

ACTON COMMUNITY HOUSING CORPORATION
Minutes, Monday, February 27, 2017
Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on, 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, Laura Plaskon, and Bob VanMeter.

Nancy Tavernier, Chair, called the meeting to order at 7:30 PM. Bernice Baran was appointed Clerk for the meeting.

I. **Minutes** of the Meeting on 1/23/2017 were read and approved.

II. **Financial Report**

There was no Financial Report.

III. **Updates**

Martin St. Development – The next hearing will occur on March 6th.

Regional Housing Services – Ms. Plaskon reported that the closing on the resale will occur on 2/28/2017.

Powder Mill Place – A meeting of relevant Department Heads in Acton and Maynard with the developer has been held. This proposal is for 254 units of which 173 are in Acton and 81 are in Maynard. Issues of water and sewer are under discussion. School placements, emergency responses services, and inspectional services for each town will be clarified. The proposal will be submitted to DHCD for preliminary approval.

Franklin Place – An issue of concern regarding responsibility for repairs for one of the affordable homes has been raised, the Town will send a letter of concern. The Condo Association's insurance company will make the required payments.

IV. **Old Business**

Previously Discussed Developments Proposals

- 1) **Dover Heights** – Ms. Tavernier, Ms. Cronin, Director AHA, and Ms. Rust met with the owners. This consists of a 70 unit apartment complex on Central St. The owner wishes to expand the complex on an adjacent lot with 44 additional apartments. 25% of the new apartments would be affordable; however, all apartments would count toward the state 10% requirement.

- 2) **446 Mass Ave.** – Steve Steinberg has decided not to build on this lot. He is willing to consider selling the land for affordable housing.
- 3) **Habitat for Humanity** – Soil testing on the Cherry Ridge proposal has been delayed due to weather conditions.

V. NEW BUSINESS

New Developer Interest – Two developers have contacted Ms. Tavernier to discuss the possibility of using 40B's for small projects.

Town Meeting – The Warrant will include two property disposition articles which could become affordable housing proposals a vacant duplex on School St. and vacant land on Cherry Ridge, both taken for back taxes. Janet Adachi, ACHC's liaison to the BOS, will present the items at town meeting, Bob V will provide ACHC support.

SHI projections – ACHC members reviewed the projections.

The meeting was adjourned at 8:45PM. The next meeting will occur on March 20.

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda for meeting of 2/27/2017

Minutes of January 23, 2017`

Map of Martin St. Proposal

Letter from Town Manager to Franklin Place Condo Association

40Bs in Pipeline for 2017 Document

Acton SHI Projections

Article from Banker & Tradesman re Affordable Housing