



DANVERS AFFORDABLE HOUSING TRUST

TOWN HALL, DANVERS, MASSACHUSETTS 01923
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Minutes April 16, 2014

Attending: Gardner Trask, John Alden, Donald Gates and Tish Lentine

Staff: Susan Fletcher and Francine Butler

Minutes of February 10, 2014, March 3, 2014 and March 24, 2014

A motion was made, seconded and unanimously voted to approve the minutes of February 10, 2014, March 3, 2014 and March 24, 2014.

Housing Production Plan: Prep for Joint Planning Board/Board of Selectmen Presentation

Trask stated that he received the modified Housing Production Plan a few weeks ago. This was going to be presented to the Selectmen on May 20th. Fletcher asked if any of the Board members wanted changes made to the plan. She said that Sweet was going to do the same presentation she did for the informational meeting.

Alden felt that the consultant should be aware that some of the Selectmen have been on various housing committees, and they may have specific questions about numbers.

Trask felt the consultant may be asked how close the Town is to the ten percent threshold, what is projected by 2020, and how much needs to be made up.

Fletcher asked the Board where they felt the Planning Board should sit at the joint meeting since it is a joint presentation. Alden said that a table could be set up at the far wall to give the Planning Board their official capacity. Fletcher said that the plan needs to be endorsed by both the Selectmen and Planning Board.

Trask stated that the Planning Board could vote on accepting the plan at their next meeting following the presentation.

Trask thought the presentation went well the night of the forum.

New Member

Fletcher told the Board that Stacy Bernson had submitted her resume for the position on the Danvers Affordable Housing Trust. She stated that the applicant is very qualified. She believes in affordable housing, and is devoted to it. She thought Bernson would be very good.

Alden asked if she had been a Danvers resident for a while, and Fletcher confirmed.

Gates moved to make a recommendation to the Selectmen for her appointment to the Danvers Affordable Housing Trust. Alden seconded the motion. The motion passed by unanimous vote.

Fletcher said she would do a draft of the recommendation and forward same to the Board for their approval.

Conifer Commons

Fletcher stated that Conifer Commons had submitted their application to the DHCD, and it is moving along. All 90 units are to be included in the SHI.

356 Andover Street

Fletcher stated that Phase 2 of Rose Court should be occupied by the end of June/July. They are a 40B, so once they get all the occupancy permits, DHCD will consider these units. Fletcher said once these units are accepted, the Town will be over the ten percent threshold.

24 Cherry Street

Fletcher stated that there will be a ribbon cutting ceremony on Wednesday, April 11th at 11:00 a.m. Alden wanted confirmation that this was two units since he saw three meters at the property. He was told the other meter could be for the common area.

55 Ferncroft Road

Fletcher informed the Board that this project was not going forward. Wayne Marquis was not welcoming to the idea. He preferred to keep the property as commercial use.

56-58 River Street

Fletcher told the Board that the developer had found a consultant to work on the LIP process.

Trask told the Board that he just heard that the developer ran into a very big issue with the gas line. It seems the line in the street was not the correct size for his project. The bill was enormous. Alden said that this was a common occurrence. Gates asked how far down the street the gas line needed to be replaced. Trask responded that he was not sure.

78 Holten Street

Fletcher told the Board that Terry Anderson from Ipswich had been hired as the consultant for 78 Holten Street. She has been providing him information. Gates asked if the developer had resigned himself to the fact that he has to pay the fee, and Fletcher said yes.

Trask asked if the owner would be running the restaurant being proposed at the site. Fletcher stated that one of the owners would be running the restaurant. Alden asked if they had a liquor license.

Trask stated that the developer should be receiving positive news about the liquor license. He stated that he was at a meeting at the State House, and six liquor licenses were issued to the Town. The Selectmen voted last night to make some small changes. Gates asked if they were all-alcohol licenses, and whether there was a fee for them. Trask responded that the normal fee is \$4,600. The license is tied to the address and cannot be transferred at the location for three years. It can be sold at the same location after the three year period. If the owner wishes to move the location, they can request a license at the new location and forego the old one.

Financial Report

A motion was made, seconded and unanimously voted to approve the financial report.

New Business

Fletcher felt they should start to think about new projects.

Trask asked about the Putnamville School. The property backed up against wetlands. He told the Board that there is a legal requirement that a building identified for school use needs to be released by the school committee showing that it is no longer in their consideration. The school committee voted to abandon the building as an educational location. He asked the Board to think about what this property could become. He does not want to see it demolished. Gates asked if it was still used. Trask said that it could be used as a meeting room. Fletcher pointed out that the Williams School worked well as an art association. Trask felt this site was the same as the Fox Run School. He asked if this was anything that the Board would consider.

Regarding affordable housing, Trask stated that they are almost half-way through, but where is it going to be in six years. He felt the Trust needs to keep working on affordable housing. He felt the number of base units in Town had increased. There are still condominiums on the Danvers State Hospital site that have not yet been built. The inventory is going to go up. Alden felt they needed to stay up on these concerns.

Fletcher said that St. Mary's Cemetery has about 27 acres of cemetery that is not developed. They would like to split it into 13 acres to be developed, and 13 acres to be offered to the Town as Open Space. When they got the appraisal, however, St. Mary's got a subdivision plan to ascertain the cost of the property. They came up with a 20 lot subdivision. Gates asked who owned the land, and Fletcher responded St. Mary's Church. Fletcher stated that the property connects to Endicott Park. There are a couple of lots that have views of Boston. Fletcher told the Board that they cannot afford to buy the whole property. They only have the ability to purchase up to 1.7 million. The appraisal was more than that.

Trask said that he would like to have further discussions about supporting mixed-use downtown. Alden agreed this was a good idea. Fletcher said that she would discuss this with Kate Day.

Lentine said that she had heard that the Mackey Funeral Home was no longer going to be downtown. Trask confirmed that they were building a new facility. Lentine said she heard St. Mary's was going to buy the property and turn it into a parking lot. Lentine felt there was value to the building.

Trask asked about the office building across from the post office. Lentine said that it had been rehabbed and was now fully occupied.

Trask said he was disappointed to hear that Trainor was having difficulty with the Hunt Hospital property. They were going to rehab the facility and build residences. They presently are not fully occupied, yet they do not have the ability to shut off heat to the unoccupied parts of the facility.

Fletcher stated that the next meeting will be the day after the joint meeting with the Selectmen and Planning Board regarding the Housing Production Plan.

Trask felt they should try to find out about bank foreclosures in Town that they may be able to make deals with the lender. He thought that maybe a blanket letter could be sent to area banks stating that they would like to discuss any partnership they might have for foreclosed properties. Lentine and Alden felt it was worth a try.

Alden asked if the fee to get units on the SHI was lower if it was done as a Trust. Fletcher confirmed that it was. Since the Trust pays a lower fee, Trask asked the Board if they could act as agents for the application being submitted for 78 Holten Street. Fletcher felt they were going into a gray area. The Trust would have to have ownership.

Agenda Items for Next Meeting

Trask felt Coolidge Road should be put on the future agenda. Fletcher stated that they had started their work weekends. She will talk to Don Preston.

A motion was made, seconded and unanimously voted to adjourn the meeting.

The meeting adjourned at 8:05 p.m.

Tish Lentine
Clerk