

Affordable Housing Trust

January 9, 2020, 7:30 PM

DPW Training Room

Minutes

Present: Jim Brand, Michael Marcucci, Ann Thompson, Kerry McCormack, Marion Bonoldi

Absent: Brett, Heyman, Adam Ameden, Todd Trehubenko, Sarah Raposa

Others: John Harney

Chairman James Brand called the meeting to order at 7:30 PM and stated it was being recorded.

Hinkley RFP- Chair Brand reported there were no responses to the RFP. Mr. Marcucci noted that when the RFP was reviewed by the BOS, Mr. Gus Murby thought the priority of the RFP was not clear. Mr. Murby thought it should be clear that the best project is the priority; not necessarily the price. Mr. Marcucci thought it would be worth reworking the language to stress the priority of the project concept over the price. Mr. Marcucci suggested taking out the price that the town paid for the land. Mr. McCormack suggested adding the ideal unit count would be between 20 -30 units. Chair Brand will work on punching up the language to emphasize the importance of the best project.

Group Homes - Chair Brand said Mr. Heyman has been having conversations with Charles River in Needham. Mr. Heyman is trying to set up a “walk through” with them on the Hinkley Lot. Chair Brand asked for feedback about a potential RFP for a Group Home; one RFP or two (one for land and one for dollar value). Mr. Marcucci said he believes the money and land should be combined in one RFP. Mr. Marcucci said the only “hitch” would be that if the town land was needed; there would need to be Town Meeting Vote approval. Ms. Thompson said she has heard mixed reviews from the public regarding a group home. Mr. Marcucci believes a group home is the right thing to do from a self-interest perspective, the home would maintain safe harbor and a five bed group home would offset another 45 unit project. Mr. Marcucci said a group home does not generate a lot of traffic, or have any effect on the schools; all issues that townspeople are concerned about. Mr. Marcucci asked if Ms. Sarah Raposa could have Courtney Starling draft the RFP.

ZBA Status- Rosebay/Aura/Chapel Hill - Ms. Bonoldi said the Rosebay project is with the ZBA and the next meeting is scheduled for January 22, 2020. Ms. Bonoldi said a group of neighbors disclosed at the last meeting that they have retained Attorney Dan Hill. Mr. Marcucci said possible fund appropriation for a defense counsel for the town on Rosebay should be added to the next agenda. Mr. Marcucci said he will ask Mr. Mark Cerel, Town Counsel for an estimated budget for defense counsel. Chair Brand said he is drafting a letter of support from the Planning Board on the Rosebay project. Ms. Bonoldi said that Aura is meeting with the ZBA tonight. Mr. Marcucci said there was stop work order issued for Chapel Hill Estates before Christmas. Mr. Marcucci said the project was not built in conformity to the comprehensive permit regarding the number of bathrooms in the affordable units.

Approval of Minutes - 11/7/19 Ms. Thompson made a motion to approve the minutes from November 7, 2019. Seconded by Mr. McCormack The Vote: 4-0.

Mr. Marcucci and Ms. Raposa will not be able to attend the February 6, 2020 meeting. Chair Brand will reach out to Ms. Raposa to discuss rescheduling the meeting.

At approximately 8:09 pm, Mr. McCormack made a motion for adjournment. Seconded by Ms. Thompson. The Vote: 4-0.