

ACTON COMMUNITY HOUSING CORPORATION
Minutes, April 10, 2019 Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on April 10, 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, Bernice Baran, Lara Plaskon, Bob VanMeter and Associate Member Dan Buckley who was named a voting member for this meeting.

Absent: Jennifer Patenaude, Corrina Roman-Kreuze

Guests: Jon Benson, Board of Selectmen; Steve Paquette and Bruce Ringwall, Piper Lane development; neighbors from Piper Lane area

Nancy Tavernier, Chair, called the meeting to order at 7:15 PM. Bernice Baran was appointed Clerk for the meeting.

I. MINUTES The Minutes of the meeting on March 18, 2019 were read. Ms. Baran moved and Mr. Van Meter seconded a motion to approve which was passed unanimously.

II. FINANCIAL REPORT- There was no Financial Report because Ms. Patenaude was absent.

III. OLD BUSINESS

Avalon Bay – Ms. Tavernier reported that the Board of Appeals has approved the Avalon Bay comp permit. Since this makes Acton eligible for Safe Harbor the town has now requested certification for this from DHCD.

Piper Lane – Ms. Tavernier reviewed the role of ACHC in facilitating affordable housing for the town. The proposal for Piper Lane was filed with MassHousing and with the Town ZBA; therefore the Board of Appeals will be issuing the final decision which will be ultimately approved by MassHousing. The Board's first hearing on this will be on May 6th. The ACHC meeting tonight will serve as its regular meeting and will also be the Public Information Meeting for the developers to provide information about the proposal and for neighbors to offer comments. It was stressed that that ACHC will provide comments to the Board of Appeals but that the Board of Appeals will make the decision.

Mr. Ringwall presented the revised Proposal. This reduces the number of units to 28, with 7 being affordable. The lot is 6.59 acres with 4 units per acre. 64% is planned for open space. The new design is for 2 stories with garages and 2 additional parking spaces. 6 of the affordable units will have 2 bedrooms; 1 will be a 3 bedroom unit. 4 of the affordable units will be reserved for local preference.

Neighbors raised strong concerns and overall oppositions to the development of this parcel. These included problems with water drainage, excessive traffic, lack of safety for pedestrians, potential problems with only one way for ingress and egress, objections to the location which

adjoins the Great Hill conservation area and raised questions about eligibility of developer. Ms Tavernier stated that these issues can be brought to the Board of Appeals for consideration. MassHousing has approved the developer and found him to be eligible. ACHC members decided to postpone its discussion of the revised Proposal until its next meeting.

Powder Mill Apartments –

Powder Mill developers have decided to go ahead and apply for the development of the Acton only parcel with 225 rental units. They will underwrite the cost of extending sewerage coverage. They will be meeting with town officials and will come to our next meeting to review the revised project. Lara moved and Bernice seconded and all voted unanimously to authorize Nancy to sign the LIP application.

IV. NEW BUSINESS

Housing for All Forum – Mr. Van Meter reported on the forum which was held on March 6 and cosponsored by the Acton League and ACHC. Topics were the Tiny Houses concept and the upcoming warrant item to approve detached accessory houses.

Town Meeting – Mr. Van Meter reported on the recent Town Meeting which approved all the housing related warrant articles. These include the ACHC request for CPA funds, the approval of the transfer of the parcel on Mail St to the Housing Authority, and the approval of detached accessory apartments.

It was moved and seconded to adjourn the meeting at 9:45 PM. The motion was approved unanimously. The next meeting will be on May 2, 2019, at Town Hall.

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda for meeting on May 2, 2019

Minutes of March 18, 2019

Acton SHI Analysis - Projections until 2020

Draft comments Piper Lane

Powder Mill Apartments conceptual design