

ACTON COMMUNITY HOUSING CORPORATION
Minutes Thursday, October 7, 2010
Room 126 Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on October 7, 2010 at 7:00 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, Corrina Roman-Kreuze and Jennifer Patenaude. Dan Buckley, Associate Member was appointed a voting member for this meeting.

Guests: Janet Adachi, Member Board of Selectmen

Nancy Tavernier, Chair called the meeting to order at 7:00 PM. Corrina Roman-Kreuze was the Clerk for this meeting.

1. Minutes from the September 9, 2010 regular meeting were reviewed and approved.
2. Financial Report: Jennifer Patenaude did not have any financial information to report as we are waiting on statements.

3. Updates:

99 Parker Street: ZBA decision has been issued. Regulatory agreement has been executed by the BOS and has gone to DHCD.

AHA Comprehensive Permit for Sachem Way: AHA received a draft decision today with note from Scott M. in Planning Dept. that there can be no changes. The decision requires a final set of drawings in order to get a building permit in hand by 12/31/2010 if Chapter 40B is repealed on November 2, 2010. The committee had some discussion about providing additional financial assistance to AHA to obtain expedited final drawings. Committee is inclined to do so, but this item was tabled until the October 21, 2010 meeting. The potential repeal of Chapter 40B will need to be considered and we will need an estimate for the cost of these drawings.

Towne Building: No updates were provided

Massachusetts Avenue House: Bank of America holds mortgage on property. Attorney David Weiner drafted letter to the bank that would give Town or its designee the title unencumbered, pay the back taxes, reimburse the town for \$15,000 in legal expenses, and agree to pay for repairs.

Dan Buckley pointed out that bank doesn't actually own the property as the property was not foreclosed on.

BOA is starting at "square one" with the property as it acquired the mortgage from another institution and no one at BOA has had any dealings with disposition agreement for this property.

Madison Place: Buyer was unable to obtain a mortgage. Nancy will follow up with lottery agent in the near future.

Westside Drive: A copy of a letter from the Town of Acton has been provided to the property owner for the purpose of the loan application for a refinance of an unapproved mortgage.

4. New Business

Members discussed the problems encountered with town staff and the ZBA during the comprehensive permit process for the most recent two 40B's, 99 Parker St. and AHA McCarthy Village. Concerns were reported to members of the Board of Selectmen and the Town Manager.

Steve Steinberg recently presented a plan for multi-family housing in Kelley's Corner where such development is allowed by right through zoning. There is not a plan for affordable units at this time but Mr. Steinberg does plan to continue providing such units in other areas of town.

Members discussed the importance of ACHC speaking out against Ballot Question #2 that would repeal 40B. Members voted to send a letter to the editor of the Beacon, Nancy will draft a letter and send it out for comment.

Next Meeting Date: October 21, 2010

Statement of Attachments used in this meeting:

ACHC Agenda October 7, 2010

ACHC Minutes from September 9, 2010

Letter to Westside Drive Resident from Town of Acton

Email from David Weiner re: Mass Ave. House