

Date: May 8, 2018  
Time: 7:00 PM  
Location: Manchester Town Hall, Room 5  
Present: Muffin Driscoll, John Feuerbach, Nancy Hammond, Joan MacDonald, Sarah Mellish, Chris Olney, Technical Support Staff: Sue Brown  
Absent: Connie Sullivan  
Guests: Maureen McCarthy, Matthew Ghenta

## 1. Call meeting to order

The meeting was called to order at 7:00 PM by John Feuerbach. Trust members introduced themselves.

## 2. Administrative Overview

1. **Approval of Minutes:** Minutes of 4/10/2018 were approved as presented.
2. **Treasurer's Report:** Joan reported that there had been no changes to the account since the April 10, 2018 meeting, noting that a payment would be made out of the account at the end of the fiscal year for Technical Support Staff services.

## 3. Overview of Technical Support Hours and Tasks

Sue provided an overview of hours and tasks from April 9 through May 4. Most tasks were associated with the potential 40B Comprehensive Permit project and the CPC Agreement that needs to be drafted.

Trustees agreed to consider different language in the CPC Agreement regarding housing density.

## 4. Discussion regarding potential loss of rental housing on Boardman Avenue

This discussion was put off due to the proponent not being present, but was discussed following item 5.

Sarah Mellish recused herself from the conversation as the matter being discussed is before the ZBA.

Mr. Ghenta explained that he is being asked to cease use of one of the two homes at 23 Boardman Avenue. The homes have existed for decades and provide an affordable rental option. Mr. Ghenta will be seeking a variance to keep the two homes on a single lot and is looking for a letter of support for "affordable housing" from the MAHT.

Mr. Ghenta was asked if he would consider converting the smaller home to an affordable unit through a deed restriction so that it could be considered affordable. He does not think this would be able to do this.

The Trust decided to take no action at this time.

## 5. Listening Session regarding potential 40B project at 84,86 and 90 School Street

John announced format and expectations for the Listening Session.

John granted permission for the session to be recorded by Paula Pietrella, Court Reporter.

John then provided a brief overview of 40B: the objective and process.

Maureen McCarthy introduced herself, her involvement with the LLC's that own the properties and the proposed project, including reasons for considering a 40B application.

84 School Street would be converted from a single family to a three family

1<sup>st</sup> Floor – 1 BR, affordable

2<sup>nd</sup> floor – 1 BR, market rate

New Addition to rear – 2 BR, market rate

86 School Street would be converted from 2 –family to a four-family

1<sup>st</sup> Floor – 2 BR, affordable

2<sup>nd</sup> Floor – 2 BR, market

3<sup>rd</sup> Floor – 2 BR, market

New Addition to rear – 2 BR, market

90 School Street would be divided into two lots. The existing home would not be considered part of the Comprehensive Plan. A new building on the back lot would house four units.

Parking is proposed as follows:

84 School St up to 5 spaces in front and 2 in back

86 School St 2 spaces

90 School St (back lot) 4 spaces

Project would require a common driveway behind 90 School Street with curb cut off Lincoln Avenue. On-street parking on Lincoln and School is possible.

John invited Trustees and then others in attendance to ask questions to the Chair. The Chair directed questions to Mrs. McCarthy as needed. Mrs. McCarthy clarified changes expected to be made to the buildings to allow for additional units. Other discussion points included:

Co-existence of subsidized housing and short term rentals

Density that may be considered acceptable to MAHT

Parity in Affordable Units and Market Rate Units

Traffic Safety

Garbage collection: Dumpster vs residential collection

Process and Timeframe for feedback

Anticipated next steps would include Mrs. McCarthy's application to a State Subsidizing Agency for "Determination of Eligibility" to apply for Comprehensive Permit through ZBA. The Town would be notified of the application and would have 30 days to respond to Subsidizing Agency. The Subsidizing Agency on receiving the application would visit the site as part of its evaluation process.

## **6. Discussion of potential Rental and Ownership Housing Programs**

Trustees agreed that due to the time, this item would be moved to the June agenda.

## **7. Next Steps**

1. Sue will draft and circulate the CPC Agreement for funds approved at 2018 Town Meeting for discussion at next meeting.
2. John will draft an RFQ for assistance in developing a Rental and/or Ownership Program.

## **8. Next Meeting**

Tuesday, June 14 at 7 PM

## **9. Adjourn**

John adjourned the meeting at 8:42 pm.

Minutes recorded and submitted by: Sue Brown