

**April 27, 2010**  
**AHC/Selectmen Meeting**

**Present AHC:** Mike Colaneri, Glenn Hearn, Ernie Mendenhall, Jim Powell (missed first 10 minutes), Jonathan Revere, Joanne Scott and Vickie Thurber

**Present Selectmen:** Richard Knabel and Cynthia Mitchell

**Absent:** Skipper Manter

**Also Present:** Rhonda Conley, Jen Rand, Ron Rappaport, Cindy Wansiewicz and various members of the public

**AHC Minutes:** Ernie made a motion, seconded by Jonathan, to accept the minutes of 3/9/10 as written. **VOTE 6 YES 0 NO**

**VICKIE MADE A MOTION, SECONDED BY Glenn** to accept the minutes of 3/25/10 as written. **VOTE 6 YES 0 NO**

**Invoices:** Glenn made a motion, seconded by Joanne, to pay attorney fees for Bailey Park Project of \$731.25. **VOTE 7 YES 0 NO**

Richard brought the joint meeting to order and introduced Attorney Ron Rappaport. The meeting was called to discuss a warrant article for a special town meeting. The warrant article would determine how the lots considered for affordable housing on Bailey Park would be handled by the town. Attorney Rappaport stated though the warrant article of 2007 transferred the lots to the AHC it did not authorize the sell of the lots. Therefore an article is needed to authorize sale if the town so wants.

There was a lengthy discussion of the options of selling or leasing the land to a developer. Many views were presented.

The committee and the selectmen with the public also discussed banks and mortgages when the land and/or house must remain affordable in perpetuity even after a bank foreclosure. Many view this as a hardship on the affordable housing recipient and causes the banks to be reluctant to give a mortgage. Philippi Jordi did say that Fannie Mae is accepting the perpetuity status, which may make banks more acceptable to it.

The other topic discussed was the covenant and its inheritance clause. The opinions on this issue varied from homes not being left to heirs, income eligible heirs to being left to heirs with no income eligibility requirements. As this is part of the covenant and the covenant is an appendage of the RFP the AHC had to make a decision. ***Glenn made a motion, seconded by Vickie, to keep the current covenant as written as an exhibit to the RFP for Bailey Park.*** **VOTE 6 YES 1 NO**

Jen Rand brought the discussion back to the writing of the warrant article. She suggested that the article give the town authorization to sell the lots for affordable housing as outlined in the RFP. She said that if the voters want to amend or modify the article on town meeting floor with lease instead of sale that would be the voters choice as would voting no will be. ***Jonathan made a motion, seconded by Ernie, to authorize the town to sale the land at bailey Park for the purpose of affordable housing as outlined in the RFP on file with the town clerk.*** **VOTE 7 YES 0 NO**

Jen stated yes that respondents to the RFP would be taking the chance that at town meeting the voters does not authorize the article. But that this is the chance, they knowingly take. She would hope that the RFP could be salvaged with some pieces reworked and returned for approval.

The discussion continued about inheritance and permanent perpetuity. There is no consensus on this issue.

Adjourned at 8:45 P.M.

**The next affordable housing meeting is May 11, 2010 at 7:00 P.M. 2<sup>nd</sup> floor Town Hall Conference Rm.**

Respectfully submitted by Rhonda Conley