

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

Minutes of the May 4, 2022 SMAHT (remote) meeting.

SMAHT members: Mike Kopczynski (Chair), Quince Papanasstassiou, Cynthia Perkins, Cortni Frescha, Cathy Leonard

ALSO ATTENDING: Malcolm Ragan, Jesse Stedman, Abby Morgan, Katie Fisher

**Call to Order**

The meeting was called to order at 7:04 PM.

**1. Announcement**

Newly appointed trustee Cathy Leonard was welcomed.

**2. Meeting Schedule**

Next meeting June 8

**3. Minutes Review & Approval**

Quince moved to accept the minutes of the March 9, 2022; Cynthia seconded; the motion was approved; Cathy abstained.

**4. Correspondence, Bills, and Payments**

- Payment of invoice #136762 for legal fees of \$315.00 was moved by Cortni, and seconded by Quince, and approved unanimously.

**5. Trustee Reports**

- Cynthia reported that the recorded balance in the SMAHT account is \$119,542.15. Jesse added that approximately \$330,000.00 should be deposited from the 40B agreement with developers of the Joann Drive project, Kendall Homes, principal Charles Black.
- Habitat for Humanity - The legal suit against the Town by abutters to Habitat for Humanity's build on Sudbury Road will be heard on June 27. The similar lawsuit against Habitat was dropped by the court, then appealed, and finally dropped. No more appeals to that suit will be accepted. If the same ruling is made for the Town's suit, construction could commence this fall.
- Mike reported on his meeting with Planning Department to determine the best way to approach the permitting for the construction of homes on Bird Meadow Lane. It was the sense of the group that the ZBA would not challenge a Comprehensive Permit on septic or site issues.
- Mike will attend the Select Board meeting to explain why it's important to have the subsidy for Bird Meadow Lane.
- Hiring housing consultant – it is expected that after Town Meeting the position will be posted by the Town Administrator and the Trust will need to choose the most qualified from 3 bids.

SMAHT Minutes, May 4, 2022

Approved 29 June 2022

## **6. Housing Production Plan Update**

Planning was discussed for developing the HPP, given that the current plan on file with DHCD was good through 2021. It was determined that the Planning Department (Malcolm) would pull data needed for the updated report and complete as much as possible with current statistics. Once there is a clear sense of what else will be needed to complete the HPP, the Planning Department will seek to identify three qualified consultants so a third-party consultant can be hired to analyze the data and make recommendations. The Planning Department will create a schedule for production of the HPP, with a target to be completed by early October 2022.

## **7. Bird Meadow Land Project**

The presentation for Town Meeting was reviewed and will be edited in time for submission to Town Administrator on Friday, May 6.

## **8. Adjourn**

Cortni moved to adjourn, Cathy seconded, and the motion was approved unanimously. The meeting adjourned at 8:49 PM.

Respectfully submitted,  
Cynthia Perkins, SMAHT member