

Affordable Housing Trust

Members Present: Ronalee Ray-Parrott, George Burtch, Freeman Condon, Dianne Masiello, Deborah Rider

Guests: Lisa Pearson-Salisbury Planning Director, Tom Patenaude-Developer, Laurie Carbonia-Realtor for Tom Patenaude

Called to Order: Ronalee Ray-Parrott called the meeting of the trustees to order at 5:06 p.m.

I. Review Minutes of Previous Meetings: By unanimous vote of the trustees present, the minutes of the meeting of Monday March 14, 2022 were approved.

II. Old Business:

- A. Vote on letter for Beach Road/Old County Road property** - Ms. Pearson drafted a letter and discussed the details of agreement for the Affordable Housing Trust to provide funding to the 207 Beach Road development for two affordable housing units. (see attachment). Included in the letter is a preference for salisbury residents & veterans, that the units must be substantially identical to the market rate units, a deed rider and to work with DHCD to keep as affordable housing inventory in perpetuity, and that the Affordable Housing Trust will provide \$25,000 at closing of each unit. Mr. Patenaude agreed verbally to the terms. **VOTE:** The members present voted unanimously to approve the letter.
- B. Update on Bridge Road Property** - As per the last Affordable Housing Trust meeting, Ms. Pearson emailed the previous Salisbury town assessor who did some research on properties at 109 and 113 Bridge Road. She estimated 109 Bridge land of 2.87 acres at \$297,700 and building at \$424,300. There are potential sewer issues because the land grades uphill from the road. She estimated 113 Bridge land of .85 acres at \$338,100 and building at \$460,400. Buildings on both properties are probably not suitable for housing. There are also stormwater issues currently so there would need to be an assessment of current and future need for paved surfaces. Next steps for the Affordable Housing Trust is to have a meeting with the town manager and building inspector. The trustees are especially interested in feedback from the building inspector to find out what might potentially be built there. A meeting with the property owner and their attorney would be prudent after that discussion.
- C. Next Steps for Town-owned Property** - Ms. Ray-Parrott discussed the property on Elm Street around town sewer plant with Neil Harrington, Town Manager. Mr. Harrington suggests a review of potential encumbrances and a discussion with the sewer department on future use and needs of the land. Ms. Pearson will research with the Registry of Deeds. Ms. Pearson indicated that we need to understand the future growth of the town which would influence whether sewer department would need more capacity. She will discuss with the town DPW Director. The trustees discussed that much of Elm Street closer to the town center has poten-

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tial properties that are undeveloped. After this research, Ms. Ray-Parrott will then reach out to Neil for a workshop with Board of Selectmen.

III. New Business:

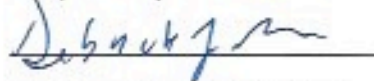
A. None

IV. Next Meeting: May 16, 2022 at 5:00 p.m.

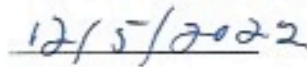
V. Adjournment: Unanimous vote to adjourn at 5:50 p.m.

Attachment: Letter for BeachRoad/Old County Road Property

Respectfully Submitted



Deborah Rider, Secretary



Date