

Carlisle Housing Authority (CHA)

October 11, 2012

Meeting Minutes

Present: Alan Lehotsky, Chair; Carolyn Ing; W. Randall Brown; and Elizabeth Barnett, Housing Coordinator

Absent: Steven Pearlman and James Bohn

Guests: Alan Carpenito; Virginia Lamere, Carlisle Mosquito; and Greg Peterson, Chair, Carlisle Affordable Housing Trust

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

Community Input: Alan Carpenito, of South Street, inquired about the disbursement of the Community Preservation Act (CPA) funds [which had been appropriated by 2008 Town Meeting] for the Benfield Farms Senior Housing infrastructure. Alan Lehotsky answered that the CPA senior housing infrastructure funds had been appropriated to the Town of Carlisle Affordable Housing Trust, which had oversight for disbursement.

Old Business

1) **NOAH Benfield Farms Update:**

a) **Benfield Farms Pump test and Septic Permitting.** Alan Lehotsky reported that the pump test had been conducted. Elizabeth DeMille Barnett, Housing Coordinator, added that the NOAH engineer had said that the pump test had gone well with the “Step Test” generating 12 gallons per minute for four hours. She also reported that NOAH is pursuing the Septic Permit with the Board of Health.

b) **Army Corps of Engineers.** In response to an abutter complaint, the U.S. Army Corps of Engineers (ACOE) sent a letter to the HA expressing concern about possible earlier wetland filling on the Benfield property agricultural cart path. NOAH is working with the ACOE on this matter. NOAH has located aerial photographs from 1971, which show that the Benfield agricultural cart path was in place at that time, which is before the date of federal regulations on filling.

2) **Open Space & Recreation Plan (OS&R).** Mr. Lehotsky reported that the Open Space and Recreation Plan Committee had rejected a number of the Housing Authority’s proposed open space/land stewardship initiatives. He asked Mrs. Barnett to read the message from the OS&R Committee. Mr. Lehotsky said that, from his perspective, planning for affordable housing development would truly be responsible land stewardship. He noted that the Housing Authority had not requested veto power for future Town open space purchases, but only to be included in initial discussions on such acquisitions, rather than afterwards, when it was too late to consider the development of affordable housing on a proposed site. Discussion

followed on the Housing Authority's role in identifying uses for proposed land purchases by the Town.

New Business

- 1) **338 Bedford Road - Carlisle Affordable Housing Trust.** Due diligence is being conducted in preparation for purchase to be approved at November 13, 2012 Special Town Meeting. Mr. Lehotsky reported that there had been a Department of Developmental Services site visit, and that Ms. Barnett, per direction of the Trust was in process of coordinating the Home Inspection, the Appraisal, the Septic and Well Inspections and a Phase I Environmental Assessment which were in progress.
- 2) **Invoices:** W. Randall Brown made a motion to approve two invoices submitted by Kathleen O'Donnell, Special Legal Consultant to the Housing Authority for services in connection with the NOAH Benfield Farms project. The invoices, dated September 17, 2012, are for \$645 and \$1425. Carolyn Ing seconded the motion. All in favor. The motion passed.
- 3) **Housing Authority Expenses:** W. Randall Brown made a motion to reimburse Mrs. Barnett for \$25.00 from the Housing Authority's General Funds for registration to attend the Massachusetts Housing Partnership Workshop held on September 13, 2012. Carolyn Ing seconded the motion. All in favor. The motion passed. W. Randall Brown made a motion to reimburse Mrs. Barnett for \$5.88 from the Benfield Community Preservation Account for document reproduction costs associated with a letter sent by Mr. Lehotsky to the Wampanoag and Narragansett Indian Tribes.

Approval of Minutes:

The minutes of the Housing Authority's August 28th and September 13th meetings were reviewed. Mr. Lehotsky made a motion to approve the August 28th Minutes and Carolyn Ing seconded the motion. All in favor, motion passed. Mr. Lehotsky also made a motion to approve the September 13th Minutes and W. Randall Brown seconded the motion. All in favor, motion passed.

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

Meeting adjourned at 8:35 p.m. Motion made by Mr. Lehotsky, motion seconded by W. Randall Brown. Motion passed unanimously.

Respectfully submitted by Elizabeth DeMille Barnett