

**Town of Carlisle Affordable Housing Trust Fund  
Minutes**

February 2, 2016

**Present:** Karina Coombs; Chair; Carolyn Ing, Vice-Chair; Nathan Brown; E. Lyn Lemaire; Vanessa Moroney; Claude von Roesegen. **Absent:** John Gorecki

**Guests:** Alan Lehotsky, Chair and Mark Levitan, Vice-Chair, Carlisle Housing Authority; Robert Zielinski; *Carlisle Mosquito*; Marc Lamere, Carlisle Trails Committee; Elizabeth DeMille Barnett, Housing Coordinator.

**Meeting called to Order at:** 7:00 p.m. by Karina Coombs, Chair

**Authorizations:** for \$8,603.75 in TILL, Inc. permitting fees authorized by board vote on September 9, 2015. Authorization by signature of the six board members.

**Approve Minutes-** Draft minutes for December 14, 2015. Vanessa Moroney made a motion to approve the draft Minutes from December 14, 2015 and Carolyn Ing seconded the motion. Six aye, E. Lyn Lemaire, abstain, the motion passed. Draft minutes for December 22, 2015. Nathan Brown made a motion to approve the draft Minutes from December 22, 2015 and Vanessa Moroney seconded the motion. All present aye, the motion passed.

**Old Business:**

**2015 Housing Production Plan Certification update:** Ms. Moroney reported that upon issuance of the TILL, Inc. group home Building Permit, she had sent a letter on behalf of the Board of Selectmen, to Chrystal Kornegay, Undersecretary of the Department of Housing and Community Development requesting that the 2015 Housing Production Plan be certified. Housing Production Plan certification will provide the Town with a one-year Chapter 40B “safe harbor.”

**TILL, Inc. Group Home.Permitting update.** Alan Lehotsky, Chair and Mark Levitan, Vice-Chair of the Carlisle Housing Authority reported following the issuance of the Building Permit that the foundations had been excavated and poured and that construction was well underway. They noted that the milder winter weather had assisted progress. Project photographs were circulated to the board.

**Benfield Farms TD Solar Grant.** Mr. Lehotsky and Mr. Levitan reported that NOAH had received a \$100,000 grant from the TD Bank Charity to install solar panels on the Benfield Farms senior housing development. They shared that NOAH was the only Massachusetts entity to receive this grant and that these funds will allow NOAH to own the solar panels. They also reported that the development had been designed to accommodate solar panels and that NOAH was in the process of applying for the necessary Building Permits.

**Bedford Road Property well** – Elizabeth DeMille Barnett, Housing Coordinator, distributed a memorandum for the CAHT files, which she had drafted in consultation with both Building Commissioners and a local well drilling/service operation, on the existing well which provided two options: 1) keep the well in operation and the steps need for use following the demolition of the house; and 2) to keep the well for future non-housing purposes. She noted that Jon Metivier, the present

Building Commissioner's preference in the event other Town entities wanted to keep the well operational for non-housing purposes, was that the electrical wires from the utility pole to the pump be undergrounded.

**New Business:**

**Carlisle Trails Committee Request:** Mark Lemare, representative of the Carlisle Trails Committee requested that the Trail's Committee be allowed to move the current trail on the CAHT's Bedford property. In the past, the trail on the Town-owned, Fox Hill Conservation property crossed (as allowed by the private owners), the Bedford Road property, to rejoin the Town-owned Banta Davis property. Mr. Lemare noted that the Trails Committee was making this request for two reasons: 1) in view of the fact that construction underway at the prior property crossing; and 2) that there would be a new group home abutting the current trail.

Using a plan, Mr. Lemare illustrated the proposed relocation from Fox Hill following directly to the gap leading to the Banta Davis property. He said that this work would involve making an opening in the existing stone wall, some brush cutting in the cross-through from Fox Hill and the placement of a small sign. Mr. Lemare said that was going to approach the Conservation Commission next.

CAHT consensus was that this was an excellent proposal and that their support would be with the understanding that the trail might be needed to be relocated in the future in the event a senior/community center was developed in this area on the site and/or recreation fields were constructed. Mr. Brown made a motion to allow the Carlisle Trails Committee to relocate the trail in the area indicated. Ms. Moroney seconded it. All present aye, the motion passed.

**760 CMR 56 General Area Minimum (1.5%).** Mr. Levitan gave a 760 CMR 56 General Area Minimum (1.5%) presentation using an interactive spreadsheet which he had developed. This spreadsheet illustrated two paths to a Chapter 40B "safe harbor," the State's 1.5% General Area Minimum under 760 CMR 56 and the 10% Subsidized Housing Inventory. He noted that at present, according to the State, no communities had met the 1.5% goal. Mr. Levitan shared that his spreadsheet incorporated data provided by the Carlisle Assessor, the 2013 Open Space and Recreation Plan protected properties as well as other Town documents to determine the acreage of land which was exempted from the 1.5% calculations and which had affordable housing on it. He also noted that under Department of Housing Community Development requirements, only the land with affordable housing might be counted – one of his examples was that NOAH Benfield Farms might claim 7 acres of the 45-acre total Benfield property.

Based upon the assumption that 45% of the of Carlisle's 9,856 acres was exempt and 55% was buildable, Mr. Levitan that the Town would need to develop affordable housing on nearly 80 acres in order to meet the State's 1.5% requirement. Assuming the DHCD density recommendation of 4 units per acre, meeting the 1.5% goal would require 320 new affordable homes. In contrast, his spreadsheet demonstrated that meeting the 10% safe harbor, the Town would need to build 9 units a year, until it reached the current 128 affordable unit total. Discussion followed, with Mr. Levitan demonstrating what how the recently proposed Sorli Conservation Land Conservation Restriction purchase would affect the 1.5% minimum (0.3 less acres required from the 80 affordable housing acres total).

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**Affordable Housing Trust Goals and Objectives for 2016.** Karina Coombs requested that the CAHT begin to think about its 2016 goals and objectives for the next meeting – examples of ideas included housing forums, inclusionary zoning, etc.

Meeting Adjourned at 9:05 p.m.

Respectfully submitted by Elizabeth DeMille Barnett