

**May 8, 2007 Minutes
Of
AHC**

Present: Mike Colaneri, Catherine DeVito, Glenn Hearn, Caroline Locke,
Ernie Mendenhall, Vickie Thurber, Eric Whitman and Mark Yale
Also Present: Rhonda Conley

Caroline made a motion, seconded by Glenn, to accept the minutes of 4/24/07 with spelling corrections as presented. VOTE 6 YES 1 ABSTAIN

Median Income Table: Caroline asked if David from DCRHA had the new tables ready yet. Rhonda will check with him.

Great Plains Update: Glenn talked to Provost but he did not get a cost estimate for the surveying and bounding. Glenn stated it would be surveyed as 3 lots not as 9. The estimated acreage is 2.9 all together. Mike talked to Bruce about the fund and there should be no problem with getting the money for predevelopment cost. Vickie made a motion, seconded by Mark, *to have Provost go forward with the surveying and bounding under the condition that the cost does not exceed \$4999.00 (over this amount causes the procurement rules to come into play).*
VOTE 8 YES 0 NO

There was discussion of the lots' configurations. Whether they would be new created lots or preexisting nonconforming lots. Mike and Caroline said it is not creating new lots.

Glenn also spoke to Greg Willett about the cost of a new main electrical line. He estimated that it would be \$35,000 for 1500 ft. meeting Nstar specs. He also brought up the issue of needing an estimate for secondary electrical lines in the near future. Glenn has not spoken to the Stoney Hill Ass. as of yet.

Glenn brought up the road access issue. There was a discussion about road access rights and the electrical history of the development. Mark mentioned the court case the Planning Board and Baumrin had and said he would get the court report to the committee. Mark said that the court decision stated that Baumrin did not have to give up his rights to the road only that the road had to be passable and there had to be access to electrical power. Mike also stated that the AHC had to pay for road access in the previous affordable housing project in the development. Glenn would like to get a lawyer's opinion. Glenn made a motion *to speak with town counsel to see if the town is obligated to pay Baumrin the road access fee.*
VOTE 8 YES 0 NO

Glenn also made a motion *for him to approach Baumrin and then the Stoney Hill Ass. to see if Baumrin would be amendable to the AHC investing the fees in*

the electrical power instead of giving a cash fee to Baumrin for \$10,000 and the Stoney Hill Ass. \$5,000 per building lot. VOTE 8 YES 0 NO

Eric made the suggestion that the AHC could possibly wait and see if Jampel does his development of 17 acres and connect into the power from his development. The committee thought that may be a longer wait than they wish to wait.

CPA Funds: Catherine would like to start the application process for funds for the Great Plains project. Caroline stated that the CPC would not be discussing applications for several months and she would not be able to work on the application until the end of June –July. Catherine said she was willing to start the application.

Capece Mortgage: Mike asked the Capeces to attend the meeting but they did not. Mike told Capece that he needs to talk to AHC before refinancing according to the covenant. Ernie wanted to make sure the banks realize the resale cap on the affordable housing properties. Caroline said that the banks have to do title searches on properties and should have that information readily available to them through this process. After a discussion of refinancing and informing affordable housing recipients of the covenant rules, Mike made a motion, seconded by Mark, ***to send a letter to all affordable housing homeowners about their need to come before the AHC before refinancing their homes.***

VOTE 7 YES 1 ABSTAIN

Courthouse Rd. Property: Catherine started the discussion of the Courthouse Rd. property. Glenn does not wish to pursue the property because he believes it is best left in the town's possession for future use. After some discussion, Caroline made a motion, seconded by Mark, ***that at the next special town meeting a warrant article be submitted asking that the Courthouse Rd. property owned by the town be transferred to the AHC for affordable housing.***

VOTE 7 YES 1 NO

Reevaluate DCRHA and Affordable Housing Applicant tabled.

Duplex Affordable Housing: Ernie would like to create affordable housing with a owner unit and a rental unit. A discussion followed about the pros and cons of this idea. Catharine doesn't believe the AHC should be creating income from a rental unit for an affordable housing recipient. Mark said he would only support the idea if the unit was actually rented to an affordable recipient with no family clause as the accessory apartment bylaw allows.

Elections of Officers: Catherine asked for the elections of new officers. She believes as the other members also believe that the rotation of command should be done every year. Mike has done a great job in his tenure Catherine stated and it is time for someone else to take the lead. She nominated Caroline. Caroline declined. Ernie suggested Catherine take the post. Catherine declined. Mark

nominated Mike. Glenn seconded the nomination. **VOTE 7 YES 1 ABSTAIN**

New Member: Mike stated that Tom Roan has resigned from the committee due to a move from the community. He stated the committee will need to find another member. There was a short discussion of various ways of finding a new face. Rhonda will inform Jen, place an ad in the papers and post the position at town hall. Committee members will also put feelers out to see if anyone is interested.

Adjourned at 9:00 P.M.

Next meeting is May 22, 2007 in the Howes House at 7:30P.M.

Respectfully submitted by Rhonda Conley