

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

Minutes of the July 17, 2019 SMAHT meeting

SMAHT members: Cortni Frecha, Mike Kopczynski, Quince Papanastassiou, Cynthia Perkins, Laura Spear

**Call to Order**

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

**1. Meeting Schedule**

August 14

September 11

**2. Minutes Review & Approval**

Quince moved to accept the minutes of the June 5, 2019 meeting, Cynthia seconded, and the motion was approved unanimously.

**3. Correspondence, Bills and payments**

Quince moved to pay invoice #180707 from Leonardi Aray Architects in the amount of \$400, Cynthia seconded, and the motion was approved unanimously.

SMAHT received an invoice from O'Reilly Talbot & Okun Assoc for the remainder of the asbestos removal on the Red Acre Rd parcel. The Conservation Commission will fund half of the total amount for the asbestos services. SMAHT will pay the remaining amount and invoice the Conservation Commission for half the total amount.

Quince moved to pay invoice #47792 from O'Reilly Talbot & Okun Assoc for \$628.05 for professional services related to asbestos assessment on the Red Acre Road parcel, Cynthia seconded, and the motion was approved unanimously.

SMAHT received the soil suitability assessment from Stamski and McNary for the Red Acre Road parcel. The report stated that the entire parcel was suitable for development.

**4. Trustee Reports**

Two middle income units at Ridgewood were listed in the Beacon-Villager newspaper as sold on May 23, 2019 for \$375,200 each. One owner is interested in putting the property in trust. The Chair thinks this will be acceptable under three conditions: The Trustees must qualify to live in the unit, they live in the unit as their primary residence, and the unit must be sold in accordance with the deed restriction.

Trustees welcomed Cortni, who was appointed as the Selectman representative for SMAHT.

Sudbury advertised for Affordable Housing Trustees on the Sudbury Patch.

Mike contacted the Town Administrator about renewing our housing consultant's contract; however, the Town Administrator went on vacation. Mike will follow up after the Town Administrator returns.

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Approved 9/11/19

The Trustees discussed how to handle potential incoming bills. The sense of the meeting was to authorize one of the Trustees to approve payment for invoices, not to exceed a certain threshold, when initiating a project. The authorized Trustee would then report at the following meeting.

#### **5. Golf Course Planning Meeting Review**

Planning and Conservation Commission staff sponsored a public forum for golf courses in town on July 14 with several speakers from across town government. Mike spoke about affordable housing, starting with a brief update on what SMAHT and our mission are. The Fire Chief also spoke about public safety and that further development would not significantly increase the need for additional public safety services.

The forum had a visioning exercise, and the owner of Stow Acres presented different options for developing the north course.

Some residents were interested in a municipal golf course for the north course of Stow Acres. This would be across the road from the south course, which Stow Acres plans to continue. The most popular housing idea was a continuing care community for seniors, and the most popular idea was conservation and passive recreation.

For next steps, the Planning Board will form a committee.

#### **6. Potential Development Parcel Consideration**

Mike received an email from new owners of a parcel on Red Acre Road. They are interested in developing a 40B affordable housing project of six units and are in the early stages of selling the property. They were interested in knowing if the town, SMAHT in particular, would be interested in purchasing the property.

SMAHT discussed various options, including the potential of applying for our grant and loan program. However, our grant program only applies to nonprofit organizations. We don't have enough funding to purchase the property and/or develop the housing. We also don't have enough time with our pre-existing projects.

Mike will notify the owners that we have a full plate, it's hard to see where funding would come from based on existing projects, and that we couldn't respond if the owners want to move forward in the near future. However, we do have a grant and loan program for nonprofits for longer-term future consideration.

#### **7. Adjourn**

Cynthia moved to adjourn, Quince seconded, and the motion was approved unanimously. The meeting adjourned at 7:59 PM.

Respectfully submitted,  
Laura Spear, SMAHT member

*Laura Spear*  
*submitted 9/11/19*