

Carlisle Housing Authority
Meeting Minutes
November 10, 2014

Present: Alan Lehotsky, Chair; Carolyn Ing; Mark Levitan; Steven Pearlman; Elizabeth DeMille Barnett, Housing Coordinator. **Absent:** W. Randall Brown

1. Meeting called to order at 7:33 p.m.

2. Community Input

a. None.

3. Old Business

A. NOAH Benfield Farms

a. **Development update.** Ms. Barnett reported that 25 of the 26 units have now been leased.

b. **Community meeting.** Ms. Barnett reported that NOAH recently held a community dinner meeting for residents. Topics discussed included: water supply and septic system management, building operations, and contacts for reporting problems.

B. 338 Bedford Road Intellectually-disabled group homes

a. **RFP funding authorization.** Mr. Lehotsky reminded the Authority that the Community Preservation Act funding authorization request for the project was on the agenda for the November 17th meeting of the Carlisle Affordable Housing Trust. Authority members were encouraged to attend.

b. **List of Developers for RFP.** Ms. Barnett reported that she had received a list of group home developers from the Massachusetts Department of Developmental Services and was in the process of developing an RFP distribution list.

C. Long Ridge Road Chapter 40B update

a. Mr. Lehotsky reported that his letter to the Editor of the *Carlisle Mosquito*, published on November 7th, which contained factual clarifications of some residents' misunderstanding of some elements of the RKG Associates rental housing demand study and the Long Ridge Road 40B development, had not yet elicited any response directly to him.

D. Commonwealth of Mass. Community Innovation Challenge Grant

a. Ms. Barnett stated that a decision regarding this grant application has not yet been rendered.

E. Inclusionary Zoning - next steps

a. Ms. Barnett circulated a chart that she created allowing quick comparison of Inclusionary Zoning bylaws from the comparable towns of Hamilton, Lincoln and Stow. Discussion ensued reinforcing the Authority's interest in the adoption of such a bylaw in Carlisle. Mr. Pearlman expressed interest in reading the language employed by the comparable towns to eliminate the possibility that developers could circumvent the intent of the bylaw. Consensus was that we should focus on a simple bylaw that would also apply to conservation clusters. Mr. Lehotsky stated that he would ask the Planning Board to include this topic at their December 8th meeting.

Mr. Pearlman initiated further discussion under this topic regarding the possible inclusion of another article in the Town Meeting warrant relating to the development of rental affordable units on the Banta-Davis property. Opinions expressed supported this concept, although no specific action was decided upon.

3. New Business

a. **New State Legislation Regarding Municipal Housing Authorities.** Ms. Barnett reported that H.4374, "An Act Relative to Local Housing Authorities," has been enacted by the state legislature. This legislation adds many new requirements for municipal housing authorities with respect to planning, accountability and regional interaction. Many of the requirements apply to Housing Authorities that directly develop, own and manage housing properties, such that does not currently exist in Carlisle. Ms. Barnett will advise the Authority of specific requirements pertinent to Carlisle as more information becomes known.

b. **Announcement by W. Randall Brown.** Mr. Lehotsky informed the meeting that Mr. Brown has decided not to seek re-election to the Authority in the Spring 2015 Town Election. Mr. Lehotsky encouraged members to immediately seek candidates for the position and invite any interested parties to attend meetings at any time to learn about the function of the Authority.

4. Authorizations

a. Ms. Barnett requested authorization to purchase a printer to place directly in her workspace in order to minimize the possibility of her confidential printouts being inadvertently seen by others in Town Hall. Mr. Pearlman moved that the board authorize the purchase of a printer for this purpose up to a limit of \$100. Seconded by Mr. Levitan. All present aye; the motion passed.

5. **Approval of Minutes.** Minutes of the October 27, 2014 meeting were reviewed and discussed. A motion to accept the minutes as written was made by Mr. Pearlman, seconded by Mr. Lehotsky; all present aye, the motion passed.

6. **Next Meeting Date:** Monday, November 24th.

7. **Meeting Adjourned** at 8:55 p.m. Motion by Mr. Pearlman, second by Mr. Lehotsky; all present aye, the motion passed.

Respectfully submitted,

Mark Levitan, Secretary