

Carlisle Housing Authority
Meeting Minutes
March 24, 2015

Present: Alan Lehotsky, Chair; Carolyn Ing; Mark Levitan. **Absent:** W. Randall Brown; Steven Pearlman.

Guests: Lara Lofdahl, Carlisle Mosquito

1. **Meeting called to order** at 7:37 p.m.
2. **Community Input** (none)
3. **Old Business**

A. **NOAH Benfield Farms**

Environmental questions. Mr. Lehotsky reported that the concern about an unpleasant sulfur-like odor on the right-side of the property continues. He also reported that the Conservation Commission has noted a concern about the construction of the stormwater retention basin/swale design on the property as not being as large as planned. ConsComm has requested that NOAH fund a peer review engineering consultant to review the original stormwater retention basin/swale design in the original plans.

B. **Affordable Housing Trust Community Preservation Act FY 2016 Community Housing Fund Application**

Mr. Lehotsky stated that no new information was available at this time.

C. **Update 2010 Town Of Carlisle Housing Production Plan**

Mr. Lehotsky stated that the initial meeting of the Housing Production Plan Committee will be held on Thursday April 2 at 7 PM. Mr. Levitan volunteered to be the second Housing Authority member on the committee. Mr. Lehotsky moved to nominate Mr. Levitan for the Housing Production Plan committee; second by Ms. Ing. All present aye; the motion was approved.

D. **338 Bedford Road Ground Lease for Group Home for Intellectually-challenged Residents**

- a. Mr. Lehotsky stated that on March 19, 2015, he had signed a letter to be sent to TILL, Inc., informing them of the Housing Authority's decision to accept their proposal and enter into negotiations for a ground lease. He also reported that Elizabeth D. Barnett, Housing Coordinator, verbally informed TILL of the board's decision.
- b. Town Counsel reviewed the contract which Ms. Barnett had drafted for Kathleen O'Donnell, Esq. to provide legal consulting services, representing the Housing Authority in the 338 Bedford Road ground lease negotiations.
- c. Once the contract is executed with Ms. O'Donnell and the other required parties, the Housing Authority will consult with Ms. O'Donnell on her recommendation for the next steps with the selected developer.
- d. Existing house, garage and septic demolition. A meeting of representatives of the Affordable Housing Trust, Fire Department and Department of Public Works is scheduled for Friday April 3 to discuss demolition of the existing structure and

infrastructure. It was noted that the tenant at-will is still living there, and with an agreement until August 1, 2015.

4. New Business

Affordable Housing Forum. Mr. Lehotsky opened a discussion by suggesting that the Housing Authority consider scheduling a date and time to hold an Affordable Housing Forum for Town residents. He said that an affordable housing forum might be useful as there was a continuing need in Carlisle for education and information regarding the state's Chapter 40B affordable housing law and its requirements. He proposed that the forum include: an overview of the law; a discussion of Carlisle's situation relative to surrounding and comparable towns; a look at financially feasible affordable housing options; potential paths to reach the 10% affordable housing unit goal; and proactive versus passive approaches. He also suggested that this forum also include examples of state decisions regarding Chapter 40B challenges.

He stated that the Planning Board had expressed interest in being informed and involved with the forum. He also noted that an event such as this would also be in alignment with the goals proposed in the 2010 Town of Carlisle Housing Production Plan as well as the work of the 2015 Housing Production Plan Committee.

5. Next Meeting Date(s): Monday, April 13, 2015 at 7:30 PM.

6. Meeting Adjourned at 7:53 p.m. Motion by Ms. Ing; second by Mr. Levitan. All present aye; the motion was approved.

Respectfully submitted,

Mark Levitan, Secretary