



AFFORDABLE HOUSING TRUST

Town of Medway

Affordable Housing Trust Fund

Affordable Housing Committee

JOINT MEETING MINUTES

May 4, 2017

Medway Senior Center, 76 Oakland Street

	Present	Absent		Present	Absent
<u>Trust Members:</u>					
Ann Sherry, Chair	✓				
Judi LaPan		✓	Glenn Trindade	✓	
John Maguire	✓		John Parlee	✓	
<u>Committee Members</u>					
Bob Ferrari, Chair	✓		John Parlee	✓	
Michael Leone	✓		Sue Rorke		✓
Judi LaPan		✓	Alison Slack		✓
Teresa O'Brien		✓			

Also Present:

Douglas Havens, Community Housing Coordinator

Amy Sutherland, Recording Clerk

Dennis Crowley, Board of Selectmen member

7:05 PM - The meeting of the trust was called to order. The Committee did not have a quorum.

Minutes:

March 2, 2017:

Trust:

On a motion made by Glenn Trindade and seconded by John Parlee, the Affordable Housing Trust voted unanimously to accept the minutes from March 2, 2017.

Committee:

The Committee did not have a quorum to vote on the minutes.

Policy/Procedures/Programs/Projects:

Glen Brook Way:

The public forum for Glen Brook Way was held and there was positive feedback contributed.

Grant Status:

- The eligibility letter was received. The resolution was sent to the accountant but has not been processed yet, but will be by the end of the week. Minutes of the meeting were also forwarded.

Permit Status:

- The Zoning Board of Appeals hearing will be Wednesday, May 17, 2017.

Cutler Street:

There was discussion about the public forum which was held on Cutler Street. There was a good turnout. The concerns from the public forum included the following: density, trash location and dumpsters, parking layout and number of spaces, and snow removal (where will the snow go). There were also questions about the financial numbers. It was suggested to have a separate meeting to discuss the financials.

Residents present:

Chris Meo – 16 Cottage St.

Dennis Crowley, Board of Selectmen member

John Williams, 18 Cottage St.

Douglas Heely, 8 Mann St.

Linda Bacchiocchi, 7 Phillips St.

Jennifer Pavlow, 10 Wellington St.

Pat Irr, 13 Cutler Street

Resident, John William, 18 Cottage Street:

This resident is questioning why these will be rental instead of owner occupied. There is also a concern about the density. Would another option be to divide the property and put up a duplex? He communicated that the project would change the dynamics of the neighborhood.

Chairman Sherry indicated that there is a need for rentals in the town. The developer has researched the financial feasibility and the numbers need to work for the developer. There will be agreements in place that the units will be maintained. The public hearing will be advertised at which point the abutters will be notified of the hearing date and time.

Resident, Jenn Pavlow, 10 Wellington Street:

Ms. Pavlow responded that she is not seeing a response to the neighbors' concerns at this point. She would like this to go down to eight units.

Member Trindade explained that when the formal application is submitted which to date it is not, there will need to be a public hearing which will be advertised and posted and abutters will be

notified. At this time, the abutters will have a chance to bring up concerns about the design or any other issues. The project is not at this point.

Resident Chris Meo, 16 Cottage Street:

Mr. Meo communicate that there was a notice about a public forum meeting and it appeared to be an open house. The plans are not posted on the website. He has a hard time trusting the Board on this process. He also indicated that there is a historical structure on site and this is being taken over by the main design.

Chairman Sherry responded that this is not a preservation project, although the Trust is working to preserve the structure. The submitting developer will work around the existing structure.

Resident Patrick Irr, 13 Cutler Street:

This resident is concerned about not being informed of the meetings.

It was communicated that all meeting are open to the public and anyone can attend. Meeting notices are posted on the Town Calendar and the Housing Coordinator is sending it to a list of abutters. The formal public hearing process of this has not started. This will occur with the planning board.

Member Ferrari indicated that there is a need for workforce housing in the Town of Medway. The current housing production plan makes reference of this need.

Unit 4-5

It was indicated that the application will be going out next week. The Housing Coordinator will enlist Communication Director Mary Becotte's assistance in getting the information out to the public. The application submission deadline will be approximately 30 days after publication. The unit needs to be recognized with the state to receive the credit for SHI inclusion.

Dennis Crowley wanted to know why this process is taking over 7 months. The town is losing revenue. He spoke with a representative at CHAPA and they communicated that this unit will be first come, first serve. He is frustrated that this unit is sitting for so long.

The trust is also frustrated since they are trying to sell this unit, but to avoid any appearance of favoritism, employing a lottery was considered an integral part of this process. Mr. Havens also pointed out that the unit's deed restriction calls for a lottery or equivalent. He questioned how first come/first served is considered an equivalency. Since the Trust voted to sell the unit by lottery, finding an agent and working with CHAPA has been a source of significant delay. It is the hope that, having established a model, the allocation of the next Town rescued property will proceed more smoothly.

Affordable Housing Trust Finance:

CPC Request for Funding:

The Affordable Housing Trust is requesting \$32,944.00 for FY 2018.

Departmental Bills:

On a motion made by Glenn Trindade and seconded by Ann Sherry, the Trust voted unanimously to pay the following invoices:

- Eversource: \$38.79
- Eversource: \$7.80
- KP Law: \$156.00
- Gatehouse Media: \$112.16
- Total: \$314.75

On a motion made by Glenn Trindade and seconded by John Parlee, the Affordable Housing Trust voted unanimously to pay the following bills:

- Columbia Gas: \$133.90
(It was suggested that the amount is checked with accounting.)

There was discussion about the bill for the Woodside Condominium Trust bill for condo fees in the amount of \$2,945.18. There was a misunderstanding about the late charges being accrued. The current bill in the amount of \$2,945.18 should be paid and monthly payments made until sold.

On a motion made by Glenn Trindade and seconded by John Parlee, the Trust voted unanimously to pay Woodside Condominium Trust in the amount of \$2,945.18.

On a motion made by Glenn Trindade and seconded by John Parlee, the Trust voted unanimously to pay Woodside Condominium Trust in the amount of \$132.22 going forward.

Future Meeting:

- Thursday, June 1, 2017 at 7:00 pm.

Adjourn:

Trust:

On a motion made by Glen Trindade and seconded by John Parlee the Trust voted unanimously to adjourn the meeting at 8:27pm.

Respectfully Submitted,

Amy Sutherland, Recording Secretary

Doug Havens, Community Housing Coordinator
Approved June 15, 2017