

ACTON COMMUNITY HOUSING CORPORATION
Minutes Monday, March 18, 2019 Room 126,
Acton Town Hall, 472 Main Street, Acton

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on Monday, March 18, 2019 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 VanMeter, Bernice Baran, Jennifer Patenaude, and associate member Dan Buckley. Absent: Corrina Roman-Kreuze

Guests:

- Janet Adachi, BOS (arrived at 8:09pm)

Nancy Tavernier, Chair, called the meeting to order at 7:33 PM. Lara Plaskon was appointed Clerk for the meeting.

I. The **Minutes** from the Meeting of 2/25/19 were read. Bernice moved to approve the minutes and Bob seconded. The motion carried.

II. **Financial Report**

Monthly Report

Inclusive of January & February:

Checking balance - \$4,943.80; Savings balance - \$131,667

Activity in January & February – final payment of \$60,092.27 for 446 Mass Ave. pre-development; Nancy and Jennifer reviewed the statements.

Bob moved to approve the financial report, and Bernice seconded. The motion carried.

III. **Updates**

Regional Housing Services Office (RHSO) –

- Homeownership monitoring – a couple of the outstanding homeownership monitoring letters came in; Lara will follow up with the owner of 15 Minuteman
- Post Office Square – Lara reached out to developers to begin P&S process with the lottery winner for the first affordable unit.

IV. **Developments**

Current developments

- **146 Prospect Street** – construction is under way – 3 units up
- **184 Main Street** – there may be a settlement, but no details on that

- **446 Mass Ave** – 10 people from DHCD came last week for a site visit; DHCD has 50 applicants and will fund 23 projects – 446 Mass Ave may need to re-apply to DHCD for next year’s round of funding; DHCD raised the following issues:
 - There is only one elevator in the plans
 - The development must be for 62+; no non-elderly disabled

Previously discussed proposed developments

- **Powder Mill** – developer is planning to file with MassHousing
- **Piper Lane** – Developer is planning to file with the ZBA soon
- **Avalon** – hearing with ZBA is open – Comp Permit will probably be issued around late April

New Development Proposals

None

V. Old Business

Housing for All Forum – Forum on accessory dwelling units; 50 people attended; There was discussion on what is currently allowed and what the proposal is (to allow accessory dwelling units up to 500 square feet that are a separate structure from the existing unit); The proposal was well received.

Safe Harbor discussion with ZBA – Liz Rust from RHSO made a presentation to review Safe Harbor. If a developer comes with a project after Safe Harbor is in place, it can still move forward if ACHC and the Town support it – in such a case, the ZBA will have more power to give feedback and ask for changes

VI. New Business

Town Meeting issues – ACHC will voice support for the following housing related articles:

- Article 30 – Accessory dwelling article
- Article 11 – CPA, ACHC request for \$150,000
- Article 13 – Disposition of 364-368 Main Street

The meeting was adjourned at 8:18pm. **The next ACHC meeting will be on April 22, 2019**

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda, March 18, 2019

Minutes from February 25, 2019

Chart of Affordable Housing Projects in the Pipeline or under construction 2019

Letter from Liz Rust (RHSO) to Roland Bartl and Nancy Tavernier re: Safe Harbor

Letter to the Planning Board from Nancy Tavernier re: ACHC’s support of the Accessory Apartments zoning amendment.