

Carlisle Housing Authority  
Nov 23, 2015  
Meeting Minutes

**Attendees:** Alan Lehotsky, Chair; Carolyn Ing, Treasurer; Barbara Bjornson; Mark Levitan, Steven Pearlman and Elizabeth DeMille Barnett, Housing Coordinator.

**New Business**

**Election of Officers.** Steve Pearlman nominated Barbara Bjornson for Secretary of the Carlisle Housing Authority (CHA). Carolyn Ing seconded the motion. All aye, the motion carried. Mark Levitan nominated Steve Pearlman for Treasurer of the CHA. Carolyn Ing seconded the motion. All aye, the motion passed.

Alan Lehotsky suggested we add a new position – Vice Chair of the CHA. Discussion followed and consensus was agreement with the suggestion. Mr. Lehotsky nominated Mr. Levitan for Vice Chair. Steven Pearlman seconded the motion. All aye, the motion passed.

Mr. Pearlman nominated Mr. Lehotsky for Chair of the CHA. Ms. Ing seconded the motion. All aye, the motion passed.

The Governor's Appointee to the Carlisle Housing Authority. Governor's appointee to CHA is Ms. Ing. This appointment is up for renewal in the next year. Following Ms. Ing agreement to continue to serve in this capacity, consensus of the board was to recommend that she be reappointed by the Board of Selectmen. Ms. Ing will work with Elizabeth DeMille Barnett, Housing Coordinator on the reappointment.

**CHA Powers under M.G.L. 121B.** Refer to CHA powers and authority under state statutes on the CHA website.

**Old Business**

- A. **Benfield Farms.** The chemicals being added to the MicroFast septic pre- treatment system appear to be working properly and remedying the situation. Once this pre-treatment system meets Board of Health approval, NOAH will receive a Certificate of Compliance for the septic system.
  
- B. **Town of Carlisle Housing Production Plan.** The Department of Housing and Community Development sent a letter dated November 9, 2015 saying that the Town of Carlisle Housing Production Plan had been approved by the state.

C. **TILL Group Home.**

- a. TILL has now been issued all the necessary permits except for the Site Plan Review decision and a building permit. It is expected that the Board of Selectmen will close the Site Plan Review Hearing on November 24, 2015.
  
- b. **Department of Developmental Services – Public Safety Department Memorandum of Understanding.** A Memorandum of Understanding was discussed by the board, which was provided by TILL, Inc. from the Department of Development Services (DDS), from the Governor’s Office and between the Department of Public Safety (DPS) and DDS dated November 21, 2011. The document discusses the classification of group homes under the state building code for building purposes : “The DPS, the agency that has authority of the building code in the state, agreed that they would in the future treat them in a way that is not different than a family home
  
- c. The Conservation Commission (ConsCom) Wetlands Order of Conditions issued on November 19, 2015 includes conditions which will be difficult for TILL, Inc., as a group home residence to meet. Mr. Pearlman questioned ConsCom’s view that the project is an educational facility and noted that he thought the 11/21/11 memorandum made it clear how the Group Home should be considered. He also noted that the Town would be violating federal anti-discrimination law if it treats the project differently than single family homes for non-disabled residents. Mr. Pearlman relayed that there was no discussion at the ConsCom meeting as to why the project was being viewed as an educational facility, noting that using that definition would require certain storm water standards. He noted that ConsCom’s decisions would delay the project unnecessarily, possibly bringing the project to a halt.

Mr. Pearlman felt that the Wetlands Act Order of Conditions did not accurately reflect the discussion at the ConsCom meeting. They basically said that TILL needs to show compliance with all storm water standards.” He outlined the time delays that will ensue—the Order of Conditions was distributed on November 23, 2015, then there is a ten-day appeal period. He noted that he would be filing an appeal as a citizen of Carlisle. The Housing Authority agreed that the project is not officially stopped, and questioned whether we could ask DEP to expedite its decision.

D. Executive Session – Meeting Adjourned following Executive Session.

Respectfully submitted by Barbara Bjornson.