

Carlisle Housing Authority
April 28, 2011
Submitted by Carolyn Ing

Meeting was called to order at 7:34 pm.

In attendance: Alan Lehotsky (Chair), W. Randall Brown, James Bohn, Carolyn Ing, Elizabeth DeMille Barnett (Housing Coordinator).

Community input: None

Old business

Benfield Farms update: One-Stop application was due today and submitted on time. The project is now in line for funding this summer. There are currently 101 interested people on the "Benfield Farms Interest List"; 89 have relationship with Town.

Carlisle Board of Selectmen voted to pay Benfield Parcel A environmental permitting professional services invoice which were required due to the expired Order of Resource Area Delineation. The Board of Selectmen also voted to support reducing the Benfield Farms Building Commissioner and Inspection fees by 50%.

While reviewing the option to pay 50% of the reduced Benfield Farms Commissioner and Inspection fees, the Housing Authority was advised that its Benfield development funds (2006 Town Meeting) were designated for affordable housing design work only. Lehotsky requested that at 2011 Town Meeting, the Community Preservation Committee provide a revised amendment to expand the allowed use of the funds.

Brown also discussed draft of email to NOAH on the potential solar exposure of the structure.

Highland building update: Highland Building Committee is in the process of reviewing a proposal to invite developers to assess feasibility of redevelopment for residential use.

Glossary: Barnett to obtain from Pearlman the electronic version of his introduction/summary.

Affordable Accessory Apartment Regulatory Agreement revisions: A new set of comments on the draft has been sent to attorney Kathleen O'Donnell. The proposed Affordable Housing Trust and Housing Authority schedule is to have Ms. O'Donnell send the revised agreement for Department of Housing and Community Development for review on May 12.

New business

Barnett distributed a letter from John Williams to Undersecretary Tina Brooks of the Department of Housing and Community Development requesting an extension of municipal certification. The town is protected from external Chapter 40B development through July 2012. Williams pointed out that small towns have more difficulty developing new projects.

Town meeting warrant articles: On a motion made by Brown and seconded by Ing, the board voted 3-1 to oppose Article 26 Terminate Highland Building Preservation Activities. Bohn supports the Article. On a motion made by Brown and seconded by Lehotsky, the board voted 3-1 to oppose Article 27, Appropriate Funds to Demolish the Highland Building. Bohn supports the article.

On a motion made by Lehotsky and seconded by Brown, the board voted 4-0 to support Motion 3, funding compensation for the Community Preservation Act Committee funded Housing Coordinator.

On a motion made by Lehotsky and seconded by Bohn, the board voted 4-0 to support Motion 4, the appropriation of funds (\$17,250) for NOAH for the Benfield Farms, Building Commissioner and Inspection fees. On a motion made by Bohn and seconded by Brown, the board voted 4-0 to support motion 6, the amendment of the disbursement of funds to allow for payment of the building permit for Benfield.

Minutes approved: On a motion made by Brown and seconded by Bohn, the board voted 4-0 to approve the minutes of the April 7th meeting with the addition of information on the Benfield solar exposure communication.

Next meeting dates: May 12, May 26. A change in meeting day of week discussed.

Meeting adjourned: On a motion made by Bohn and seconded by Brown, it was voted 4-0 to adjourn. Meeting adjourned at 9:00 pm.

Action items

- Barnett to obtain from Pearlman the electronic version of his introduction/summary for the glossary.
- Barnett to poll CHA board members on changing the meetings to a different day of the week.