

**Carlisle Housing Authority (CHA)**  
September 13, 2012  
Meeting Minutes

**Present:** Alan Lehotsky, Carolyn Ing, Steve Pearlman, James Bohn,  
Elizabeth Barnett, Housing Coordinator

**Absent:** Randy Brown

**Guests:** Mary Zoll

**Meeting called to order** at 7:17 p.m.

**Community Input. None**

**Minutes** from August 9, 2012 meeting approved. Carolyn Ing made a motion and Steven Pearlman seconded the motion. Approved unanimously.

**Old Business**

- 1) **NOAH Benfield Farms Update:** Alan Lehotsky reported that the Carlisle Housing Authority's (CHA) tenant, NOAH and its Benfield Farms project continues to be on schedule.
  1. Benfield Property Cart Path Boulder. Mr. Lehotsky reported that the large boulder which had been previously moved on to the Benfield property agricultural cart path had been rotated by NOAH off the path in order to allow access for the well drill rig required for well-testing. The rotation of this boulder was part of the Benfield Farms Comprehensive Permit and MassDEP Superseding Order of Conditions and was done with the consultation of Narragansett Tribe representative Doug Harris, Narragansett Historic Preservationist.
  2. The Department of Housing and Community development has informed the Carlisle Housing Authority (HA) that under a new federal law, applicable to the NOAH Benfield Farms senior housing development, that the CHA to get concurrence from Native Americans that there have no adverse impact to moving the proposed housing from Lot 4 to Lot 1. A letter from the HA is being drafted to the Wampanoag and Narragansett Tribes, which requests that the Tribes sign off on Lot 1 for the senior housing. . If this sign off process, delays the project beyond the December 31, 2012 deadline, the CHA may need to ask the DHCD for an extension.
  3. Army Corps of Engineers abutter complaint. In response to an abutter complaint, the Army Corps of Engineers (ACOE) sent a letter to HA expressing concern about possible earlier wetland filling on the Benfield property agricultural cart path. NOAH is working with the ACOE on this matter.
  4. Well Testing. MassDEP has allowed the NOAH Benfield Farms project well testing to commence. Drilling is expected to begin this week.
  5. NOAH Tax Credits and Financing. Elizabeth D. Barnett reported that the HA's tenant NOAH, has shared that there has been significant financial interest for the project, which will be key to the timely signing of the Ground Lease and Project closing. .

6. CHA and NOAH Ground Lease. The CHA - NOAH Benfield Farms Ground Lease being reviewed and re-drafted. Mrs. Barnett was asked to email it to all CHA members when it became available for their review, in preparation for the next meeting. Mr. Lehotsky requested that Mrs. Barnett invite Kathleen O'Donnell Benfield Special Legal Services Consultant to the next HA meeting.
- 2) **Open Space & Recreation Plan.** Mrs. Barnett distributed the final proposed affordable housing initiatives. After review and brief discussion the CHA voted unanimously to accept them and forward them on to the Open Space & Recreation Plan Committee.

### **New Business**

- 1) **Carlisle Affordable Housing Trust** has entered into a Purchase & Sale Agreement, contingent on Town Meeting approval, to purchase 5 acres of land at 338 Bedford Road, adjacent to the Banta Davis land for \$597,000. The purchase and sale agreement allows the property to be used as a second access way (road and utility) for Banta Davis, for a new playing field, and for a group home (affordable housing) to be developed by a non-profit organization such as the Department Developmental Services. The approval for this purchase will be obtained by at Special Fall Town Meeting as a bond issuance request.
- 2) **Inspector General's Design and Construction Procurement Training.** Ms. Barnett has requested that the CHA appropriate \$433 to pay for training in for the Inspector General's Office Massachusetts Certified Public Purchasing Official Design & Construction Procurement course (remainder of the \$650 fee will come from Town Manager's budget). Mr. Lehotsky moved to grant request using the Community Preservation Act Benfield development fund as this course will be of assistance to the CHA with the NOAH Benfield Farms project. James Bohn seconded the motion. Motion passed unanimously.

**Next meeting date:** Sept. 25 at 7:30 p.m.

**Meeting adjourned** at 8:35 p.m. Motion made by Mr. Pearlman, motion seconded by Mr. Bohn, passed unanimously.

Respectfully submitted by Steve Pearlman