



Affordable Housing Trust

550 Hanover Street

Hanover, MA 02339

Meeting Minutes

Wednesday, April 7, 2021 – 5:00 pm

Via Zoom

Committee Attendees

Thomas Burke, Chairman
Susan Setterland
Ginny Gilmartin

Steven Louko
Vanessa O'Connor
Stephen Carroll

Absent

Kevin Dyer

Other Attendees

Chelsea Stevens, Finance Director/Town Accountant

Opening

Chair Thomas Burke opened the meeting at 5:00 pm and made note the meeting was being recorded. The Chair welcomed new Trustees Stephen Carroll and Ginny Gilmartin.

Review of Meeting Minutes

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

Funding

The Trust discussed the Town Meeting Warrant Article 26 to transfer the annual 10% of Community Preservation Committee funds to the Trust for fiscal years 2018, 2019 and 2020. The Trust is prepared to answer any questions residents put forth on Town Meeting floor.

The Trust discussed a proposed transfer of \$25,000 to the general fund for administration tasks and the assistance of the finance department as a liaison for the Trust. Finance Director/Town Accountant Chelsea Stevens stated the transfer can be approved annually by the Trust and the amount changed depending on past costs and projections. Ms. Stevens will be the liaison for the Trust going forward. Trustee Steven Louko would like a monthly report at each meeting detailing expended funds. Ms. Stevens agreed. The Board voted to approve the transfer of \$25,000 for administrative costs with a monthly report detailing funds expended from this transfer.

Projects/Programs

The Chair updated the Trust on the Housing Plan Update project. Consultant Karen Sunnarborg has started work on the project. The Chair will invite Ms. Sunnarborg to a future Trust meeting. Trustee Steven Louko noted the housing production plan should address the water availability issues created by multi-unit housing. The Trust discussed the

lack of starter homes for young families, housing for municipal employees and the possibility of a cottage cluster development. Trustee Susan Setterland suggested Ms. Sunnarborg be directed to look at available land that could support an affordable housing development. The Trust also discussed under-utilized recreation land. The Trust will forward ideas/questions to Ms. Sunnarborg.

The Trust discussed various new program proposals and agreed to have their top two most impactful program ideas ready for the next meeting. Creating a cloud based (Google doc) location for program ideas was also discussed. Communication Director Steven Ryerson will be contacted regarding the idea.

Other Business

The Trust discussed attending Planning Board and Zoning Board meetings periodically for better communication and to promote opportunities for expanding affordable housing.

Trustee Stephen Carroll updated the Trust on Hanover Legion Housing (70 Legion Drive) stating the affordability resection expired in March of 2021. Tom Bailey, President of the Hanover Legion Elderly Housing Corporation, is working on extending the affordability restriction, but needs to discuss with the Town Manager and Town Counsel. Mr. Carroll also noted discussions are taking place with the developer of Barstow Village Housing (60 Legion Drive) regarding any plans for the Phase II part of that development. Mr. Carroll will update the Trust again at the next meeting.

Next Meeting

Wednesday, May 5, 2021

Adjournment

The meeting ended and adjourned at 6:11 pm.