

Date: May 21, 2019
Time: 7:00 PM
Location: Manchester Town Hall, Room 5
Present: Muffin Driscoll, Sarah Mellish, Chris Olney, Connie Sullivan, Technical Support Staff: Sue Brown (after 7:30)
Also attending: John Harden
Absent: John Feuerbach, Joan McDonald, Nancy Hammond

I. Call meeting to order

The meeting was called to order at 7:00 PM by Connie Sullivan.

II. Public Comment

None

III. Approval of Minutes (April 16, 2019)

Meeting Minute approval postponed until next meeting due to lack of approving members.

IV. Administrative

- a. **Overview of Technical Support Hours and Tasks** Members tabled until Sue arrived then reviewed support hours and tasks.
- b. **Treasurers Report** Account balance remains at \$286,718.69. Connie shared results of her research regarding investment options. Trustees agreed to wait for full board or near full board to vote on how to invest funds. Muffin will discuss rates and partnering opportunities with Cape Ann Savings Bank.

V. MHA Meeting Update

Nancy attended the meeting and reported to Sue that there was not any substantive discussion about redevelopment opportunities among MHA board members. The MAHT may need to take a more leading role. A few members of the MAHT should attend an upcoming MHA meeting to continue moving this idea forward.

VI. Pleasant Street Feasibility Study –discussion of Consultant Team Memorandum and next steps

Trustees discussed the memorandum from Bohler Engineering regarding the Pleasant Street site. The site is highly constrained by a conservation restriction and steep topography toward the back and wetland resources in multiple areas off and on site. The site constraints have related cost premiums that would add to site development costs. The area around where the principal structure is located remains developable, but given the desire for a greater than typical density of housing, along with the required parking and circulation and some open space for the housing, the consultant team feels that the desired housing project would not be economically feasible.

Sue reported that when she followed up with the consultant team to ask how many units the site might support, she was told “one or two single family homes”.

Sue will follow up further to ask about the Team’s assumptions and ask them to share their ideas about potential development costs so the Trust can better understand the financial challenges to a project on the site. Given that small residential sites are being redeveloped with large two-family homes, it seems odd that a site of several acres couldn’t support a project of ten or more units at a minimum.

Sue will also share findings with other Developers to test their level of interest.

VII. Approval of Notice of Funding Availability and discussion of Announcing/Promoting

Trustees approved the NOFA as last submitted. Chris Olney made the motion and Sarah Mellish seconded.

Sue reported that the Attorney General’s office stated that there were no required posting or announcement requirements for NOFAs.

Chris offered to write an article for the Cricket. The NOFA will be posted on the MAHT web page.

VIII. Discussion regarding members to join working group to identify opportunities for a Smart Growth Overlay District

Chris and Sarah offered to take part in the working group as their scheduled allowed. The Group will look at the opportunity for SGODs throughout Town.

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

None

X. Next Steps

1. Sue will follow up with Nancy to discuss how to best continue conversations with MHA about redevelopment of MHA properties.
2. Sue will follow up with MHP Team to discuss sharing assumptions, figures and options the Town might have.
3. Sue will check with Housing Developers about potential of Pleasant Street site.
4. Muffin will talk to Cape Ann Savings Bank about investment options and report back.
5. Chris will draft NOFA article and circulate among Trustees

XI. Next Meeting

Check on availability for June 5, 2019

XII. Adjourn

Connie adjourned the meeting at 8:05 pm.