



DANVERS AFFORDABLE HOUSING TRUST

TOWN HALL, DANVERS, MASSACHUSETTS 01923
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Minutes September 20, 2017

Members attending: Gardner Trask, Stacey Bernson, Sally Calhoun, John Alden, Tish Lentine, Carla King

Staff: Susan Fletcher

Others Attending: Don Preston

Minutes of June 21, 2017

A motion was made, seconded and unanimously voted to approve the minutes of June 21, 2017 as written.

5 Laurine Road Update

Don Preston was present to speak to the project. He explained that he and other Habitat for Humanity staff met with abutting landowners of 5 Laurine Road on Tuesday, September 19th. Susan Fletcher also attended the neighborhood meeting. Some neighbors voiced concerns about the effect the house would have on their property values. It was noted that one of the abutters has located a fence on the Habitat property. Don stated that, at this point, they do not intend to ask the abutter to move the fence to his property. However some of the landscaping that the abutter has planted beyond the fence and deeper into the Habitat property will be removed. Several neighbors stated that they had been told through the years that the lot was not buildable. Susan Fletcher informed them that the Town's Building Inspector and Town Counsel had reviewed the information at the Registry of Deeds and it is their opinion that the lot is buildable. It was pointed out that the lot was taken by the Town in 1960 and that the zoning change that increased what the size of a lot could be in an R-II zoning district was not voted until 1961.

Don informed the Trust members that Habitat had received 55 applications for the property and that 20 of those qualify under the income guidelines. Don noted that the property will probably be valued by the Town's Assessors at between \$300,000 to \$400,000 but it will be sold for \$145,000 to the successful applicant. The house will be

approximately 1,400 sf. It will be a ranch style house like the others in the neighborhood. Don shared the plans for the house with the Trust members.

Construction will probably start next weekend with the digging of the foundation. Don expects that the framing of the housing will be completed by December. The framing will be done under the supervision of Habitat. The plumbing, electrical, carpentry etc. will be completed by the Tech students with supervision provided by their teachers.

Multifamily Zoning Update

Trust members were informed that the public hearing for the proposed zoning amendment will be held at the Planning Board Meeting of September 26, 2017 at 7 pm.

Habitat Rehab Program

Habitat has completed their first project in Danvers. The residence of an elderly woman did not have a working bathroom and the home was in danger of being judged uninhabitable. The cost of the project was \$12,950. There will now be a fifteen year affordable housing restriction on the property and for those fifteen years it can be included on our SHI.

Partnering with Danvers Community Council: Update

There have not been any submittals for reimbursement from the Community Council this month.

Planning Board Smart Growth Public Hearing: Update

The Planning Board continues to discuss this zoning proposal and the public hearing on it will be on September 26, 2017.

40B Audits

The following are the agencies that are responsible for the monitoring of the Town's 40B projects:

MassHousing: Heritage, Conant Village and Avalon at Crane Brook

MetroWest Collaborative Development: Rose Court

CHAPA: Endicott Green

We have received the monitoring reports for Endicott Green but we do not have annual reports for the others. Staff will follow up.

Financial Report

Trust members reviewed the financial report. A motion was made, seconded and unanimously voted to approve the report as submitted.

New Business

There was no new business.

Old Business

There was no old business.

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

Respectfully submitted,

Tish Lentine
Secretary