



DANVERS AFFORDABLE HOUSING TRUST

TOWN HALL, DANVERS, MASSACHUSETTS 01923

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Minutes May 17, 2017

Danvers Affordable Housing Trust: Gardner Trask, John Alden, Sally Calhoun, Don Gates, Tish Lentine and Stacey Bernson

Staff: Susan Fletcher and Francine Butler

Minutes of April 26, 2017

A motion was made, seconded and unanimously voted to approve the minutes of April 26, 2017.

5 Laurine Road: Update

Fletcher received the annual letter from the HOME Program in Peabody indicating that \$35,015 remains to be spent in their account. Fletcher said she just returned \$10,000 to the HOME Program last week, and she is not sure if it is included in the figure of \$35,015. The remaining balance could be \$45,015. Last year the Trust voted to allocate these funds to NSCAP for preventing homelessness.

Fletcher pointed out that the project at 5 Laurine Road could qualify for these funds. Gates confirmed that the funds needed to be allocated by June 30th. Bernson said that Preston would have to fill out an environmental protocol form before the funds could be officially allocated.

Alden confirmed that if Preston came back to get additional funds, they could allocate the HOME funds to him for Habitat for Humanity. Gates asked if that would be the limit of his request. It was the general consensus that Preston would probably be requesting additional funds.

Alden confirmed that these funds could not be used for the Community Council. Alden confirmed if they do not give these funds to Habitat for Humanity, they could be allocated to NSCAP. Gates asked if they should allocate \$30,000 to Habitat for Humanity and the balance to NSCAP. Alden said that they know that Preston will come back to the Trust to ask for more money for Habitat for Humanity.

A motion was made to allocate \$30,000 to Habitat for Humanity for the property at 5 Laurine Road. The balance of the funds remaining would go to NSCAP.

Fletcher informed the Board that Habitat for Humanity officially owns this property.

Habitat for Humanity Rehab Program: Update

Fletcher informed the Board that she is amending the documents used by the City of Peabody for their rehab loan. Calhoun asked if it had been decided whether to install a shower door or curtain for the rehab loan they were funding. Fletcher said that they had decided to leave it up to the homeowner.

Multi-Family Inclusionary Zoning Update

Fletcher said that she spoke with Peg Zilinsky, Chair of the Planning Board. Zilinsky indicated that the Planning Board is presently working on the Industrial-1 rezoning. She is hoping that this would fall under housekeeping items to be included in the fall Town Meeting.

Trask asked how the workshop for the Industrial-1 zone went, and inquired if there were any updates.

Fletcher said that the workshop was very interactive. She noted that a lot of the people who came did not want to hurt the businesses that were already in this area. They did not want to take away uses. Most people liked the idea of residential to be added to this area. They noted that there were a lot of empty spaces that abutted residential areas. Fletcher said that people said they like to walk, but there are a lot of curb cuts. There was a discussion about combining curb cuts between business owners. Most people like the idea of new uses and new design. There was a discussion regarding the height that should be allowed in the area.

Calhoun told the Board that she was told that the rezoning of the Maple Street and Hobart Street area would result in 250 units of housing. Trask told her that there is no development being proposed in this area. The rezoning is being done to change the use in this area.

Fletcher said that the complete build-out possibility is being presented, but it will not happen immediately. The MAPC presented the possibilities of the complete build-out. People assume that this will happen immediately, but it will be a gradual process. No one has made use of the overlay zoning voted for Water Street.

Bernson said that she too was concerned about the density, but realized that it will not happen overnight.

Calhoun confirmed that the plan could result in increased density.

Trask said that people thought it was suspicious when Hotwatt was sold to a Swedish Company. They are committed to keeping the company in the present location for a year. When they move, they plan on staying in Danvers.

Partnering with Danvers Community Council: Update

Fletcher said that things are moving along as normal.

Town Website Update

Trask said that he found the new website extremely user friendly, and it was intuitive. Fletcher said that she would pass along his opinion.

Trask asked if the Trust document was on the website. Fletcher said she would be sure it would be posted.

40B Audits

Fletcher said she was still working on this.

Financial Report

Gates went over the financial report with the Board.

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

New Business

Fletcher said that the project at 114 Sylvan Street owned by Mscisz was going before the Board of Appeals on Monday. She will have the letter of support ready tomorrow for Trask's signature to present to the Board of Appeals.

Fletcher asked the Board for their approval to approach Liz Rust who helped get units on the Subsidized Housing Inventory (SHI). She cannot get through the Habitat units since they have a different selection process. She asked if she could get an estimate to find out what it would cost to get these units on the SHI and to inquire about the rental program. Fletcher said that it was economical and speedy.

The Board had no issue with this request.

Trask asked what was going on with Locust Street. Fletcher did not know.

Alden asked if the HOME funds discussed earlier were in our financial report. Fletcher said that they were not in their financials. They were separate funds. Alden said that he did not realize these funds would not come out of the Trust's money.

Fletcher said that it would not deplete the Trust's funds.

Trask asked if Essex Tech was on-board with the project at Laurine Road. Alden said it was his understanding that it was.

Alden asked if they needed to remind Preston to do a neighborhood meeting regarding 5 Laurine Road. Fletcher said she would call, but she thought it was part of their protocol. Trask said that Preston was asked to include the Board in that meeting. Fletcher said that she would call him.

Next Meeting Date

It was confirmed that the next meeting would be on June 21, 2017.

The meeting adjourned at 7:45 p.m.

Tish Lentine