

## ACTON COMMUNITY HOUSING CORPORATION

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held 13 August 2009 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, Bob Van Meter, Bernice Baran, Corrina Roman-Kreuze, Brent Reagor, and associate members Pam Shuttle, Jennifer Patenaude

Guests: Pat Clifford, Finance Committee. Developers of Marsh View LLC and Richardson Crossing LLC, Belle Choate, concerned neighbors of proposed developments

[1] Nancy Tavernier, Chair, called the Regular Meeting to order at 7:00 PM.

[2] Minutes from July 9th, 2009 were approved as amended.

[3] ACHC discussed a confidential request for funding.. ACHC voted to pay directly for one month of a sewer bill that was unexpectedly high due to an undetected plumbing leak. There was further discussion about potentially setting aside monies for emergencies for first time home owners who run into financial difficulties. Individual was referred to Town social worker to ensure that the individual is connected to appropriate assistance.

[4] ACHC discussed future home owner workshops –invite Town social worker and building inspector to future meeting for brainstorming session on home ownership workshops, resources etc.

### **UPDATES:**

[5] 670 Mass Ave Discussion. The ACHC discussed the property at 670 Massachusetts Ave and the proposed disposition agreement. ACHC does not recommend that the BOS sign the disposition agreement at this time. The committee discussed at length the options that the Town and ACHC should consider. The three options to consider were:

- [A] To take title of the house by paying \$181,875 and resell to income eligible buyer
- [B] Find an income eligible buyer without taking title
- [C] Allow property to be auctioned off by bank to any buyer, Town gets any excess profit.

The committee voted to pursue option [B] first but only after a determination is made of what repairs are needed. ACHC voted to spend up to \$2000 for a home inspection and Title 5 inspection of the property. Nancy Tavernier will send a memo to the Town Manager with ACHC's recommendations.

[6] Nancy updated that the Board of Selectmen oversight meeting went very well. There was a good level of information exchanged. Nancy, Bernice and Bob all presented information.

[7] Madison Place has five applications for two spots; two are local and three are at large. Agent will check into applicants' eligibility, lottery is on August 20, 2009.

[8] Lalli Terrace has six families interested. An open house is scheduled on August 16, 2009 from 2 -4PM.

[9] The proposed Parker Street development is scheduled to go in front of the Conservation Commission on August 19, 2009 and in front of the BOS on August 24, 2009. Application package is being circulated.

[10] ACHC discussed lobbying legislators for support of the Towne Building project. Letter(s) of support are standard to be included in application.

### **NEW BUSINESS:**

[11] Two Developers for Marsh View and Richardson's Crossing, Steve Marsh and Jim D'Agostine and their consultant Belle Choate made a presentation for the proposed developments at 93 and 113 Central Street. A Zoning Board of Appeals hearing is scheduled for September 14, 2009. Six concerned abutters from the neighborhood were present.

Nancy Tavernier provided a history on previous comments and concerns that ACHC had on this project. Concerns from 2008 were: ACHC had hoped for a "starter home concept" price and size. In June 2008 a project approval letter was obtained. Mass Housing does not need ACHC or BOS signature before the application goes to the State.

The ZBA is the only board that can give a comprehensive permit, the role of ACHC on this project is an advisory one. Developer will need to meet Building Code, State Wetlands Act and Title V requirements. ZBA will ultimately draft a decision on this project. The Appeal period is 21 days, after the appeal period, construction can begin. The ZBA cannot make conditions that make the project uneconomic. ACHC requested to have ability to review marketing material.

Bernice expressed concern that there is no Condo Association with these developments. The developer indicated that due to a change in lending practices, homeowners would not be able to get a mortgage for a condominium without seventy five percent of the units being sold. There will be a home owners association (HOA) and there will be covenants placed.

After the committee's comments, neighbors were given the opportunity to voice concerns and ask questions. Concerns expressed included:

- Lack of notification from the Town or from developers. The point was made that the DHCD LIP "Friendly 40B" process was not used in this case. The developer indicated that this was strictly a business decision to proceed in the MassHousing program.
- An abutter expressed concern about construction noise
- A neighbor expressed concern with the scale of the building size relative to lot size, thought that scale was not reasonable.
- A neighbor provided pictures of her property and expressed concern over removal of trees and the impact on screening and the wildlife. Developer indicated he could plant trees to help with buffering.

- An abutter expressed concern about soils etc with respect to drainage and a vernal pond. Also expressed concern of any possible impact on septic systems in neighborhood behind proposed development.

Developers and Neighbors exchanged phone numbers and email contact information to continue conversation over concerns to see if solutions can be worked out going forward.

Nancy Tavernier on behalf of ACHC will draft a memo to the Zoning Board of Appeals including recommendation for ACHC to review marketing material, full disclosure of cost to home owners, review covenants and to express concerns raised by neighbors.

[12] Adjournment

Next Meetings: September 10 2009, September 24, 2009.

Respectfully submitted,

Corrina Roman-Kreuzer  
Member ACHC