

ACTON COMMUNITY HOUSING CORPORATION

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on July 9, 2009 at 7 PM in room 126 of the Acton Town Hall. Present and constituting a quorum for the purpose of conducting business were Bernice Baran, Corrina Roman-Kreuze, designating voting member Jennifer Patenaude, Nancy Tavernier, and Bob Van Meter, Associate Members Kevin Mcmanus, Naomi McManus, and Pam Shuttle.

Guests: Pat Clifford, Finance Committee
Developer, Mark Starr and Consultant, Dennis Dyer for a proposed development on Parker Street

1) Nancy Tavernier, Chair, called the meeting to order at 7 PM.

2) Financial Report

No report was given. Year end statements have just arrived. Kevin McManus will give a report and a suggested format for next year's report at the next meeting. Nancy Tavernier will be requesting transfer of \$50,000 from CPA funds to our account in August.

3) Parker St. Development

Developer Mark Starr and Consultant Dennis Dyer presented their plans and responded to questions regarding their request for support by ACHC for a comprehensive permit for a development of five free standing homes on Parker St. This will include the renovation of the existing 3 bedroom. farmhouse, which will be 1500 square feet, on the property as well as four new 3 bedroom houses, which will be 1400 square feet each. Each home will have two assigned parking spaces. There will be a condominium association which will maintain the common lands. The units will be energy efficient, with rain gardens and small lawns area. The market homes will be sold at an "attainable" price of \$399,000 while the two affordable homes will cost \$188,500.

Mark Starr wishes to make one of the affordable units a handicapped accessible one designed for a disabled veteran. He has had some preliminary discussion with DHCD about this and recognizes that they will make the final decision. The veteran would still have to be income eligible for the veterans' lottery which would occur. Although this development will not be in the preferred growth area, it is located about one mile from the train station.

Mr. Starr has held discussions with the Department heads and will be meeting with the Conservation Commission on August 19th and with the Selectmen on August 10th. Abutters have been approached by the developer to offer a meeting to discuss the proposal. Nancy will write a letter to abutters supporting a meeting with residents in an abutting condominium, and a meeting will be scheduled with homeowners in the immediate area. This is a "friendly 40 B" and as such after the approval by the Board of Selectmen and ACHC it will be submitted to DHCD. A marketing plan will be needed for the application.

Bob Van Meter moved and Bernice Baran seconded a motion to recommend support of the application. This was approved unanimously by the Committee. Nancy Tavernier will write a letter of support to be submitted with the proposal.

4) Updates

A) Old High School Commons.

The lease has been extended to August, 2011. The application was submitted to DHCD on June 25th with two letters of interest from local banks. Determination was made that the roof does not require fixing.

B) Central St.

Filing of Central Street projects to the Board of Appeals has been delayed.

C) Madison Place

The Selectman agreed to change the unit price to \$176,000. One unit has been sold. Maureen O'Hagan will be conducting the lottery for the affordable units.

D) The oversight Meeting by the Board of Selectmen will be held on August 10th. All ACHC members are encouraged to attend. Nancy Tavernier will present a copy of our charge, a summary of accomplishments, and a plan of action for the coming year.

4) The regular meeting was adjourned at 9:30 PM with the next meeting scheduled for August 13th.

Submitted by Bernice Baran