

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

Minutes of the July 5, 2017 SMAHT meeting

SMAHT members: Ingeborg Hegemann, Mike Kopczynski, Cynthia Perkins, Laura Spear

Housing Coordinator: Leonardi Aray

**Call to Order**

The meeting was called to order at 7:06 PM.



**1. Meeting Schedule**

September 6

**2. Minutes Review & Approval**

Cynthia moved to accept the minutes of the May 10 meeting as amended, Ingeborg seconded, and the motion was approved unanimously.

**3. Correspondence, Bills and payments**

Two new bills arrived: Leonardi Aray Architects for \$2080 and Lincoln Tree & Landscape for \$700. Ingeborg moved to approve payment for both bills, Cynthia seconded, and the motion was approved unanimously.

**4. Trustee reports**

At a recent Joint Boards/Board of Selectmen (BOS) meeting, Leonardi presented a conceptual plan for Old Bolton Road. A week later, we hired Stamski & McNary to conduct the perc test, but, assuming the realtor was going to contact the land owner, we did not get permission from the land owner before the engineer tried to do the perc test. The land owner was angry. Although the Town mirrors the buyer for the Purchase & Sales agreement, the seller did not approve the rights of the Town to do the testing. Town Counsel has intervened. The perc test was done, but it was not considered valid at that time, because Nashoba Health would not witness the testing due to the property owner's response. The engineer said that there was enough data for the Board of Health to confirm that the testing was valid.

Two programs were presented at the last Housing Coordinator's monthly meeting in June: a Home Modification Loan Program and a Veteran Build Initiative Critical Home Repairs program. Mike recommended forwarding the materials to SMAHT, the Council on Aging, and the Town's social worker.

**5. Pine Point – Habitat Update**

Carolyn Read, Executive Director, presented Habitat for Humanity's application for the Pine Point parcel for the Department of Housing and Community Development (DHCD) at the Board BO meeting, and the BOS approved and signed the paperwork. DHCD sent receipts and copies of the applications for Pine Point and Plantation 2 to the BOS Office, confirming that it received the application. In the next 30 days, there needs to be a site visit for DHCD plus a public comment period. In terms of communicating with abutters who have obtained council, we should communicate through our own attorney. At the Public Hearing, Habitat should have legal representation attend.

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Approved 9/6/17

## **6. Chapter 61 Parcels – Old Bolton Road**

### **a) Update**

A two-thirds vote is required at the Special Town Meeting to approve purchasing the parcel. Final approval requires approval at the polls as well. Even if the article does not pass at the Special Town Meeting, an election must be held on July 20.

There is a mixed response to the proposal. At the Special Town Meeting, we need to explain why we should use Town funds to acquire the land. Additional discussion included:

- We will narrow the number of units to no more than 4 units per parcel.
- We should address the trade-off of density versus cost.
- Concept plans should show potential access to Route 117.
- We should emphasize many meetings we've had so far.
- Comments we've heard include keeping vegetation to the maximum extent possible.
- We need to identify what affordable housing means in terms of numbers and occupations: 80% of Area Median Income.
- Other issues to address: traffic, septic, wells, and vegetation.
- The presentation should set the context first and then focus on the "homes."

First, we should discuss the process and our goal. We should educate people on the 40B process and where the town stands. If we buy the parcels, there will be community engagement to determine the final outcome. We need to keep the presentation as simple as possible. We should include the cost of land acquisition by other Towns. The Board of Health has no record of anyone getting a permit to drill a well or results. The appraisal is still open.

### **b) Public Comment**

None.

## **7. Adjourn**

Ingeborg moved to adjourn, Cynthia seconded, and the motion was approved unanimously. The meeting adjourned at 8:26 PM.

Respectfully submitted,  
Laura Spear, SMAHT member

*Laura Spear*  
9/6/17