

ACTON COMMUNITY HOUSING CORPORATION
Minutes Thursday, May 5, 2011
Room 126 Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on May 5, 2011 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 and Corrina Roman-Kreuze.

Guest: Pat Clifford, Finance Committee. Janet Adachi, Board of Selectmen

Nancy Tavernier, Chair called the meeting to order at 7:20 PM

Minutes from 4/21/11 were approved as amended. All votes "ayes".

No financial report was given.

Updates

Towne School: All documents ready for approval and signature at next Board of Selectmen meeting. Nancy will sign Tri-Party agreement. On May 18th, there is a walk through scheduled with Steve Joncas and Dean Charter. Closing is scheduled for May 23rd, 2011. As all documents have been approved, it is assumed that the community based housing issue is resolved.

7:30 PM Appointment with Peter Conant, architect.

Peter Conant, from The Conant Group, Inc. presented the committee with a design concept for a development on a parcel of land on Great Road, across from Donelan's. Mr. Conant provided examples of homes that he has built in other towns. The proposed development consists of single family detached homes. He would expect to design the road so it could be accepted as a public way. Market unit prices would be less than \$400,000. Affordable units would be priced at approximately \$189,000.00. Mr. Conant is proposing 28 single family units. The entire parcel is approximately 5.5 acres; there are two existing homes, he may try to save one of them. He proposes a mix of 2 and 3 bedroom homes. There is approximately 25 feet between houses. Mr. Conant proposes leaving some open space, providing community activity space and community gardens.

For traffic mitigation, Mr. Conant proposes a left stacking lane. A traffic light would be too expensive. A crosswalk could be a liability. Nancy asked about pedestrian cross light. There are no direct abutters.

There would be a Homeowner's/Condo Association to pay for septic and maintenance. There would be two separate septic systems of 4800gpd each.

Pat Clifford asked if a fire truck would be able to access the houses. Mr. Conant will check into this. Bernice Baran asked about size of homes. The homes are proposed to be 1850 to 2200 sq. ft. with full basement- slab foundations are proposed for homes where high water is.

Nancy asked which previous project is closest to what is being proposed. Mr. Conant indicated that this would be closest to the development in Stow – it is similar in that it is a long, narrow strip. Mr. Conant is open to pursuing a local initiative (LIP) for this project.

The committee offered some suggestions for Mr. Conant – one was to meet with the Design Review Board. The committee pointed out that the Bruce Freeman Rail Trail will be quite close to this proposed development. It was also pointed out that Acton has adopted a Stretch Code and that green construction initiatives are preferred. Nancy suggested building fewer homes and or mixing the size, footprints and designs of the homes. Everyone agreed that garages would be a good feature to include. Also, if some homes could be built that target those earning 110% to 140% of area median income, this would be welcome. Thought should be given to impact on traffic and schools.

Updates Continued:

99 Parker: Building permit issued. Still need to take care of regulatory agreement. The deadline for applications for lottery was on May 4th. There are at least two applications, the lottery is scheduled for May 24, 2011.

Fort Pond Brook Resale: This is a local preference unit. ACHC may be called upon to assist with this – do we help with closing or buy down the price? Will this need to go up to the next income level group?

Massachusetts Avenue: We will need to take this up at next meeting – vote needed to remove this from deed restricted list.

Committee will need to think about uses for CPA monies.

Willow Street: Nancy was copied on a violation letter that was sent to an affordable owner at Willow St. on March 10 from the town Planning Department. Violations cited by the Zoning Enforcement Officer included storage of heavy equipment on site. The owner has cleaned up the site but needs to park his trucks on the property to carry out his home occupation. The owner has proposed building a garage for the trucks. The ZEO raised the issue of the financial ability of the owner to do such work and cited the DHCD deed rider saying he needed their permission for capital improvements. The owner has hired a lawyer who contacted Nancy and DHCD to confirm that is not the case. DHCD does not consider garage construction as a capital improvement for the maximum resale price. There is no reason why a garage or car port construction should be reviewed by DHCD. Further, implication that financial information regarding financing of a proposed structure is required due to the deed restriction on this property is a questionable interpretation under fair housing practices, and should not be of concern to the planning department. Members wondered whether they require this information on non deed restricted units? There was agreement to monitor this issue and should the DHCD issue be raised again, ACHC would be prepared to respond to either the Planning Department or the ZBA. Affordable owners are entitled to confidentiality under Fair Housing rules.

Next Meeting will be May 19, 2011 at 7PM.

Meeting adjourned at 8:55PM

Respectfully submitted,

Corrina Roman-Kreuze, Co-Clerk

Statement of Documents used for this meeting:

Meeting Agenda 05/05/11

Minutes of 04/21/11 Meeting

Letter from DHCD regarding Right of First Refusal – 68 River Street, Unit 7 in Acton

Email From Scott Mutch Re: 100 Willow Street