

Carlisle Housing Authority
Minutes, Meeting of March 8, 2012

Present: Alan P. Lehotsky, Chair; W. Randall Brown; James Bohn

Absent: Carolyn Ing, Steven Pearlman

1. **Meeting Called to Order** at 7:36 p.m.

2. **Old Business**

1) **Community Preservation Application for Conant Land, Cranberry Bog (Map 28-8-10A) and Town Forest Site Evaluations.** Alan Lehotsky, Chair, reported that, in preparation for the impending Community Preservation Committee's review of the Housing Authority's (HA) application, he had attended a recent Conservation Commission meeting to request HA access to Cranberry Bog and Town Forest sites. The Conservation Commission has oversight of both these sites.

At the meeting, the Conservation Commission recommended to Mr. Lehotsky that, prior to making a decision on the HA's request for access, it would be helpful to the Conservation Commission to have an information session on the Town's 2010 Housing Production Plan (HPP) and the parcels which have been identified for affordable housing development. Mr. Lehotsky also noted that it had been recently brought to his attention by the Conservation Commission that the 2010 HPP proposed "Cranberry Bog" parcel (Map 29-8-10A), has a state-imposed agricultural restriction thus making it not developable for housing. He also learned at the meeting that the Town Forest, another property which has been proposed as a future HPP site, had a Massachusetts Department of Fisheries and Wildlife protected species living on it. There was another potential for affordable housing development at a second Cranberry Bog parcel, which is 18 acres in size, adjacent to the Bog. He said that the parcel is currently being excavated for sand by the Town's Cranberry Bog tenant farmer.

Mr. Lehotsky reported that he had discussed with John Williams, the Board of Selectmen's Affordable Housing Liaison and Greg Peterson, Chair of the Affordable Housing Trust, the possibility of a holding community education and planning session for all Town boards on the subject of affordable housing and the Housing Production Plan (HPP). Both Mr. Williams and Mr. Peterson enthusiastically supported this idea. The town-wide affordable housing session would be held in early June.

Discussion followed on whether to take the opportunity to provide an affordable-housing planning/educational session for the Conservation Commission and other members of the community on the HPP's proposed projects.

The CHA also discussed whether to withdraw the Community Preservation Committee application for Fiscal Year 2013. Given the request for education on the Town's Housing

Production Plan and to clarify proposed use, the point was raised that, in considering any future municipal land purchases, it will be very important to look for both multiple and compatible uses. James Bohn made a motion to withdraw the Community Preservation Committee application, W. Randall Brown seconded it. All in favor.

2) **Banta-Davis Task Force.** W. Randall Brown reported that the Banta-Davis Task Force's (BDTF) work was progressing. He also reported that an engineering firm had been hired and was in the process of developing a conceptual site plan that would take into account: the location of the housing, siting of the public water supply, and potential wetlands issues.

3. **New Business**

1) Elizabeth DeMille Barnett, Housing Coordinator, reported that she had been asked by the Council on Aging to speak on Housing at an event on March 6th, one of the Gleason Public Library "Carlisle Conversations" series. Mrs. Barnett invited George Mansfield, Planning Administrator, to join her. Sixteen people attended the talk. The talk began with a comparison of the 1910 and 2010 United States (US) Census, and her observation that in 1910, 8% of the 551 Carlisle residents either rented as boarders or paid for their rent through their labor as hired hands. The talk also included a comparison of the U.S. Census changes between 2000 and 2010. The talk also addressed current economic housing opportunities that are allowed by right and by permit. Mr. Mansfield discussed Accessory Apartment Special Permits and "Approval Not Required" lot subdivisions.

4. **Next Meeting Date:** April 12, 2012

Respectfully submitted,
Elizabeth D. Barnett