

Date: February 25, 2020
Time: 7:00 PM
Location: Room 5
Present: Muffin Driscoll, John Feuerbach, Nancy Hammond, Joan McDonald, Sarah Mellish, Chris Olney, Peggy Hegarty-Steck, Technical Support Staff: Sue Brown
Absent: None

I. Call to order

The meeting was called to order at 7:00 PM by John Feuerbach. Given that there were a number of residents present, Board members introduced themselves.

II. Public Comment

None

III. Discussion of Draft RFP for Feasibility Study and Concept Plan for MHA Site Redevelopment

Chair Feuerbach provided an overview of the purpose and scope of the RFP and noted that changes from the previously released RFP that received no responses included 1) allowing the Concept to be entirely affordable or to be a mix of market and affordable housing; 2) allowing full or partial redevelopment; 3) the inclusion of an assessment of the DPW site.

Feuerbach then requested review comments from MAHT or MHA members, noting that the draft RFP had been previously distributed to members of both boards.

S. Mellish suggested and Trustees agreed to remove a requirement for audited financials from respondents given they are providing planning and not construction related services.

Trustees and MHA members present agreed the Draft RFP represented their understanding of what the Boards want.

S. Brown will make the change suggested and improve the formatting to prepare for Central Register and sending to firms that have indicated an interested.

The MHA is meeting on March 3rd and will vote on any further changes and proceeding with the RFP process. If approved, S Brown will advertise and distribute.

IV. Update on Housing Zoning Study Group and discussion of accessory dwelling units

J Feuerbach, as chair of the Trust and a participating member of the Study Group provided the background information on how the group started and its intention. G Gilbert, the citizen spearheading the study and discussion group then shared the highlights of the Group's discussions and conclusions to date and distributed a handout (attached) that included the Group's Mission and proposed elements of a potential Accessory Dwelling Unit (ADU)Bylaw and asked for input from the Trust and others in attendance.

Members and guests discussed:

- The possibility of deed restrictions on new ADU's
- Administrative requirements of a Deed Restricted unit, including selecting tenants through a Fair Housing Marketing process and certifying compliance with income guidelines annually.
- The potential for a regional organization to handle Affordable Housing requirements on behalf of the homeowners.
- Anecdotal reports from other Towns on the number of units developed under similar regulations
- Potential impact on housing size and neighborhood character
- Rental fees typical or expected from ADUs
- MAHT funding that might be available to support ADUs
- Reasons to support ADUs
- How the MAHT could support an ADU Bylaw

The Study Group agreed to come back to the MAHT with draft language for the ADU Bylaw. The Group's intent is to request inclusion of the Bylaw in the Planning Board's Zoning Recodification that will be on the warrant of the 2020 Fall Town Meeting.

V. **Administrative**

- a. **Approval of Minutes (January 21, 2020)** Minutes were approved as presented
- b. **Technical Assistance Hours and Tasks** S Brown averaged 1.2 hours a week over the last five weeks for administrative functions and meetings.
- c. **Treasurers Report** J McDonald reported that the account balance as of the end of January was \$467,211.51 and that the Trust was receiving around \$600 a month in interest on its receipts.

VI. **Smart Growth Overlay Zone – Overview of objectives and process**

S Brown provided an overview of the Smart Growth Overlay Zone objectives and process and noted that she had submitted an application to the Metropolitan Area Planning Council for funding to hire a consultant to assist with the project. The scope of the project would include 1) Visioning for the District; 2) Identifying District boundaries; 3) Drafting Regulations and Design Guidelines and 4) Preparing the SGOD Application to the State Department of Housing and Community Development.

VII. **Discussion of Inclusionary Zoning Bylaw changes recommended by Attorney Bobrowski**

Sue reported that an Affordable Component is included in the Revised Zoning Bylaw. It requires 10% Affordability under the proposed Flexible Development Bylaw.

VIII. Other matters, as may not have been reasonably anticipated by the Chair (Discussion only).

None

IX. Next Steps

- a. S Brown will make changes to RFP as discussed, and if MHA approves moving forward, she will submit to Central Register and distribute to potential consultants.

X. Next Meeting Date

Tuesday, March 31st at 7:00 PM.

XI. Executive Session for discussion regarding potential project under MGL 30A Section 21, 6

J Feuerbach announced that the Board would be voting to move to an executive session for the purpose of discussing a potential project that would include considering the purchase, exchange, lease of value of real property that could have a detrimental effect on the negotiating position of the Trust.

Feuerbach also announced that having taken up all agenda items, the Trust would not reconvene at the conclusion of the executive session.

M Driscoll moved and S Mellish seconded a motion to move into executive session for the reason described by the Chair. M Driscoll voted yes, S Mellish voted yes, N Hammond voted yes, J Feuerbach voted yes, C Olney voted yes, J McDonald voted yes, and P Hegarty-Steck voted yes.

XII. Adjourn

J Feuerbach moved the meeting to executive session at 8:00 pm.

Minutes recorded and submitted by Sue Brown