

ACTON COMMUNITY HOUSING CORPORATION
May 2, 2019 Room 126, Acton Town Hall
Minutes

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on May 2, 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 Paskon, Jennifer Patenaude, Bob Van Meter and Associate Member Corrina Roman Kreuzer. Absent: Associate Member Dan Buckley
Guests: Jon Benson and David Martin, Board of Selectmen; Joel Kahn and Vinny Cuttone, for Powder Mill: neighbors from Piper Lane proposal

Nancy Tavernier, Chair, called the meeting to order at 7:31 PM. Bernice Baran was appointed Clerk for the meeting.

I. MINUTES The Minutes of the meeting on April 10, 2019 were read. Ms. Baran moved and Ms. Plaskon seconded a motion to approve which was passed unanimously.

II. FINANCIAL REPORT- There was no Financial Report.

III. OLD BUSINESS

Piper Lane – Neighbors again expressed strong objections to the Proposal, citing traffic, safety, drainage, and access to Great Hill. Ms. Baran moved and Mr. VanMeter seconded a motion to send a letter to the Board of Appeals recommending the Proposal with conditions as follows: public access to Great Hill, peer review of traffic, safety, and possible review of drainage and water runoff. The motion was passed unanimously.

Avalon Bay – Ms. Tavernier reported the LIP application has been submitted to DHCD. This will be in addition to the recent approval by the ZBA for the application on an amended Comp Permit for Avalon. ACHC has already voted to approve this project.

Main St. –The AHA Board has authorized Ms. Cronin to prepare an RFP for an attorney to arrange the transfer of the property from the Town to the Acton Housing Authority.

IV. NEW BUSINESS

Powder Mill – Joel Kahn presented information about the revised Proposal. Maynard has withdrawn from this proposal. The application will be filed as a LIP. The property consists of 10.47 acres. There will be two buildings and there will be 225 apartments with studio, one, two, and three bedroom rental units. There will be 439 parking spaces. The developer will assume financial responsibility for the expansion of Acton's sewer to the property. Twenty five percent of the units will be affordable; however since it is a rental, 100% will count toward the 10% goal. A traffic study is planned to address neighbors' concerns.

ACHC members commented favorably on the Proposal and suggested that the Town be involved as a monitoring agent and that the affordable units include tenants with Section 8 vouchers. Mr. Van Meter moved and Ms. Plaskon seconded a motion to recommend approval of the Proposal to the Board of Selectmen. Nancy signed the application.

Safe Harbor – The application for Safe Harbor has been sent to DHCD after the approval of Avalon.

MHP Housing Institute –Ms. Tavernier, Mr. Van Meter, and Ms. Plaskon will attend as well as Selectman Jon Benson. ACHC will fund 3 of the attendees.

New Developments –Mark O’Hagan will attend our next meeting to discuss his plan to prepare a LIP Proposal to build a 20 unit property at 363 Great Road.

V. ADMINISTRATIVE

Mr. Van Meter and Ms. Plaskon agreed to serve another term as members of ACHC.

Mr Van Meter moved and Ms Plaskon seconded a motion to adjourn. The meeting was adjourned at 8:20 PM

The next meeting will be on May 20, 2019, at Town Hall.

Volunteer Reception will be at Nara Park In May 17 from 5:30 -7:30.

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING

Agenda for meeting on May2 and Minutes for meeting on April 10

Statement re Piper Lane Proposal to Board of Appeals

Letter from town Manager to DHCD re Safe Harbor

Registration Form re MHP Housing Institute

ACHC Pipeline

Safe Harbor Projections in 2020