

**ACTON COMMUNITY HOUSING CORPORATION**  
**Minutes Monday, June 18, 2018 Room 126, Acton Town Hall**

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Monday, June 18, 2018 at 7:30 PM in room 126 of the Acton Town Hall. Present and constituting a Quorum for the purpose of conducting business were regular members Nancy Tavernier, Lara Plaskon, Bob Van Meter, and associate Dan Buckley. Dan was made a voting member for the meeting.

Guests:

- Steve Paquette, Bruce Ringwald – developer and engineer for Piper Lane
- Jeff Chorman, Michaela Moran, Gene Beresin, Ruth Thatcher, Christy White, Shirish Khandekor, Franny Osman, Barbara Morse, Judy Werner, Rob Hamilton, Scott Nicol, Alissa Nicol, David Honn – South Acton residents concerned about Piper Lane development

Nancy Tavernier, Chair, called the meeting to order at 7:30 PM. Lara Plaskon was appointed Clerk for the meeting.

I. The **Minutes** from the Meeting of 5/21/18 were read and approved.

Elections – all ACHC members agreed to keep their positions. A vote was taken and approved by all.

II. **Financial Report**

**Monthly Report**

Nancy made a payment of \$5,000 for predevelopment costs for 446 Mass Ave.

Jennifer is not here tonight, so there is no financial report.

III. **Updates**

**Regional Housing Services Office (RHSO)** – Lara reported that the new lottery agent for Martin Street has the applicant files and is getting organized so she can contact the lottery winners to begin the purchase process of the affordable units there.

**IRS Tax Exempt Status** – IRS notified Nancy that ACHC's tax exempt status had been erroneously removed and has been re-instated.

**Bob – Kelley's Corner status report** – Following the no vote at Town Meeting, they are still figuring out how to proceed.

**670 Mass Ave foreclosure** – foreclosure auction postponed until September probably due to the letter from DHCD which lays out a number of steps that need to happen before the auction.

#### **IV. Developments**

##### **Current developments**

- **146 Prospect St** – ZBA hearing was held and the project was approved.
- **184 Main Street** – will be continued this Wednesday. There is an issue with an underground pipe that needs to be resolved.

##### **Previously discussed proposed developments**

- **Powder Mill – Maynard** – the issue of the entire project being connected to Maynard’s sewers has become a point of contention. A group will be meeting with the Town engineer to discuss options.

##### **New Development Proposals**

- **Lot 4** – Old plan for 64 senior, age-restricted town houses that lapsed, but they have approached ACHC again. Nancy and Bob will meet with the developer this week.
- **Piper Lane** – Steve Paquette presented a proposal for Piper Lane development – he is owner and president of Monrovia Housing (real estate development); Bruce Ringwald (Steve’s engineer) was also present
  - 90 School St & 4 Piper Lane (consists of 2 lots, including one that is undeveloped) under contract – total of 6.2 acres
  - 6 units per acre; close to public transportation
  - Total of 40 2-bedroom townhouse ownership units proposed - 1,400 square feet each; 10 units would be affordable; 4 of the units would need to be 3-bedroom units.
  - Lawyer will be Lou Levine
  - A number of neighbors attended the meeting; Bob facilitated a discussion –
    - David Honn was appointed as the spokesperson by the neighborhood – he gave an introduction that let the developer know that they have a very active community organization that will be monitoring this development closely.
    - A number of other neighbors asked questions and raised concerns – re: traffic, safety, open space.
    - One neighborhood concern is that South Acton already contains several 40B’s, potentially more than other neighborhoods. However, out of the 19 40B’s in Acton, only 5 of them are located in South Acton. These 5 developments produced a total of 17 affordable units. There are also an additional 3 Habitat units in South Acton. This means that South Acton has a total of 20 affordable units out of the 568 units counted on the Town’s Subsidized Housing Inventory.

- Nancy summarized the process going forward and gave the developer the guidelines for having a collaborative process.
- A sign-in sheet was passed around so that the people from the neighborhood could provide contact information to receive information about future opportunities to give feedback re: the proposal for this development

## **V. Old Business**

**Community Initiative pilot program update** – Bob and Nancy continue to attend monthly meetings of the CHAPA pilot program. The meetings are constructive and informative.

## **VI. New Business**

**New Public Info Session for 446 Mass Ave** – July 9<sup>th</sup> is the information session, so there is not time for an additional hearing beforehand.

**Housing and Economic Development Implementation program – consultant selection** – Several things have to be completed by June 30<sup>th</sup> to meet the goals of the first part of the grant.

**Willow Central** – tree from their property fell on neighbor's property and damaged the neighbor's fence. Nancy will be in touch with Kelly Cronin to discuss resolution of this issue.

The meeting was adjourned at 8:45pm. **The next ACHC meeting will be on July 16, 2018**

### **STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:**

Agenda, June 18, 2018

Minutes from May 21, 2018

Letter from IRS re: ACHC's tax exempt status

Letter from DHCD re: foreclosure of 670 Mass Ave.

Beacon article re: Power Mill Place development

Chart of 40B's in the pipeline for 2018

Flyer about the CHAPA Municipal Engagement Initiative

Proposed site plan and other documents re: Piper Lane development proposal