

Affordable Housing Trust

Members Present: Ronalee Ray-Parrott, Jerry Klima, Dianne Masiello, Deborah Rider, Chuck Take-sian

Guests: Lisa Pearson-Salisbury Planning Director

Called to Order: Ronalee Ray-Parrott called the meeting of the trustees to order at 5:02 p.m.

I. Review Minutes of Previous Meetings: There were no minutes available for review.

II. Old Business:

- A. Beachpoint Condominium:** A final letter was sent to the developer's (Tom Patenaude's) lawyer, detailing the agreement to provide \$25,000 per affordable unit (2) at the time of sale.
- B. Financial Update:** As requested at the last Affordable Housing Trust Meeting, Ronalee Ray-Parrott asked the town's financial officer to transfer all but \$25,000 in the cash account to investments. Ms. Ray-Parrott will request a quarterly financial report going forward.
- C. Beach Road Property Home Rule:** The Town Manager, Neil Harrington, received the expected notice from the Commonwealth of Massachusetts, reflecting the legislative vote to allow sale of the state-owned property on Beach Road (a former group home) to the town at market value and asking for \$4,000 in assessment fees. The town will move forward with that assessment to get the property valued so that we can properly evaluate a decision to purchase and resell the property for affordable housing.
- D. Habitat for Humanity:** Dianne Masiello asked for a status on the Habitat for Humanity project on Old County Road. Ms. Ray-Parrott said that 4 families were in units today and that the project continues to be built out for the remaining units. Habitat for Humanity continues to indicate interest in adjacent town-owned property to include with this project.

III. New Business:

- A. Appointment to the Planned Production Plan Committee:** Lisa Pearson discussed the newly formed Planned Production Plan Committee to review and amend the current housing production plan. The existence of an approved housing production plan is one of the elements that allows the town to avail itself of safe-harbor for certain developments (40-b). The members agreed that Ms. Ray-Parrott will represent the Affordable Housing Trust on this committee.
- B. MBTA Zoning:** Ms. Pearson discussed a presentation she will be making to the Board of Selectmen on an action plan to address the requirements of MBTA Zoning. This state zoning review and planning is required of towns and cities with and adjacent to MBTA stations. This action plan is the next step to be eligible for grants. The town, with Merrimack Valley Planning Commission, is working with a consultant to help identify areas for potential developable land and how our zoning fits with the expectations.

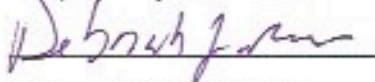
Monday January 23, 2023

III. Next Meeting: March 13, 2023 at 5:00 p.m.

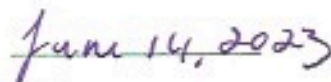
IV. Adjournment: Unanimous vote to adjourn at 5:43 p.m.

Attachments: Final letter regarding affordable units at Beachpoint Development.

Respectfully Submitted



Deborah Rider, Secretary



Date