



TOWN OF TEWKSBURY LOCAL HOUSING PARTNERSHIP

Meeting Minutes April 15, 2015

The meeting was called to order at 7:15 p.m. by Steve Deackoff, Chairman at the Pike House. In attendance were Laura Caplan, Ron Roy, and Melissa Maniscalco. Also in attendance was Steve Sadwick, Director of Community Development, and Melissa Johnson, Recording Secretary.

Greg Peters, Edward Starr, Ray White, and Scott Wilson, Board of Selectmen Representative, were not in attendance.

1) **Habitat for Humanity - Ground Breaking 4/17/15**

Discussion took place on the ground breaking for the Habitat for Humanity home located at 110 State Street and which members will be attending. The groundbreaking will be taking place at 3:30 p.m. on April 17, 2015. Ms. Caplan noted that the Congregational Church provided information on this at the Easter Sunday service. It was noted that the family who has been chose for the home will be in attendance at the ground breaking.

2) **Shawsheen Place Update**

Mr. Sadwick explained that the bank has approved the deal at \$1.7 million and noted that the Board of Selectmen voted to authorize this amount so long as certain things were worked out between the attorneys.

A special meeting of the Zoning Board of Appeals will be held on June 4, 2015 for an amendment to the Comprehensive Permit.

Mr. Roy disclosed that he lives at Shawsheen Place, which is now known as Halstead Properties, and asked if the Section 8 will be allowed back in and Mr. Sadwick noted that he is not sure.

Ms. Caplan thanked Mr. Sadwick for his hard work on this.

3) Strategic Plan for 2015

Mr. Sadwick provided the members with copies of Committee Membership Terms and Meetings, Rules and Regulations Governing Organization & Operation, Affordable Housing Goals & Strategies, and the pamphlet from 2004 regarding 40B projects and suggested the members review the documentation for the next meeting.

Mr. Deackoff suggested inviting the Veteran's Agent to a meeting to discuss veteran's housing. Mr. Sadwick will look into this.

Discussion took place on the funds remaining in the AHTF. Mr. Sadwick explained that there was \$2.7 million, of which \$1.7 million was expended for Shawsheen Place, leaving a balance of approximately \$1 million. Mr. Sadwick is projecting an additional \$869,000 to be received from fees in lieu of projects. Ms. Reed noted that it was her belief there was \$2.7 million after the \$1.7 million for Shawsheen Place. Mr. Sadwick will look in to this.

Ms. Caplan asked what the percentage will be after the Shawsheen Place units and Mr. Sadwick explained approximately 9.6% for five years, but it could be closer to 9.2%. Ms. Caplan asked if Mr. Sadwick feels that developers will still try to pursue larger projects knowing the town is at 9.2-9.6%. Mr. Sadwick explained that most developers do not pay attention to the percentages.

Discussion began on the members desire to not have large apartment buildings and the desire to keep the small community feel. Ms. Reed explained that the high density housing can only be allowed in the Community Village Overlay District. Mr. Deackoff expressed concerns with developers in these districts paying the fee in lieu of rather than having the affordable units.

7:42 p.m. – Mrs. Reed left and did not return.

Mr. Sadwick explained that part of the reason the town is seeing these larger apartment buildings is the value of the land in town is so high that it is the only way to get a greater return. Mr. Deackoff noted that there are many developers in town purchasing older homes and replacing them with new homes. Mr. Sadwick explained that there were many concerns expressed at the last Planning Board meeting regarding the size of proposal and many expressed their desires for single family homes instead as they would be in character with existing conditions. The developer has stated that he purchased this land as well as the homes that front Livingston Street; which is zoned heavy industrial, and the price of those homes forced him to do something larger. Mr. Sadwick noted that he is unsure of the accuracy of this, but it does go into the calculations as those homeowners knew they could sell their homes for some sort of Commercial use. Mr. Deackoff discussed the Community Development Director prior to Mr. Sadwick and the zoning changes that were made that he feels were to benefit certain individuals personally and he feels this is happening again. Mr. Deackoff discussed the potential conflicts of interest that could be occurring with some individuals on town committees.

New Business

Mr. Deackoff noted that Jonathan Parker, who is a member of the Conservation Commission, has expressed an interest in participating on the LHP.

Adjourn.

MOTION: Mr. Deackoff made the motion to adjourn at 8:05 p.m.; seconded by Ms. Caplan and the motion carried 4-0.

Approved: 9/9/15

No new information submitted.