

Carlisle Housing Authority (CHA)
Meeting Date: March 25, 2010
Approval Date – May 13, 2010
Submitted by: Susan Stamps

Attending: Members Alan Lehotsky (Chair), Steven Pearlman, Carolyn Ing (new member, Governor's appointee), and Susan Stamps, and Administrative Coordinator Elizabeth Barnett.

1. Call to Order. 7:35 p.m.
2. Community Input. None - no community members (except other board members and Mosquito reporter) present.
3. Old business.
 - a. Benfield Farms¹
 - i. ZBA update. Lehotsky reported on the March 12, 2010 Zoning Board of Appeals (ZBA) site visit to the Benfield property. Present were members of relevant boards, NOAH team and abutters; this was an opportunity for abutters to ask questions, in addition to a 3-hour community meeting on October 7, 2009 and input invited at every CHA and other board meeting dealing with the project. Barnett reported that in response to a question from the peer reviewer as to what could be built on the Benfield property under the current zoning bylaws, the town building inspector submitted a memorandum describing a 66,000 square foot house (3 stories x 22,000 sf) that would be permissible.
 - ii. ConsCom update. NOAH is waiting for certain determinations by the board.
 - b. Affordable Accessory Apartment (AAA) program.
 - i. DHCD deed restriction-PB review and comments. Members reviewed the deed restriction after Barnett made certain changes the Planning Board (PB) requested in their mark-up of the regulatory agreement/deed restriction for the AAA units, as well as a 1/12/10 PB Memorandum regarding the marked-up document, and comments by Department of Housing and Community Development (DHCD). She reported that a recent Carlisle Housing Trust meeting had deferred discussion of the proposed \$15,000 loan/grant to participating homeowners until later. She will put together a package of a promissory note, mortgage, and related documents from Yarmouth (who has a similar program) for the next meeting for CHA members to review and forward to the Housing Trust. She will also give the revised deed restriction to Planning Board for their review.
4. New business/DMR housing. Barnett checked with the Department of Mental Retardation (DMR) and learned that there are 11 Carlisle families who have family members

¹ Application for comprehensive permit submitted to ZBA on 10/23/09.

who are clients of DMR with housing outside of Carlisle or families with a member with future DMR housing needs.

5. Minutes approved. Approval of March 11, 2010 minutes deferred to next meeting.
6. Next meeting date. Next meetings scheduled for April 8 and April 22.
7. Meeting adjourned. On a motion made by Pearlman and seconded by Ing, it was VOTED 3-0 to adjourn. Meeting adjourned at 9:15 p.m.

ACTION ITEMS

A. Barnett will put together a package of a promissory note, mortgage, and related documents from the Yarmouth Affordable Accessory Apartment program for the next meeting for CHA members to review and forward to the Housing Trust. She will also give the revised deed restriction to Planning Board for their review.

B. Barnett to contact Citizens Housing and Planning Association (CHAPA) to ask about applying for a grant to fund planning for housing for disabled people.

From previous minutes:

A. Barnett and Lehotsky to draft letter for Selectman Tim Hult to review, finalize and sign; letter to go to DHCD in support of extending the 40B certification period for small towns from 2 to 3 years (promised at 9/10/09 joint meeting with Carlisle Housing Trust), with copies to Rep. Atkins, Sen. Fargo, and the list of Carlisle's "comparable towns."