A developer wanted to subdivide a parcel that was clearly marked on the plan and decision as not being further subdivided. As an alternative, the developer is proposing a 40B development of 14 units with 2-3 bedrooms each. Mike and Laura met with the Planning and Conservation staff to discuss what we would prefer for 40B development considering that the Town has safe harbor and using the Town's Comprehensive Permit Policy as a guide. The Planning Board staff drafted a letter based on that meeting.

8. Community Preservation Committee proposal deadline

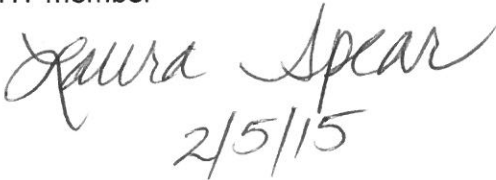
We will not submit a proposal for January. However, we will aim for the fall to have a proposed program to address expiring Elm Ridge restrictions.

9. Adjourn

Trish moved to adjourn, Quince seconded, and the motion was approved unanimously. The meeting adjourned at 9:02 PM.

Respectfully submitted,

Laura Spear
SMAHT member



Laura Spear
2/5/15

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