

Affordable Housing Trust Minutes

March 16, 2021, 7:30pm

By Zoom

Approved 15 June 2021

Present: Kate Reid, Chair Maureen Deery, David Model, Gina Fox, Beverly Shorey, Luke Ascollilo, Barney Arnold

Absent:

Guest: Cynthia Sorn, Mosquito

Meeting called to order at 7:42pm

Minutes of Feb. 18, 2021--Arnold moved approval as amended, Ascollilo seconded. Roll call vote, Arnold - aye, Ascollilo – aye, Deery – aye, Fox – aye, Model – aye, Reid – aye.

Review of warrant article edits submitted by Town Counsel

Counsel changed number of Select Board members in membership and changed length of terms from one to two years, staggered. Those were the only changes made to last version.

Arnold moved to accept the revised by-law for the Carlisle Affordable Housing Trust pursuant to the Article 25 of the 2006 Annual Town Meeting to the Select Board. Seconded by Fox.

Ascollilo wondered if we still wanted to keep membership at 7. Reid would like to have Planning Board on it and broad support from town on the Trust. Ascollilo asked if we want to specify specific membership? Reid thinks not. Ascollilo asked do we want a second committee or sub-committee that would be the action committee, Trust would be more established board, driver?

Discussion of 7 vs 5 members ensued. Ascollilo worried about how town would react to fewer Select Board Members and control of the money and the understanding of how it was set up. At time Trust originally set up had 7 members, including all 5 Select Board Members.

Model questioned powers of Trust. Kate offered to bring Town Counsel back to next meeting.

CAHT Mission Statement Discussion

Beverly had sent a link to various documents that she referred to suggest her proposed statement. She included percentages to help define small a and big A affordable units.

Deery noted that 80% or less would be Habitat, if you are looking at fire fighters and teachers, that may not be the Trust. Trust is Affordable. Fox asked about fire fighters how are firemen looking for affordable housing. Model explained that you can't be a firefighter without living in Carlisle. One way to go about it is to incentivize firefighters to move here.

Model discussed affordability. People who don't qualify under big A guidelines but who can't afford to live in Carlisle, and who we want to live here. Middlesex is the highest area in terms of percentage. Ascolillo thinks it's tricky if Trust tries to do both big A and little a. Deery agrees that we should just do 40B. \$119K is area median income for a family of 4, you need to earn less than 80% of that to qualify for 40B. We need to be clear about our mission and strategy.

Beverly proposed the following:

The mission of the Carlisle Affordable Housing Trust Fund is to support the creation or preservation of housing that is affordable to families with incomes that do not exceed 110% of the area median income, as defined by HUD (US Department of Housing and Urban Development).

100% is maximum for use of CPA funds, so we should confirm that with Counsel and change the 110% to 100% in Mission. When Counsel meets with us, we will ask about % to put in mission statement. Beverly had taken the mission statement from the documents she looked at.

Discussion that we should bring mission to town, to get more awareness in town about what we are going to do and how we are going to do it. There was discussion about melding the prior draft: It is our goal to purchase or otherwise develop one affordable property per year or whatever the budget will allow in order to provide one family at a time the opportunity to live in Carlisle where they otherwise would be unable to afford it. To Beverly's to be clearer.

Beverly will try to redraft.

Updates

Benfield

Letter from BOH (see below)

Deery reported on last DOH meeting. Ascolillo felt BOH not happy with alternative systems and will ask for conventional system. That if that is the case, they should ask for it now. Problematic when you get a memo like this, there is no direction. It has been a frustrating process.

Rocky Point

Reid reported that Town Counsel said they would reach out to Mortgage Company's lawyer once again to let them know that we will not release deed restriction. Bank that owns the mortgage is in Connecticut. Habitat is still interested in this property.

Town Owned Properties

Beverly reported that the Scout House owns a property on East Street. 1.4 acres, much of which is wet. She sent an e-mail to Scout House to ask if they would be interested in selling the property. What does the group think about pursuing this? We would have to do due diligence with money with would get from CPC. If we deal with Habitat, we would want to ensure land would perc and have water. Do a site visit, maybe with Sylvia.

