

## Town of Carlisle Affordable Housing Trust Minutes

December 12, 2013

**Present:** Greg D. Peterson, Chair; John Gorecki; Timothy F. Hult; Carolyn Ing; Peter Scavongelli; Douglas Stevenson; and Elizabeth DeMille Barnett, Housing Coordinator. **Absent:** John D. Williams

**Guests:** Betsy Fell, Editor, *Carlisle Mosquito*.

1. **Meeting called to Order** at 7:01 p.m.
2. **Approval of Minutes.** Peter Scavongelli made a motion to approve the September 26, 2013 Minutes as presented. Douglas Stevenson seconded the motion. Three aye, three abstentions and one absence, the motion passed. Peter Scavongelli made a motion to approve the October 24, 2013 Minutes as prescribed. Douglas Stevenson seconded the motion. Five aye, one abstention and one absence. The motion passed.

### 3. **Old Business**

#### A. **Banta Davis: School Committee approval for Carlisle Affordable Housing Trust (CAHT) consulting services:**

1. **Wastewater treatment facility tie-in/water balance study.** Greg Peterson reported that City Point Partners had been hired to provide engineering consulting services to produce the Banta Davis Wastewater treatment facility (WWTF) tie-in/ water balance studies. He noted that Rick Moore, of City Point, had forty years' experience and had been the former President of Tetra-Tech Rizzo. Mr. Moore has a specialty in hydrology and civil engineering of wastewater treatment plants. Mr. Peterson said that the City Point contract amount was not to exceed \$7,500. This included three meetings and would require the provision of Town WWTF documents. The draft study report would be provided by January 17<sup>th</sup>. John Gorecki asked how would we be able to determine the geology? Mr. Peterson that geological information had been provided in the Town 2002 GZA Study. Timothy Hult asked if the study would be based upon data already collected and would it render an opinion? Mr. Peterson replied that City Point had access to the robust MassDEP data set and would include recommendations.

Discussion followed on the WWTF/water balance study schedule. It was proposed that there be: 1) an initial meeting with the consultant and the CAHT in January with representatives from the Recreation Commission, Board of Health and Carlisle Public School Committee (School Committee); 2) a second meeting with the School Committee; 3) a public meeting with presentation of study results. Mr. Hult said that it would be important to balance the schedule with bringing people along in the process. Mr. Gorecki concurred, noting that even if it meant slipping the deadline, that board participation was important.

Mr. Peterson entertained a motion to approve the contract, with the location blank filled in on page 7 filled in as Middlesex County, with funds from Community Preservation Act 2013 Town Meeting Article 22, Motion 8, for \$7,500. Douglas Stevenson made the motion. John Gorecki seconded the motion. Five present aye, one abstention and one absence.

2. **Banta Davis Traffic Study.** Mr. Peterson reported that he had reached out to VHB, and Vinod K. Kalikiri, to conduct the Banta Davis Traffic Study. VHB would be hiring a subcontractor to conduct the traffic count on Route 225. VHB would be using industry standards and estimates to determine the traffic generated by the existing facilities, added athletic fields and housing for up to 50 units. Mr. Gorecki asked why not also include the traffic from a 400-person community center? Mr. Peterson said that he tried to keep the price down. Mr. Hult said that it would be important to bring the School Committee and the Recreation Commission in the process.

Mr. Peterson entertained a motion to authorize a contract for Traffic Evaluation and potential development with VHB, with budget not to exceed \$6500. Mr. Hult made the motion. Mr. Stevenson seconded the motion. All in favor six, 1 absence.

- B. **Mixed-income Rental Housing Market Study and Mixed-income Financial Feasibility Study Update.** Mr. Peterson reported that the RKG, Inc. had difficulty finding rental comparables in Carlisle, as there was no mixed-income, multi-family rental housing in Carlisle. The consultant had estimated that annual demand for the region would be 950 units a year. The consultant found that 700 people work in Carlisle, and 250 of them do not live in Carlisle or the 6 surrounding towns. The key question is would there be interest in rental housing? Mr. Peterson said that it will be important to drill into this and to talk to developers in the area, such as the CEO of Concord Mews and the Avalon at Acton developers. He said that Mr. Stevenson had agreed to join him for information gathering interviews to be reported back to the consultants.

Mr. Hult said that it will be important to look into the needs of aging Carlislians. He asked do we know about rental opportunities at Malcolm Meadows? Elizabeth DeMille Barnett offered to look into the Malcolm Meadow rental situation and report back to the Trust.

- C. **Update on 338 Bedford Road Master Planning (MP).** Discussion followed the presentations which had been made to four Town Boards in December. Consensus was that that the Abacus/Ryan Associates/Samiotes presentations went well. Mr. Peterson said that they would need to be specific on the permitting process, because under M.G.L. c.40A, §3, the Dover Amendment, group homes are a use permitted as of right by State law. He suggested two options: a process which goes to the Zoning Board of Appeals (ZBA) or a have a Site Plan review process, with Planning Board review and input, followed directly by a Building Permit. Mr. Peterson reported that Samiotes Consultants was looking into whether or not the group homes would need to be tied-in to the WWTF as the project would be on Town-owned land, but constructed and operated by a private entity under a ground lease for a portion of the land. Samiotes had reached out to DEP with that question.

Discussion continued on preparation for 2014 Town Meeting and on the meetings needed to prepare for proposed CAHT warrant articles. Mr. Hult asked what is the process for this? It was proposed that there be two Board of Selectmen discussions in February. The first discussion would focus on the Traffic and Water studies and the second discussion would focus on the Recreation Commission planning study.

- E. **NOAH Benfield Farms Site Visit.** Mr. Hult noted that the building exterior colors were great and that it was going to be a pleasant place to live for the elderly population.
- D. **Long Ridge Road 40B.** Reported MassHousing Site Eligibility comments due January 6th.

**4. New Business**

**A. Community Preservation Act Funding Application.** Mr. Peterson reported that there is approximately \$243,000 remaining in the CPA Community Housing fund. He said that he had floated with John Williams and Mr. Stevenson having a CAHT warrant article for \$200,000 and that they had asked him to make an application to the CPC for this. Peter Scavongelli asked if the Housing Authority had agreed to this. Ms. Barnett replied that it was her understanding that it had not been consulted. Discussion followed on Department of Developmental Services group home ground lease costs, such as legal expenses and infrastructure.

Mr. Peterson entertained a motion “to apply to the Community Preservation Act for \$200,000 in unrestricted funds already existing only to be used for Community Housing.” Peter Scavongelli made the motion and Carolyn Ing seconded the motion. During discussion, Mr. Gorecki commented that with our previous CPC motions, there has been strong sentiment that funds be allocated. He asked when will we know how much of this funding is to be allocated? Mr. Hult also asked, when do you think you will have a firmer idea as to the infrastructure costs? Ms. Barnett agreed to look into the CPA infrastructure contributions to the development group homes, which had been made by other communities. All in favor, five, two absences, the motion passed.

**4. Next Meeting Scheduled** for January 30, 2014, at 7:00 p.m.

**5. Meeting Adjourned.** Mr. Gorecki made a motion to adjourn the meeting. Mr. Scavongelli seconded it. The meeting adjourned at 8:48 p.m.

Respectfully submitted,

Elizabeth DeMille Barnett, Housing Coordinator