

Carlisle Housing Authority
Minutes of meeting on April 12, 2012
Submitted by Carolyn Ing

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

1. Meeting called to order at 7:37 pm.

2. Community input: none.

3. Old business

NOAH Benfield Farms Update: The Carlisle Trails Committee has proposed wording for a temporary new sign on the town-owned Benfield property, which would direct from visitors from the front meadow to the rear conservation land area. The consensus of the meeting was that the sign had already been approved by the Housing Authority and that the new wording was acceptable.

The Housing Authority is still waiting to hear about the Department of Housing and Community Development (DHCD) One-Stop application request. A DHCD decision date has not been announced.

Banta-Davis Task Force: W. Randall Brown reported that the task force met on the morning of April 12. He shared that the task force is planning to submit a recommendation to the Board of Selectmen within two weeks. The task force's engineering consulting firm is waiting to hear from the Department of Environmental Protection on a proposed housing tie-in to the Carlisle Public Schools wastewater treatment and that two conceptual site plans have been developed with different building heights and densities. The next task force meeting is April 26. Elizabeth Barnett, Housing Coordinator and Task Force staff support, added that the Banta-Davis legal opinion has been completed, stating that Article 97 is not an issue. She also added that one of the priorities of the task force is to retain the playing fields currently at the site.

Discussion followed on the importance of the playing fields as a town resource and the HA's support for the task force's commitment to maintain the current number of playing fields in any housing proposals for the Banta-Davis site.

4. New business

June 2 Affordable Housing Planning Day: Alan Lehotsky, Housing Authority chair, plans to help coordinate an Affordable Housing Planning Day to be held on June 2. All town boards and residents, including the Housing Authority, will be encouraged to participate in this town-wide event. In preparation for the first coordination meeting, Mr. Lehotsky proposed initial topics: first, a primer on Chapter 40B, which includes an educational introduction and an explanation of 40B. Second, an opportunity for town leaders and residents to review affordable housing projects in the pipeline, properties

which have been identified in the Housing Production Plan for affordable housing development, and affordable housing projects which have been built. He also mentioned breakout sessions are also a possibility. Mr. Lehotsky plans to meet with John Williams, Board of Selectmen Housing Liaison, Greg Peterson, Chair of the Affordable Housing Trust, and Mrs. Barnett, Housing Coordinator, to work on coordination for the event in late April.

Reports

Minuteman Advisory Group on Interlocal Coordination Report (MAGIC): Elizabeth Barnett attended on behalf of the town and reported on the April 5 MAGIC meeting which was held in Stow, Massachusetts. She shared that several new 40B proposals have been submitted by private developers to other communities in the thirteen-town region: Boxborough has a 96-unit development proposal; Hudson, a 176-unit development; and Littleton has a 200-unit proposal. Sudbury also has received a development proposal.

Mrs. Barnett also discussed the sustainable water management initiative which was presented by the keynote speaker, Martin Pillsbury, Environmental Director, the Metropolitan Planning Area Council. Mrs. Barnett shared the initiatives which had been proposed for sustainable water management for smaller towns such as Carlisle which included: private well bylaws (to manage water usage during droughts); culvert maintenance programs (preventing water pooling); and storm water runoff management with the view of reduction of impervious surfaces.

Council on Aging CC-TV: On March 23, Mrs. Barnett was invited to speak on the COA March 2012 television program. As a guest speaker, she provided an update on the Economic Assistance Resources for Carlisle Residents consolidated listing. She also spoke briefly on by right housing options such as pre-1962 two-family conversions, boarders (up to three boarders or room renters) and Town of Carlisle Bylaw Accessory Apartments which are permitted by the Planning Board.

Board Resources

Inspector General Public Procurement Training: Mrs. Barnett had consulted with the Town Administrator and chief procurement officer, Timothy Goddard, and thought it would be of use to the town and her affordable housing development procurement work to take a state-approved training course on procurement laws and guidelines. Mr.

Goddard agreed to match the Housing Authority's contribution with town administration funds. On a motion made by Mr. Bohn and seconded by Mr. Brown, the board voted 4-0 to appropriate \$225 to fund half the cost of the course.

5. Minutes approved: On a motion made by Mr. Brown and seconded by Mr. Bohn, the board voted 4-0 to approve the minutes of the February 28 meeting. On a motion made by Mr. Brown and seconded by Mr. Bohn, the board voted 4-0 to approve the minutes of the February 28 meeting with minor amendments in the Banta-Davis task force section.

6. Next meeting date: April 24

7. Meeting adjourned: On a motion made by Bohn and seconded by Brown, it was voted 4-0 to adjourn. Meeting adjourned at 8:42 pm.