

**Town of Hanover**  
**Affordable Housing Trust**  
Minutes of Meeting March 30, 2011

---

The following Board of Trustee members were present:

Stephen Carroll - (Representative from the Housing Authority)

Alexa Lewis - (Member at Large)

John Barry - (representative from the Community Preservation Committee)

Thomas Burke - (Representative from the Housing Authority)

The following Board of Trustee members were not present

Susan Setterland – (Representative from Board of Selectmen)

Kirstin Zwicker-Young – (Member at Large)

Stephen Carroll opened the meeting at 7:05 p.m. The Trust reviewed the minutes of their meeting held on January 23, 2011. Alexis Lewis motioned to approve the minutes as written. Thomas Burke seconded the motion and it was so voted unanimously.

The Board discussed the issue of hiring Margaret Hoffman as their coordinator and liaison at Town Hall. Stephen submitted a list of responsibilities and suggested compensation to the Board. Thomas Burke motioned to approve the list of responsibilities and compensation and submit it to the Town Manager for approval. John Barry seconded the motion and it was so voted unanimously.

Jim Middleton, Development and Planning Director at Cardinal Cushing Centers, was present to discuss a possible renovation of the Kennedy Building at the Cardinal Cushing Centers into 50 units of affordable, intergenerational housing. Mr. Middleton showed the Board some preliminary designs for the building and explained the rationale behind their decision to create intergenerational housing. Dana Angelo, Project Manager at EA Fish Company, joined Mr. Middleton in the discussion. His firm has been working with the Cardinal Cushing Centers on this project. Mr. Angelo explained the funding process for affordable projects like this one. The Board discussed the possibilities of utilizing Affordable Housing Trust Funds to assist with this project to keep these units affordable. Stephen Carroll has been discussing a possible memorandum of understanding with the Cardinal Cushing Centers for this and will continue to discuss this with Mr. Middleton as the project develops.

Mr. Middleton then gave the Board a brief overview of their vision for a “Village” setting at the Cardinal Cushing Centers including small retail areas, walking areas and additional housing options for their students and the elderly.

The Board then discussed the potential sale of the Cushing Residence elderly housing development to Green JV LLC. Mr. Middleton explained that the Cardinal Cushing Centers is in negotiations with this company to purchase the 150 units. The Board was concerned that these units maintain their affordability and continue to be counted on the Town’s subsidized housing inventory. This will

become clearer as the negotiations continue. Mr. Middleton suggested that he could have the representatives from Green JV LLC come in and speak to the Board. The Board has asked if they can receive copies of the deed restrictions on the property. Stephen suggested that the MoU for the Kennedy School could contain language that would ensure the affordability of the Cushing Residences. Mr. Middleton said that he would be uncomfortable combining the two issues because they wouldn't have any authority to sign something for property they no longer owned. The Board will continue to investigate the issue so that they can be assured that these units remain affordable.

Dana Angelo then gave the Board an update on the Barstow Village project. They have received all of their commitment letters for financing options. They anticipate asking DHCD to assign an attorney by mid April. Their goal is to close by May 31. They hope to start construction in early June.

Margaret Hoffman gave the Board a brief update on the upcoming Town Meeting article concerning the 645 Center Street affordable housing, CPC project.

The Board discussed the letter Michael Stone had submitted to the Selectmen asking to be appointed to the Affordable Housing Trust. The Selectmen had denied Mr. Stone's application. Thomas Burke will contact Mr. Stone to talk about his application.

The Board set their next meeting date for Wednesday April 27, 2011 at 7:00 p.m.

Thomas Burke made a motion to adjourn at 9:10 p.m. John Barry seconded the motion and it was so voted unanimously.

Respectfully submitted,  
Margaret Hoffman  
CPC Coordinator