



**Affordable Housing Trust**  
550 Hanover Street  
Hanover, MA 02339  
**Meeting Minutes**  
**Wednesday, November 3, 2021 – 5:00 pm**

**Committee Attendees**

Thomas Burke, Chairman  
Kevin Dyer  
Steven Louko

Stephen Carroll  
Vanessa O'Connor  
Ginny Gilmartin

**Absent**

Susan Setterland

**Other Attendees**

Chelsea Stevens, Finance Director / Town Accountant

**Opening**

Chair Thomas Burke opened the meeting at 5:02 pm and made note the meeting was being recorded.

**Review of Meeting Minutes**

The Trust voted to accept the September 1, 2021 meeting minutes as written.

**Legion Housing Affordably Restriction Update**

Trustee Stephen Carroll stated he has been in contact with the President of the Hanover Legion Elderly Housing Corporation Thomas Bailey; however, limited progress has been made in securing a new affordability agreement for Legion Housing. Mr. Bailey suggested the management company for the Legion Housing could handle the new agreement. The Chair suggested perhaps forwarding a full market tax evaluation to the management company as well as the Legion Housing Board, so the financial implications are well known. The Chair also suggested the Hanover Select Board could further extend the current agreement which expires at the end of December. Mr. Carroll expressed concern regarding sending a full market tax evaluation to the entire Legion Housing Board as many of the members are seniors who have little daily involvement in the process. The Chair will contact the Hanover Town Manager Joe Colangelo regarding extended the affordability agreement and contact the management company to get an update on the process.

**Projects/Programs**

The Chair stated the final version of the Housing Production Plan has been circulated to all Trust members. The Chair would like to schedule two presentations of the plan to Hanover residents. Housing & Planning Consultant Karen Sunnarborg was uncertain if it was necessary for her to give the presentations. After discussion, the Trust agreed they would like Ms. Sunnarborg to give the presentations. The Chair will contact Ms. Sunnarborg with this request. The Trust will select a date in early December and schedule a daytime presentation at the Hanover Senior Center and evening presentation at Hanover Town Hall. After input from residents, the plan will be presented to the Hanover Select Board and Planning Board prior to submittal to DHCD. The Chair will also re-circulate the final draft and slide deck for the presentation.

The Trust discussed the possibility of contributing financially to the current septic repair program administered by the Hanover Board of Health. Trust member Steve Louko stated the program has limited funding, and perhaps the program can be bolstered by funds from the Trust as well as DEP. Mr. Louko stated the idea is to promote the upgrading of septic systems before they fail. Trust member Ginny Gilmartin stated a restriction should be added to any loan or grant preventing homeowners from selling their home immediately after septic repair. The Chair requested Ms. Gilmartin and Mr. Louko draft a plan for a loan or grant program along with expected cost which could be administered by the Hanover Board of Health.

Trust member Vanessa O'Connor suggested a possible storm/emergency program for unexpected home repairs or temporary needs after large storms like the recent one. The Chair suggested perhaps supplemental funds set aside for emergency management services. The Chair also mentioned the Hanover Select Board may investigate creating a "grant writer" position, and perhaps this idea could be a grant. Ms. O'Connor will speak with the Town Manager Joe Colangelo about the idea.

### **Next Meetings**

Wednesday, December 1, 2021

Wednesday, January 5, 2022

### **Adjournment**

The meeting ended and adjourned at 6:00 pm.