

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

Minutes of the May 7, 2015 SMAHT meeting

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

Housing Consultant: Leonardi Aray

**Call to Order**

The meeting was called to order at 7:05 PM.

**1. Meeting Schedule (next 7 May 2015)**

June 10, 2015

July 8, 2015

**2. Minutes Review & Approval**

Trish moved to accept the minutes of the April 1, 2015 meeting, and Jim seconded. The minutes were approved unanimously.

**3. Correspondence, Bills and payments**

Trish moved to approve payment of invoice #14075 for Leonardi Aray, our Housing Consultant, Quince seconded. The motion was approved unanimously.

We received a second invoice from the Planning Department for SMAHT's portion of the UMass study in the amount of \$1417.00. Laura moved to approve payment, and Quince seconded. The motion was approved unanimously.

**4. Trustee Reports**

This week's Annual Town Meeting included a CPA presentation: \$420,837 is reserved for Affordable Housing. The unreserved fund is \$1,264,175. SMAHT should discuss how we could use the CPA funds reserved for affordable housing at an upcoming meeting. Mike will try to get on the agenda of the next Community Preservation Committee meeting for a general discussion about the use of affordable housing funds.

Conflict of Interest Law training is required.

A couple of members have terms that expire in 2015. We need to know whether they want to continue on the Trust by our next meeting.

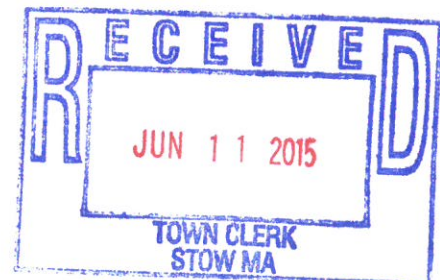
The MHP Housing Institute is on June 10.

**5. Housing Consultant Update**

Leonardi and Laura attended the Housing Coordinators meeting in May where they learned about a developer of private group homes as an alternative to DDS development.

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Queen's Lane and Pine Point parcels are on hold until we understand the direction of 323 Great Road. We have paid for all work done to date.

**6. Elm Ridge Road Foreclosure**

We'll discuss the foreclosure of an affordable unit on Elm Ridge Road at our June 10 meeting. Acquiring this unit could be an activity that would fall under a preservation of affordable housing program, funded with CPA funds.

Nathan from Metrowest Community Housing notified Mike and Laura that SMAHT probably will not need to act on this until this fall and that DHCD is investigating.

Jim left the meeting at this time.

Quince learned where the Town does its banking: the Town uses many banks and financial institutions for its various banking needs. Eastern Bank, Fidelity Bank, or Citizen's may be candidates should we want to explore borrowing funds to acquire foreclosed properties.

**7. 323 Great Road Update**

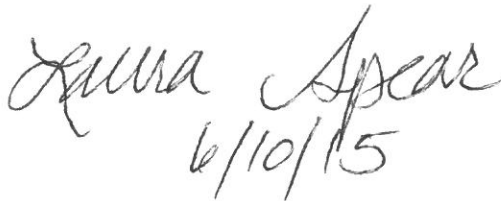
Leonardi and Laura attended a meeting about 323 Great Road last week. Organized by the Town Planner and Assistant Planner, the meeting was attended by representatives from Stow Conservation Trust, Open Space, Recreation, Conservation Commission, and SMAHT. There was disagreement about the use for this parcel, ranging from 100% conservation to a mix of housing and open space. SMAHT could create a couple of proposals to go to the Planning Board and Board of Selectmen, but we want to make sure that the work will be worth the time and effort. There may also be opportunities by partnering with the churches.

**8. Adjourn**

Trish moved to adjourn, Quince seconded, and the motion was approved unanimously. The meeting adjourned at 8:20 PM.

Respectfully submitted,

Laura Spear  
SMAHT member



*Laura Spear*  
6/10/15

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