



Affordable Housing Trust
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Wednesday, January 5, 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
Dennis Murphy, Attorney – Hill Law

Opening

Chair Thomas Burke opened the meeting at 5:01 pm and made note the meeting was being recorded.

Review of Meeting Minutes

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

Legion Housing Affordably Restriction Update

The Chair introduced Attorney Dennis Murphy of Hill Law. Mr. Murphy has been asked to possibly assist the Trust with getting a new agreement in place for the affordability restriction at Legion Housing. Mr. Murphy noted his experience dealing with land use permitting and litigation and believes a new agreement for Legion Housing can be easily managed. If the Trust agrees to retain his services, Mr. Murphy stated he will start by contacting DHCD and Legion Housing's management company. Any new agreement would be a permanent restriction in perpetuity. The Trust discussed how any past zoning exemptions on the property would affect a new agreement as well as how the property is assessed for taxes. The Trust reviewed Mr. Murphy's fee proposal, and Trustee Steven Louko stated the Legion Housing Board should pay for Mr. Murphy's services. Trustee Stephen Carroll stated the Legion Board needs the assistance, and he believes a small expense is worth it for the Trust to keep the units affordable. It was noted that Corcoran, the Legion Housing's management company, has not been through the process before. Mr. Louko stated the Trust should ask for requirements in return from the Legion Housing Board if the Trust pays for Mr. Murphy's services. Mr. Murphy explained he has waived his retainer fee and given a discount in his fee proposal. Mr. Murphy also stated he is willing to discuss a pro bono arrangement but agreed the Legion Housing Board should be responsible for the cost. The Trust discussed various items to be required from the Legion Housing Board including a seat on their Board and disclosure of financials. Mr. Louko also noted the Town of Hanover Assessors Office is concerned the State portion of Legion Housing taxes may not come in this year because the agreement is expired. Trustee Stephen Carroll made a motion to execute the fee proposal to retain Mr. Murphy's services. The motion was seconded by Vanessa O'Connor. Mr. Louko was opposed. The motion passed. Mr. Louko asked the Trust to discuss

the previous motion. The Trust discussed the amendments suggested by Mr. Louko. The Board voted to rescind the previous motion.

Trustee Stephen Carroll made a motion that the Chair enter into an agreement with Hill Law retaining Mr. Murphy's services to draft a MOU with the Trust requesting from the Legion Housing Board full financial disclosure, right of first refusal in any future sale, affordability in perpetuity and a seat on the Legion Housing Board. The motion was seconded by Steven Louko. All were in favor, and the motion passed.

Housing Production Plan

The Trust discussed scheduling dates to present the Housing Production Plan to the Planning Board and Select Board. The Trust briefly discussed the VPUD bylaw, water issues in Hanover and the accessory dwelling bylaw. The Chair briefly mentioned an inclusionary bylaw.

Program Proposals

Trustees Steven Louko and Ginny Gilmartin will continue to draft a septic repair program and update the Trust at the next meeting.

Other Business

The Trust discussed paying for a recent small expense to fence in an inground swimming pool. The resident is a senior and long-time resident of Hanover. The pool was being actively utilized as a Koi pond and was unfenced creating a safety hazard for neighbors with small children who had notified the Town of their concern. A chain link fence was installed around the perimeter of the pool at the edge of the surrounding pavement. The expense was paid from the CDMI budget with the belief that the Trust would pay for it. Trustee Ginny Gilmartin stated she does not agree with the Trust paying the expense as the resident did not disclose any finances to the Trust, and the Trust has no way of ascertaining whether the resident would qualify for any repair program or grant. The Chair stated the Building Department discussed the repair with him, but he had indicted the Trust has no facility to pay for the repair. The Chair suggested the Trust could perhaps ask the resident to disclose financials now and retroactively approve the expense. Ms. Gilmartin thinks it was ill advised for the Town to pay for the expense. The Chair stated the Town assessed it was a safety issue. Ms. Gilmartin suggested the Town should have drained the pond rather than install a fence. The Chair acknowledged that he did mention to the Building Department that the Trust was considering developing a small repair program which could have caused confusion. Trustee Ginny Gilmartin made a motion the Trust does not pay for the expense. The motion was seconded by Kevin Dyer. All were in favor, and the motion passed.

Next Meetings

Wednesday, February 2, 2022

Wednesday, March 9, 2022

Adjournment

The meeting ended and adjourned at 6:42 pm.