

**TOWN OF STOW
STOW MUNICIPAL AFFORDABLE HOUSING TRUST (SMAHT)**

Minutes of the June 7, 2017 SMAHT meeting

SMAHT members: Ingeborg Hegemann, Mike Kopczynski, Quince Papanastassiou, Cynthia Perkins

Housing Coordinator: Leonardi Aray


Call to Order

The meeting was called to order at 7:03 PM.

1. Meeting Schedule

June 28

2. Minutes Review & Approval

Cynthia moved to accept the minutes of the ~~April 5~~ ^{MAY 10} 2017 meeting as amended with minor change, Ingeborg seconded, and the motion was approved unanimously. 

3. Correspondence, Bills and payments

a) **Metrowest Bill** January 1, 2017-April 30, 2017 in the amount of \$1,760 for services rendered, Motion to approve by Ingeborg, seconded by Cynthia and the motion was approved unanimously.

b) Other

Two letters to Department of Housing & Community Development (DHCD) drafted and to be signed, one by Chair Mike Kopczynski and one by Chairman of Board of Selectmen Brian Burke. Mike was able to sign letter but Brian Burke was unable. It is hoped that Mr. Burke would be able to sign the following day. Time is of the essence to send the letters to DHCD.

4. Trustee reports

The purchase & sale agreement between SMAHT and Habitat for Humanity North Central Massachusetts needed slight alterations to closing date and 2.21 d. (removed) and 2.25 crossed out and initialed by trustees. Document was then executed by the trustees.

5. Chapter 61 Process: Old Bolton Road

a) Review Parcel Information

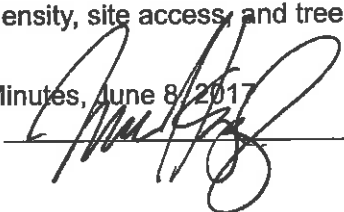
Scope of work by engineering firm Stamski & McNary Inc reflects soil evaluation and percolation tests, cost of \$2,200 plus Nashoba Board of Health fees were recommended by Quince & seconded by Ingeborg and the motion was approved unanimously.

b) Determine housing potential

A lengthy discussion ensued regarding potential number of units/bedrooms per each potential building site. Leonardo stated that board of health rule state a maximum 6 bedrooms per 1.5 acre lot for a conventional septic system and 9 bedrooms per 1.5 acre lot for an specialized septic system.

We heard from various abutters and other members in attendance who expressed concerns with site density, site access, and tree removal and whether an appraisal has been or will be

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completed. Mike explained that the lot values in town have remained stable over time and that the cost to the town is based upon the P & S's in place rather than the appraised value of the lots. SMAHT would have the lots appraised if the recommendation by the public forum at the BOS is to bring the purchase to Town Meeting.

Ultimately the committee decided to present a simple, reasonable description of potential unit density & cost per unit. Mike recommended 4 units of 2 bedrooms each.

Leonardi presented estimated cost estimates reflecting soft & hard cost, construction costs on a per unit and per project basis. We requested he revised estimates based upon the unit/bedroom mix decided upon for presentation to the BOS. Cost estimates per unit are roughly \$345,000 and required subsidy per unit would be \$175,000. Mike stated the average subsidy state wide is approximately \$150,000 per unit. Leonardi is to revise the cost estimates and any drawings for presentation at the BOS meeting to be held on June 13.

Both parcels have to be purchased together but once purchased, the Town could decide to develop one lot and sell the other lot. There would be no restrictions on the sale of the lot by the Town.

A question was posed by a member of the audience if the parcels could be purchased for use as open space but it was explained that the open space committee had passed upon these two parcels.

Obtaining 8 building permits by April of 2018 would get us to safe harbor which is a narrow time frame but well worth shooting for.

6. Adjourn

Cynthia moved to adjourn, Quince seconded, and the motion was approved unanimously. The meeting adjourned at 9:03 PM.

Respectfully submitted,
Quince Papanastassiou, SMAHT member

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