

Carlisle Housing Authority (CHA)
Meeting Date: December 10, 2009
Approval Date – January 28, 2010
Submitted by: Susan Stamps

Attending: Members Alan Lehotsky (Chair), James Bohn, Susan Stamps, Steve Pearlman, and Administrative Coordinator Elizabeth Barnett.

1. Call to Order. 7:35 p.m.
2. Community Input. None, no community members present.
3. Old business - updates.
 - a. Benfield Farms¹

Members discussed the second Zoning Board of Appeals (ZBA) public hearing on December 14, 2009 and the memorandum dated 11/24/09 which the Planning Board (PB) had submitted to the ZBA detailing many issues they had with the project. Prior to the meeting, NOAH had requested, and did not receive, the memorandum from the PB. Building Inspector John Luther stated he had requested of the ZBA chair that in the future all relevant documents be distributed electronically to all interested boards before the ZBA hearings.

NOAH delivered to Conservation Commission (ConsCom) its Notice of Intent under the Wetlands Protection Act on 12/7/09; first hearing scheduled for 12/17/09. Also, NOAH did the required filing with ConsCom under the state's endangered species act.

b. Affordable Accessory Apartment (AAA) program. Barnett reported that the deed restriction was changed to state that it terminates on sale of the property, subject to an existing lease (consistent with the bylaw); she gave the deed restriction to the PB for comments.

c. Housing Production Plan (HPP) update. Bohn and Lehotsky reported that the HPP committee is making progress on updating the plan; next meeting is 1/7/10. Barnett will check with Lincoln on the progress on updating their HPP.

d. Governor's appointee to CHA. Barnett stated she has assembled a package of letters from Selectmen, CHA chair, and Democratic Town Committee chair supporting appointment of Carolyn Ing to CHA; she will submit the package to the Governor's office within a few days.

4. New business.

a. FY 2011 budget. Lehotsky and Bohn worked on a budget with a 10% reduction as requested by the Selectmen and submitted to the Selectmen.

¹ Application for comprehensive permit submitted to ZBA on 10/23/09, hearings so far 11/23/09 (opened and closed) and 12/14/09. Notice of Intent submitted to ConsCom on 12/7/09, hearing expected for 12/17/09.

b. Drake Village visit. Lehotsky, Barnett, and NOAH architects attended the senior housing in Arlington on November 17. Barnett reported that it was helpful and noted that the units were smaller than those planned for Benfield.

c. Stretch Code. Members discussed possible impact on Benfield if the town adopts the Stretch Code, an alternate building code to increase energy efficiency that the town could adopt under 2008 state legislation. The Selectmen had asked the CHA for an opinion in preparation for a 12/22/09 public hearing on possible adoption of the Stretch Code. Participating in the discussion were building inspector John Luther, Energy Task Force chair Dan Cook, both in favor of the Stretch Code, and Marc Breslow, Director of Transportation and Buildings Policy at the Mass. Executive Office of Energy and Environmental Affairs, who offered information on the Stretch Code. Luther stated that up to 75% of any incremental cost might be paid for by utilities. The differential between Stretch Code and the “regular” building code will be much less as of 1/1/10 when the 2009 state building code takes effect. Members concluded that they did not have enough information on impact of the Stretch Code on Benfield to take a position at the present time.

5. Minutes approved. On a motion made by Lehotsky and seconded by Bohn, it was VOTED 3-0 to approve the minutes of the October 22, 2009 meeting (Pearlman had left meeting after discussions completed but before approval of minutes). On a motion made by Bohn and seconded by Stamps, it was VOTED 3-0 to approve the minutes of the November 12, 2009 meeting. On a motion made by Stamps and seconded by Lehotsky, it was VOTED 3-0 to approve the minutes of the November 30, 2009 meeting.

■ On a motion made by Bohn and seconded by Pearlman, it was VOTED 4-0 to reimburse Barnett for travel expenses to the Drake Village tour in Arlington 11/17/09 (\$6.44) and the Metropolitan Area Planning Council meeting on 11/20/00 (\$14.28).

6. Next meeting date. Next meetings: January 14, 2010 and January 28, 2010.

7. Meeting adjourned. On a motion made by Bohn and seconded by Pearlman, it was VOTED 4-0 to adjourn. Meeting adjourned at 9:20 p.m.

ACTION ITEMS

A. Barnett to follow up with Planning Board on the AAA deed restriction she gave them prior to the 12/10/09 CHA meeting for review and comment.

B. Barnett to check with Town of Lincoln on their progress on updating their Housing Production Plan.

C. Barnett to follow up with Governor's office on package of letters submitted in early December, 2009 recommending approval of Carolyn Ing as Governor's appointee to the CHA.

From previous minutes:

A. 9/24/09 - Barnett to continue to follow up with Selectman Tim Hult re: progress on the letter he plans to write to DHCD in support of extending the 40B certification period for small towns from 2 to 3 years (promised at 9/10/09 joint meeting with Carlisle Housing Trust), with copies to Rep. Atkins, Sen. Fargo, and the list of Carlisle's "comparable towns."

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