

Carlisle Housing Authority

November 8, 2012

Meeting Minutes

Present: Alan Lehotsky; W. Randall Brown; Steven Pearlman; James Bohn; and Elizabeth DeMille Barnett, Housing Coordinator.

Visitors: Greg Peterson; Chair of Affordable Housing Trust; Betsy Fell, Mosquito Reporter.

1. Meeting Called to Order at 7:34 p.m.

2. **Community Input:** None

3. **Old Business**

a) **NOAH Benfield Farms**

(1) Acknowledgment of Location Agreement (AOLA). Discussion for approval. This document, prepared by Special Town Counsel, established the metes and bounds of the affordable housing portion of the property. Greg Peterson reported on the AOLA review process and prior approvals/input on the development. Steven Pearlman moved and James Bohn seconded a motion to approve the AOLA and to authorize the Chairman authorization to sign it. Motion passed unanimously.

(2) NOAH Benfield Farms Project Update:

- a) The Board of Health Septic Application is currently under review.
- b) Cart Path Boulder Area Restoration. NOAH has completed; MassDEP has given initial approval.
- c) Army Corps of Engineers (ACOE) Review. NOAH is working with ACOE to meet compliance requirements.

Elizabeth DeMille Barnett reported that NOAH has selected a general contractor for the project. NOAH also had said that the bid was well within NOAH's budget. NOAH will announce name of contractor soon.

b) **Update: Carlisle Affordable Housing Trust – 338 Bedford Road.** The Warrant Article for the Special Town Meeting on November 13, 2012 to vote to appropriate funds to purchase 338 Bedford Road will be published in the *Carlisle Mosquito* on November 9th. The final purchase price is \$590,000.00. Town Bonding will coast average taxpayer \$18

the initial year, going down to \$11 a year over the 20-year term of the Bond. The Planning Board, Board of Selectmen, and Conservation Commission voted in favor of the purchase. The Department of Developmental Services is interested in building two small buildings/homes. The Seller has also agreed to allow the building of a separate senior, recreation, and/or community center. Mr. Pearlman moved and Mr. Bohn seconded a motion to support the purchase of the property and to allow the Carlisle Housing Authority Chairman, Alan Lehotsky to speak in favor of it on behalf of the Housing Authority at the Special Town Meeting. Approved unanimously, motion passed.

c) The Town of Carlisle Affordable Accessory Apartment Program. The Town of Carlisle Affordable Housing Trust has proposed amending Town Affordable Accessory Apartment Bylaw to be consistent with the Department of Housing and Community Development Regulatory Agreement. This proposed amendment is now under consideration by the Planning Board but will hopefully be approved in December.

4) New business

- a) Housing Coordinator Position for Fiscal Year 2014. Mr. Lehotsky reported that the Board of Selectmen had voted as a policy matter that this position will be funded from the regular town budget.
- b) Mrs. Barnett filled out form from the 2012 Census of Governments, Survey of Local Government Finances, saying that the Carlisle Housing Authority has no debt. She also is in the process of meeting DHCD and Secretary of the Commonwealth, Division of Public Records requirements, by providing information from the Town Clerk on the record of election/appointment for each Housing Authority member.
- c) W. Randall Brown has been appointed to the 2012 Highland Building Committee.

5) **Approval of Minutes.** Mr. Brown moved and Mr. Pearlman seconded motion to approve the September 25, 2012 minutes. Mr. Brown moved and Mr. Lehotsky seconded a motion to approve the October 11, 2012 minutes. Both motions were approved.

6) **Next meeting dates.** November 20, and December 13, 7:30 p.m.

Mr. Pearlman offered and Mr. Brown seconded a motion to adjourn at 8:15 p.m. Passed unanimously. Meeting adjourned at 8:15 p.m.

Respectfully submitted by Steven Pearlman.