

TOWN OF STOW
STOW MUNICIPAL AFFORDABLE HOUSING TRUST (SMAHT)

Minutes of the July 8, 2015 SMAHT meeting

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

Housing Consultant: Leonardi Aray

Call to Order

The meeting was called to order at 7:04 PM.

1. Meeting Schedule

No August meeting
September 2

2. Minutes Review & Approval

Trish moved to accept the minutes of the June 10, 2015 meeting as amended, and Cynthia seconded. The minutes were approved unanimously.

3. Correspondence, Bills and payments

Quince, Mike, and Laura all renewed their terms and were sworn in before the meeting.

We received an invoice from our Housing Consultant for \$2,240, invoice #140706. Trish moved to pay, Quince seconded. The motion was approved unanimously.

4. Trustee Reports

There is a MetroWest Community Development meeting on July 22. Laura and Mike plan to attend.

Everyone is invited to attend the next regional housing coordinators meeting on August 21 in Carlisle. Laura forwarded the email invitation to the Trust.

There is another meeting about 323 Great Road in July, but we aren't sure when.

Laura also passed out an ad from the Boston Globe, advertising an affordable housing lottery in Jamaica Plain. It listed various income levels. Stow is in the same region for determining Medium Household Incomes and affordability levels.

5. Housing Specialist report: Leonardi Aray

Update on 323 Proposal

Leonardi showed draft drawings for potential development on 323 Great Road. He first showed a site analysis with the former house site, existing paths, and leaching field. He included images representing New England farm or older homes with more land.

Scenario A: It shows a concept of 1 group of buildings of units with 6 bedrooms total, all attached, as compact development with a separate building, a pavilion for public use. It includes

SMAHT Minutes, July 8, 2015

Approved 9/2/15

a playfield, based on the Conservation Commission and other land preservation organization proposals. The road would be one way with an entrance from the church parking lot at the south with the exit to the north. The Trust discussed where a well could go: in the pond or adjacent to the pond. Feedback included that we need to define "eco-waste water system" as most people don't know what it is: a sustainable water management system for the residents. It could also be a learning opportunity for the public. We also need to show a clear delineation of the public space from the private housing space.

Scenario B: It shows two duplexes and features a gazebo. It includes an "eyebrow" drive that enters and exits from the south. The Trust discussed natural screening versus limited screening when looking at the housing from the pond. We'll have images with and without trees.

The Trust discussed the eco-waste water system. It is for the residents, but it could be open to the public as a greenhouse and/or winter garden. Who would pay for and maintain it? It's not critical to the housing of the proposal, but we'll present it as an interesting concept that we will pursue should other groups in town be interested.

For modifications, Leonardi will add more natural screening and split-rail fences. We'll also distill the options so that the components can be mixed or matched, including number of housing, driveway, public parking, and gazebo placement.

6. Community Preservation Committee Application

Mike drafted a Computer Preservation Committee (CPC) proposal for potentially acquiring the Elm Ridge Road unit that is facing foreclosure. He is proposing that SMAHT invest \$20,000 (almost 10%) of the house value with the rest of the purchase price (\$220,000) coming from the Community Preservation Act unreserved funds for affordable housing. The Trust discussed whether we would need to repay the CPC – we don't know. If we cannot sell the unit to an affordable buyer, we will have to rent it and fund the property management. Perhaps this could be handled by the Housing Authority or the Stow Community Housing Corporation's property management company. MetroWest Community Development would handle the search for an affordable buyer. If we buy the house, we would change the deed to be in perpetuity and be upheld in the face of foreclosure.

Trish moved that we approve to submit the CPC proposal as drafted, and Cynthia seconded. The motion passed unanimously.

2. Adjourn

Quince moved to adjourn, Trish seconded, and the motion was approved unanimously. The meeting adjourned at 8:40 PM.

Respectfully submitted,

Laura Spear
SMAHT member



SMAHT Minutes, July 8, 2015

Approved 9/2/15