Group asked Beverly to start the conversation with Scouts, Habitat and the Town.

Habitat

Nothing new yet. Still waiting for tax properties, 90 day

To Do List

Beverly Mission Statement and Scout Property.

Kate continues with Rocky Point

Selectboard: Benfield issues

New Business

Discussion of MAPC/MAGIC resources that the Trust might wish to consider using. MAPC is doing MVP for town. Also writes HPP's. Our Housing Production Plan is expired. Reid thinks we need a new housing plan. Shorey and Reid spoke to a Technical Assistance person at MAPC who proposed to do a deeper dive into the issues that Carlisle faces in land development which are unique to the area. Would make sure State understood issues, would do 2 – 3 public forums. There are grant opportunities. We down-loaded grant application, if this group interested, Shorey would drive grant application.

Shorey hasn't written a grant like this before. They want the grants in by March 19th, so we may not make this cycle. Deery asked for link since she has written similar grants.

Model wanted to know what you do with information. Ascolillo explained that the 9 units is what you have to do for a moratorium. You have to identify 4 or 5 projects. A plan of how you are going to get to the 10%. If we can get professional advice re: what has been effective for other towns. One of the things it is good for, if you have a plan and somebody wants to come in, you can hold them up, and it gives an explanation as to why you can't build what they are planning.

Arnold thought a housing production plan is something we have to be doing every 5 years. Ascolillo read, if you have a plan, ZBA will be backed up by DHCD." There is a list of certified communities, which means it is not mandated.

It was agreed that we would try for a grant to see what happens.

Discussion of Organization of Trust Members: Chair, V-Chair, Sec’y, Treasurer – put off until warrant article passed at TM

Arnold moved, Ascollilo seconded to adjourn at 9:50. Roll call vote, Arnold - aye, Ascollilo – aye, Deery – aye, Fox – aye, Model – aye, Reid – aye.

Respectfully submitted by Kate Reid

Documents:

Warrant article edits submitted by Town Counsel

<https://www.mass.gov/files/documents/2016/07/wm/ahtfguide.pdf>

Page 2, Section 3

<https://www.mass.gov/files/documents/2017/10/10/guidecomprehensivepermit.pdf>

Page II-1, Affordability-Household Income

https://www.mhp.net/writable/resources/documents/MAHTGuidebook_2018.pdf

Page 10, Chapter 3 but notice Benfield Farms on the cover!

March 11, 2021

Mark Beaudry
Meridian Engineering
mbeaudry@meridianassoc.com

Phil Giffie
NOAH
PGiffie@noahcdc.org

Dear Mark and Phil,

310 CMR 15.305 (Title 5) requires a failed Soil Absorption System (SAS) to be upgraded within two years of discovery. Since the failure at Benfield Farms was documented on May 6, 2019, this window is rapidly drawing to a close.

At its meeting on March 9, 2021, the Board of Health provided the following expectations for the design of the replacement system that you will present on March 23, 2021.

- Fully compliant Title 5 SAS - there are to be no waivers required.
- Use of Title 5 Minimum Design Flows - actual flows will not be used as the basis for SAS design.
- The systems you are proposing to use will be clearly specified for the review (e.g. conventional Title 5, Perc Rite, Presby, etc.)
- The plans must demonstrate that a conventional SAS can be designed for this the property and that it will be made clear what a conventional SAS would look like, where it would be sited, and how it would fit the Conservation Commission definition of “meadow-like”.

We understand that you are in the process of submitting a Wetland Protection Act filing with the Conservation Commission and that this will be done as soon as possible.

The BOH has added the following dates to its calendar in order to ensure that you are able to move ahead efficiently.

- March 23 – Presentation of a plan that meets all the conditions described above. This will include an explanation of system choice and a description of where, what, offsets, and systems. (Construction and other detailed documents will follow.)
- March 30 – Submit final plan for Rob Frado’s full technical review and peer-review of groundwater mounding
- April 20 – Presentation of the fully approvable plan at BOH meeting