



**Affordable Housing Trust**  
550 Hanover Street  
Hanover, MA 02339  
**Meeting Minutes**  
**Wednesday, March 3, 2021 – 4:30 pm**  
**Via Zoom**

**Committee Attendees**

Thomas Burke, Chairman  
Susan Setterland  
Kevin Dyer

Steven Louko  
Vanessa O'Connor

**Other Attendees**

Chelsea Stevens, Town Accountant  
Stephen Carroll, 91 King Street  
Ginny Gilmartin, 179 Dillingham Way  
Kristen Dailey, 183 Silver Street

**Opening**

Chair Thomas Burke opened the meeting at 4:31 pm and made note the meeting was being recorded.

**Review of Meeting Minutes**

The Trust voted to accept the February 3, 2021 meeting minutes as written.

**Trust Membership Candidate Interviews**

The Chair explained the two vacant seats on the Trust expire in 2021 and 2022 respectively. The Trust needs to nominate a candidate specifically for each vacant seat. Once the Trust votes, the nominations will be forwarded to the Board of Selectmen for final approval.

The Trust met with candidate Ginny Gilmartin. Ms. Gilmartin has 20 years of experience working in affordable housing related positions. Ms. Gilmartin stated she is available to attend regular monthly meetings. Ms. Gilmartin spoke with the Trust about various topics including grant programs for first time buyers, senior housing and the issues with deed restrictions. Ms. Gilmartin agreed with the Trust that administration of programs is a full time job, and outsourcing may be needed.

The Trust met with candidate Kristen Dailey. Ms. Dailey has 16 years of experience as a real estate agent. Ms. Dailey stated she is available to attend regular monthly meetings. Ms. Dailey spoke with the Trust about various topics including Hanover home prices, programs to assist current residents including tax relief and cluster zoning for affordable housing. Ms. Dailey stated the accessory dwelling bylaw limitation of 800 square feet is too restrictive. Ms. Dailey spoke with the Trust about the Sylvester School/Salmond Building projects as well as promoting education about affordable housing.

The Trust met with candidate Stephen Carroll. Mr. Carroll has 29 years of experience in real estate and development. Ms. Carroll has served on multiple Town Committees including the Housing Authority, Affordable Housing Trust and Community Preservation Committee. Mr. Carroll stated he is available to attend regular monthly meetings. Mr. Carroll spoke with the Trust at length regarding past projects including Barstow Village.

The Trust discussed the candidates prior to voting on their recommendation. Trustee Vanessa O'Connor made a motion to nominate Stephen Carroll for the term ending in 2022 and Ginny Gilmartin for the term ending in 2021. Trustee Susan Setterland seconded the motion. Trustee Steven Louko was in favor. Trustee Kevin Dyer was opposed. Chair Tom Burke abstained. The motion passed, and the nominations will be forwarded to the Board of Selectmen. The Trust expressed appreciation for Kristen Dailey's interest.

### **Other Business**

The Trust briefly discussed the warrant article transferring funds to the Trust which will be voted on at upcoming Annual Town Meeting.

The Chair stated the Trust should keep apprised of proposals for the 20.3 acre parcel of land in the Interchange District behind Jersey Mike's. The owner is proposing a zoning bylaw change to allow the parcel to be developed into two hundred (200) multi-family housing with a retail component.

The Trust discussed an annual transfer of funds from the Trust's account to the Town budget for administrative support. Town Accountant Chelsea Stevens stated she will provide the Trust with a spreadsheet detailing what work the funds will pay for and where the funds will be held. The Trust will review and discuss the transfer at their next meeting.

The Trust discussed attending Planning Board and Zoning Board meetings in order to have better communication and discuss ideas that could lead to further affordable housing within Hanover. The Planning Board and Zoning Board will be contacted.

### **Next Meeting**

Wednesday, April 7, 2021

### **Adjournment**

The meeting ended and adjourned at 6:26 pm.