



**Affordable Housing Trust**  
550 Hanover Street  
Hanover, MA 02339  
**Meeting Minutes**  
**Wednesday, September 1, 2021 – 5:00 pm**

**Committee Attendees**

Thomas Burke, Chairman  
Kevin Dyer  
Susan Setterland

Steven Louko  
Stephen Carroll  
Vanessa O'Connor

**Absent**

Ginny Gilmartin

**Other Attendees**

Joe Colangelo, Town Manager

**Opening**

Chair Thomas Burke opened the meeting at 5:02 pm and made note the meeting was being recorded. The Chair welcomed Town Manager Joe Colangelo.

**Review of Meeting Minutes**

The Trust voted to accept the June 9, 2021 meeting minutes as written.

**Projects/Programs**

The Chair updated the Trust on the Housing Production Plan which has been largely completed by Housing & Planning Consultant Karen Sunnarborg. The Chair will request Ms. Sunnarborg re-distributes the current draft plan to the Trust members. The plan will need to be shared with the Hanover Planning Board, the Zoning Board of Appeals and also shared in a public forum setting prior to submittal to the State for acceptance. The Trust discussed locations and times for the public forums which may include a daytime event at the Hanover Senior Center and an evening event at Hanover Town Hall. The Trust discussed how questions, public comments and proposed changes to the plan will be handled. The Chair noted that certain portions of the plan are required by the State, and the Trust should keep in mind that State acceptance is a priority. Trustee Susan Setterland stated the Trust needs to be as prepared as possible for questions from the public regarding what parcels of land could be suitable for affordable housing. Trustee Kevin Dyer suggested locating maps previously produced by the Planning Department which identified parcels. The Trust agreed public forums will be scheduled first and focus groups with the Planning and Zoning Boards will come afterwards. The Chair will coordinate with Ms. Sunnarborg to ensure she is available for the plan presentations.

The Trust discussed a possible small repair grant program and what funds are allowable to be used for such programs. Trustee Steven Louko discussed with the Trust the information he forwarded via email regarding a septic repair loan program the Town of Gloucester offers. Trust members will reach out to the Town of Gloucester to find out more information about the program. The Chair noted that how programs are administered needs to be considered, and the Trust may want to partner with organization that can do the administration work. Mr. Louko noted that if demand from residents is high, the Trust could contact Mass DEP for possible additional funding. The Trust may discuss various program idea with Ms. Sunnarborg at the October meeting.

### **Legion Housing Affordably Restriction Update**

Trustee Stephen Carroll suggested the Trust assist the Hanover Legion Elderly Housing Corporation in the process of applying to the Mass Department of Housing and Community Development for a new affordability agreement for Legion Housing. Mr. Carroll will contact the President of the housing corporation Tom Bailey.

### **Capital Budget Fiscal Year 2023**

Town Manager Joe Colangelo updated the Trust on various capital requests that may be on the Town Meeting Warrant for fiscal year 2023. Mr. Colangelo requested the Trust send along any additional ideas to him via email.

### **Other Business**

The Trust discussed and agreed to the meeting schedule for the remainder of 2021.

### **Next Meeting**

Wednesday, October 6, 2021

Wednesday, November 3, 2021

Wednesday, December 1, 2021

### **Adjournment**

The meeting ended and adjourned at 6:41 pm.