

Carlisle Housing Authority
Meeting Minutes
March 24, 2014

Present: Alan Lehotsky, Chair; W. Randall Brown; Carolyn Ing, and Steven Pearlman.
Absent: James Bohn

1. **Meeting called to order** at 7:30 p.m.
2. **Approval of Minutes.** W. Randall Brown made the motion to approve the March 10, 2014 Carlisle Housing Authority (CHA) Minutes. Carolyn Ing seconded the motion, all in favor, the motion passed.
3. **Old Business**

A. NOAH Benfield Farms

Project update. Alan Lehotsky reported that according to the NOAH Benfield Farm's website, twenty-one of the apartments had been rented and/or had applications pending. Since the last Housing Authority meeting, the NOAH Benfield Farms Lender's Inspecting Engineer made the determination that the project is at 100% completion. According to NOAH, this will make it eligible for long-term financing. He also shared that NOAH has set Tuesday, May 13, 2014, as a preliminary date for the building ribbon cutting, with the time not determined.

B. 338 Bedford Road –Group Homes Request for Proposals (RFP).

Mr. Lehotsky reported that the draft Request for Proposals (RFP) is now a public document and may be distributed as a draft. Town Counsel, Miyares and Harrington, in its initial review of the RFP draft, had previously recommended submitting the RFP to the Attorney General's Office for review. Mr. Lehotsky reported that the Attorney General is still reviewing the document. He noted that CHA members will review and discuss the RFP at next meeting. He also shared that the Carlisle Affordable Housing Trust CAHT also plans to discuss the RFP at its next meeting.

Also discussed, were the next RFP review steps and the importance of Housing Authority review of the document.

C. Long Ridge Road Chapter 40B.

Mr. Brem's response letter to MassHousing was circulated to the Housing Authority. The next step will be for MassHousing to review the Site Eligibility Application for approval.

D. Preparation for 2014 CarlisleTown Meeting.

Mr. Lehotsky reported the League of Women Voters had held the League of Women Voters Town Meeting Preview on the day before on Sunday, March 23, 2014, in order to allow citizens the opportunity to learn about different positions on a number of the upcoming 2014 Town Meeting Warrant Articles. He reported that panelists at the LWV event discussed the Carlisle Housing Authority, Carlisle Affordable Housing Trust and Planning Board views toward the Article 22 (a) and (b) Banta-Davis mixed-income residential development proposal and whether or it supported their strategic policies. Other LWV panelists discussed the upcoming Community Preservation Act Warrant articles (funding for affordable housing initiatives) and proposed funding for Highland building preliminary design. Discussed followed on the different Town views toward affordable housing development strategy.

4. New Business

A. Banta Davis.

In response to additional questions raised by the Carlisle School Committee, about the potential impacts of traffic generated by a future school on the Town-owned Banta-Davis property combined with the proposed development of mixed-income housing on the property; the Carlisle Affordable Housing Trust proposed that its consultant, VHB, Inc., be hired to provide answers to these questions. This additional work or the VHB traffic addendum, was circulated to the Housing Authority for review and comment.

B. Conservation Commission Letter on the Town-owned Foss Farm and Bisbee Properties Uses.

Mr. Lehotsky reported that the Conservation Commission (ConsCom) sent a letter to the Recreation Committee, which was distributed to the Housing Authority, with ConsCom's opinion for not allowing playing field construction on the Town-owned Foss Farm and Bisbee Property parcels. It was his understanding, that this Conservation Commission opinion is currently being reviewed by Town Counsel, who will be reviewing it within the context of Massachusetts General Laws Article 97, as to whether or not this law prohibits playing fields.

C. Town Meeting – *Carlisle Mosquito* Letters to Editor.

Discussions followed on Carlisle Mosquito letters which Mr. Lehotsky and Mark Levitan, Housing Authority Candidate for Office, wrote in response to editorials on affordable housing strategy.

D. Chapter 40B Tutorial to be offered by Miyares and Harrington, Town Counsel

Mr. Lehotsky encouraged all board members to attend the Chapter 40B Tutorial, which is to be presented by Miyares and Harrington, Town Counsel, on March 31, 2014 at 7 P.M. in Town Hall.

4. Next Meeting Dates: Monday, April 14, 2014.

5. Meeting adjourned at 8:30 p.m. Mr. Pearlman made a motion to adjourn. Mr. Brown seconded the motion, motion passed unanimously.

Respectfully submitted,

Carolyn Ing, Secretary