

Carlisle Housing Authority (CHA)

August 28, 2012

Meeting Minutes

Present: Alan Lehotsky, Carolyn Ing, Steve Pearlman, Randy Brown, Jim Bohn, Elizabeth D. Barnett, Housing Coordinator

Meeting called to order at 7:35 p.m.

Community Input. None

Old Business

1) NOAH Benfield Farms Update:

1. *Benfield Cart Path Boulder.* Alan Lehotsky shared that the moving of the Benfield property agricultural cart path is of concern to the Narragansett Tribe. Movement of the boulder needs to be resolved within two weeks in order that well drilling can begin on schedule.

Representatives from the Conservation Commission, from NOAH, from the Narragansett Tribe, the Building Commissioner John Luther, and Elizabeth D. Barnett, Housing Coordinator were discussing issue on-site as Carlisle Housing Authority meeting began. Doug Harris, Narragansett Tribal Preservationist, said that his first preference was to move the back to the place where he believes it was originally located. That site is now a Massachusetts Department of Fisheries & Wildlife Natural Heritage Program certified vernal pool. Mr. Harris offered to contact the state rare species program to seek their approval. In the event that this is not possible within a few days, it was agreed by all present, that per Mr. Luther's suggestion, that the boulder be, carefully rotated off the cart path near its current location.

2. *Confirmation of Easement Rights Agreement.* The Carlisle Housing Authority and Town of Carlisle Confirmation of Easement Rights Agreement has been reviewed by both the Town Special Legal Counsel and the NOAH Attorney. The CHA had previously given Mr. Lehotsky authority to sign once it is finalized.

3. *Ground Lease.* Currently under revision.

4. *Well drilling.* NOAH reported that MassDEP is unable to conduct a site inspection until mid-September, but NOAH drilling may begin at its own risk. A permitted well is required by the Department of Housing and Community Development in order for NOAH to receive One-Stop funding.

5. *Benfield Farms Septic System.* NOAH has reported that since Mass DEP requires nitrogen treatment, NOAH is looking at appropriate technologies. Its backup position is to use a mounded system if it doesn't violate easement requirement that natural contours of the land be maintained. The septic system is not required for the DHCD One-Stop closing in December, but before the certificate of occupancy is granted.

6. *The NOAH Benfield Farms Architectural and Engineering Plans.* NOAH plans to release the plans for bid soon after Labor Day. The Carlisle Housing Authority will receive copies.

New Business

1. *Massachusetts Housing Partnership Program on Chapter 30B and 149.* Mrs. Barnett is plans to attend this program.
2. *Webinar on legislative changes to Community Preservation Act.* Steven Pearlman has taken it and recommends it; Mrs. Barnett also plans to take it.
3. *Affordable Housing Trust Strategic Plan.* Greg Peterson, Chair of the Affordable Housing Trust and John Williams, Trustee and Board of Selectmen are in the process of giving presentations to Town Boards on need for a long-term strategic housing plan and sizable affordable developments to protect the Town against unfriendly Chapter 40B projects as the housing market improves.
4. *2012 Carlisle Open Space & Recreation Plan.* The Open Space & Recreation Plan Committee has invited the Carlisle Housing Authority (CHA) and Affordable Housing Trust to provide a Housing Initiatives section. The CHA discussed that it is important to develop a section which reflects the CHA desire to consider joint conservation and affordable housing purchase and projects. The OS & R Housing Initiatives need to be completed by end of September

Minutes: CHA members were asked to get comments on the August 9 draft minutes to Mrs. Barnett as soon as possible.

Next meeting date: Sept. 13 at 7:15 p.m.

Meeting adjourned at 8:25 p.m. Motion *made by W. Randall Brown, seconded by Mr. Pearlman, passed unanimously.*

Respectfully submitted by Steve Pearlman

