

Carlisle Housing Authority
Meeting Minutes
December 8, 2014

Present: Alan Lehotsky, Chair; Carolyn Ing; Mark Levitan; Steven Pearlman; Elizabeth DeMille Barnett, Housing Coordinator. **Absent:** W. Randall Brown

Guest: Betsy Fell, Carlisle Mosquito

1. **Meeting called to order** at 7:30 p.m.
2. **Community Input** (none)
3. **Old Business**

A. NOAH Benfield Farms

a. **Development update.** Alan Lehotsky reported that the NOAH Benfield Farms development is now 100% leased. As a result, NOAH will now be able to retire its construction loan and to obtain less expensive permanent financing.

B. 338 Bedford Road group homes for residents with intellectual disabilities

a. **Request for Proposals.** Ms. Barnett reported that the Request for Proposals (RFP) had been published on the Massachusetts Central Registry on December 3rd, and published in the Carlisle Mosquito on December 5th. She also distributed a press release to a list of designers and developers which had expressed interest in receiving such notifications. The RFP also was sent to the Community Economic Development Assistance Corporation (CEDAC), which is the state-financing entity for group home development. Included in the Housing Authority's RFP designer circulation list, were service provider names she had received from the Department of Developmental Services. She reported that inquiries were received shortly within distribution of the RFP Press Release and that a number of entities had expressed interest by the time of this meeting.

Ms. Barnett repeated the announcement to the board that the Bidder's conference would be held at Town Hall on December 17 at 10 AM.

C. Inclusionary Zoning

a. **Joint meeting with the Affordable Housing Trust.** Per the Housing Authority's earlier request, Ms. Barnett reported to the board that the Housing Authority has been invited to make a presentation supporting an Inclusionary Zoning Bylaw at the December 16 meeting of the Carlisle Affordable Housing Trust.

b. **Joint Meeting with the Carlisle Planning Board.** The Housing Authority adjourned to join the Planning Board meeting. Mr. Levitan presented the Housing Authority's PowerPoint slides highlighting the benefits of an Inclusionary Zoning (IZ) Bylaw with respect to aiding the Town's progress toward 40B compliance. The PowerPoint presentation included: the definition of inclusionary zoning as a planning term; used examples of comparable communities with information from a survey which the Housing Coordinator had conducted on the towns of Hamilton, Lincoln and Stow, which had successfully implemented IZ bylaws; discussed the impact of Carlisle subdivision

development on Carlisle's progress toward meeting its Housing Production goals; and proposed that the Town of Carlisle adopt an IZ bylaw, in order "to maintain ground" toward the Town's Chapter 40B progress.

A discussion ensued in which concerns identified by the Planning Board included the limited amount of time available to research and to build town-wide consensus prior to the 2015 Annual Town Meeting. Other questions raised by Planning Board members included: why were the three comparables identified and used as examples, and not Carlisle's neighbors? The Housing Authority responded that it had compared communities in its presentation of similar population size, aesthetic characteristics and communities which had hybrid or similar, septic and private water infrastructure. Also asked was would IZ preclude developers setting aside open space as part of subdivision development? The response was that IZ had been quite successful in Groton, where 42% of the land was protected open space.

Steven Pearlman, of the Carlisle Housing Authority, noted that with IZ's emphasis on developer financial responsibility for affordable unit development, "what is there not to like." David Freedman, of the Planning Board shared that he was concerned about "unintended consequences" in implementing IZ. Some of the other Planning Board members were interested in exploring the IZ proposal further. Both boards agreed to exchange more information and conduct future dialogue.

D. Commonwealth of Mass. Community Innovation Challenge Grant

a. Ms. Barnett stated that other sources of funding may be sought for this project in light of budget cuts at the state level.

5. Authorizations

a. Mr. Levitan moved that the Carlisle Housing Authority pay the \$25.00 conference registration fee for Ms. Barnett's attendance at the Massachusetts Housing Partnership Rural Housing Summit on December 18, 2014. Second by Mr. Pearlman. All present, aye; the motion passed.

6. Approval of Minutes. Minutes of the November 24, 2014 meeting were reviewed and discussed. A motion to accept the minutes as written was made by Ms. Ing, seconded by Mr. Pearlman. All present aye; the motion passed.

7. Next Meeting Dates: Monday, January 12, 2015.

8. Meeting Adjourned at 7:42 p.m. to join the Planning Board for a joint meeting. Motion by Mr. Lehotsky, seconded by Mr. Pearlman. All present aye; the motion passed. All members of the board in attendance and Ms. Barnett proceeded to join the Planning Board meeting at this time.

Respectfully submitted,

Mark Levitan, Secretary