

Carlisle Housing Authority

September 25, 2012

Meeting Minutes

Attending: Alan Lehotsky, Chair, W. Randall Brown, Carolyn Ing, and Steven Pearlman

Guests: Greg Peterson, Chair, Town of Carlisle Affordable Housing Trust; Kathleen M. O'Donnell, Special Legal Services Consultant; Toby Kramer, NOAH

Meeting came to order at 7:32 p.m.

Community input: There was no community input.

Old Business

- 1) NOAH Benfield Farms
 - a. Ground Lease. Kathleen M. O'Donnell, Special Legal Services Consultant to Town of Carlisle identified issues for Carlisle Housing Authority (CHA) consideration in the proposed Carlisle Housing Authority – NOAH Benfield Farms Ground Lease agreement. Ms. O'Donnell noted that this Ground Lease had to be read in conjunction with the Land Development Agreement. A lengthy discussion and review of the draft Ground Lease followed with input from CHA members, staff and guests.
 - b. Benfield Farms Well. Alan Lehotsky reported that NOAH's geohydrology consultant had drilled a test well, and that NOAH is currently awaiting a pump test and approval from MassDEP before making it operational.
 - c. Benfield property agricultural cart path boulder moving. As discussed at the previous meeting, a new federal law requires that the NOAH Benfield project satisfy any Native Americans concerns that there would be no significant adverse impact on proposed ceremonial landscape, etc. It was reported that both the Wampanoag Tribe of Gay Head and the Narragansett Tribes have kindly notified the Carlisle Housing Authority and the Massachusetts Department of Housing and Community Development (DHCD), in order to meet this federal regulation, to say that they agree that the Benfield Farms senior housing development will have no adverse impacts.
- (2) Open Space & Recreation Plan. This discussion was tabled for a later date.

3) Carlisle Affordable Housing Trust Purchase of 338 Bedford Road. Greg Peterson, Chair, updated the CHA on the status of the purchase and sale agreement between the Carlisle Affordable Housing Trust and the current owner of the property at 338 Bedford Road, Carlisle.

New Business:

- 1) Greg Peterson distributed a draft of a document (dated 9-14-2012) to CHA members entitled "Carlisle 40B Needs/ Fulfillment Analysis (2011-2031)." CHA members were asked to send comments back to him.
- 4) Approval of Minutes. Tabled to a later date.
- 5.) Meeting Adjourned 9:20 p.m.
- 6) Next Meeting: October 11 at 7:30.

Respectfully submitted by,
Steven Pearlman