

ACTON COMMUNITY HOUSING CORPORATION
Minutes, Monday, May 21, 2018, Room 126, Acton Town Hall

Pursuant to notice given a Regular Meeting of the Acton Community Housing Corporation (ACHC) was held on, at 7:30 PM in room 126 of the Acton Town Hall. Present and constituting a Quorum for the purpose of conducting business were regular members Nancy Tavernier, Bernice Baran, Jennifer Patenaude, Laura Plaskon, and Associate Members Corinna Roman – Kreuze and Dan Buckley who were named voting members for this meeting.

Guests: Ruth Thatcher and Maureen Ryan, neighbors, Prospect St. area; Abby and Roberto Fuerte, 3 Main St.

Nancy Tavernier, Chair, called the meeting to order at 7:30 PM. Bernice Baran was appointed Clerk for the meeting.

I. Minutes of the Meeting on March 19, 2018 were read and approved.

II. Financial Report

Ms. Patenaude reported the following balances as of 4/30/2018

Checking - \$24,391.51

Savings - \$168,138.43

Ms. Tavernier reported the following transactions

\$18,750 for the Housing and Economic Development Implementation Plan

\$23,000 for the 446 Mass Ave. project from the Housing Gift fund

\$60,000 to Habitat from ACHC Community Housing Program Fund

\$30,000 which was transferred from CPA Funds to our funds

Ms. Patenaude and Ms. Tavernier had reviewed the report. ACHC voted to accept these reports.

III. Updates

Regional Housing Services – Ms. Plaskon is working on the Bedford Housing Study. She reported that the Ownership Monitoring Report has received a 94% return.

IRS – There is still no response from IRS regarding the need to refile for our tax exempt status.

Kelly's Corner – the Infrastructure Project is being reconsidered after its rejection by a close vote at Town Meeting.

Cherry Ridge – Transfer of the property has been approved by Town Meeting. An RFP has been developed for a house for a “disabled” veteran. Mark Starr is expected to apply.

670 Mass Ave. –Notice of intent to foreclose. The bank and the town need to negotiate the resale price issue.

IV. Developments

ZBA Hearing for 184 Main St. – Issues were raised by neighbors at the Board of Appeals meeting about excessive density and water problems. A Proposal for reduced density was promised by one neighbor for the next meeting scheduled for 5/23.

146 Prospect St. – Communication issues were stated by guests to tonight's meeting with questions about people who may not have been informed for the public information meeting. Ms. Tavernier reported that people within 300 feet had been notified using the Town's assessor list. Selectmen have voted to support this project with a waiver for sewer fees for the affordable unit.

Martin St. – Ms. Plakson informed the group that the lottery agent had made several errors and has resigned. A new lottery will be done with a new agent.

V. Old Business

Housing and Economic Development Implementation Program – This has been going well. ACHC has provided matching funds to secure an EOEEA grant.

446 Mass Ave. – A new Public Information Session will be scheduled to hopefully attract more attention to the project once the project is filed with the ZBA.

VI. NEW BUSINESS

3 Main St. – Abby and Roberto Fuente presented ideas for a new proposal for land they own on Main St. totaling 1.2 acres. They will need to gauge its capacity for the number of new homes they want to build as a 40 B project. Ms. Tavernier suggested that a major issue would be the lack of sewers and that consultation with the town of Maynard could result in offering a connection with its sewer system. She also provided them with the 40 B Guidelines and with drawings for a cottage project in another town. They have had some preliminary discussions with the Planning Department. ACHC members were generally favorable to the plan which needs further development.

The meeting was adjourned at 8:45PM. The next meeting is scheduled for June 18, 2018.

STATEMENT OF DOCUMENTS PRESENTED AT THIS MEETING:

Agenda for meeting of May 21, 2018

Minutes of March 19, 2018

Letter of Appreciation from Acton Planning Team

Letter to Internal Revenue Service

40Bs in Pipeline for 2017 Document

Letter to Board of Selectmen from Nancy Tavernier to DHCD re 446 Mass Ave