



Town of Danvers

Danvers Affordable Housing Trust

1 Sylvan Street, Danvers, Massachusetts 01923
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Gardner S. Trask III, Chair
John W. Alden
Stacey Bernson
Donald Gates
Carla King
Tish Lentine

September 18, 2019
Meeting Minutes

The September meeting of the Danvers Affordable Housing Trust was called to order at 7:00 PM, with all members present but Mr. Gates. Aaron Henry, Director of Land Use and Community Services, was present as staff support.

1) 3 Jalbert Lane

Henry reported to the Trust on the results of the delineation work at 3 Jalbert Lane. The lot is significantly impacted by the presence of wetlands and is unbuildable without significant relief from both the Conservation Commission's rules and zoning relief.

The chair agreed to provide notice to the Board of Selectmen, and the HOME Consortium.

2) Minutes of July 17, 2019, and August 21, 2019

The Trust approved both sets of minutes unanimously.

3) 114 Sylvan Street

Henry provided a quick summary of the matter before the Chair turned it over to Chris Mscisz and Mark Mscisz to describe the situation in more depth. While the previous minutes of the Trust do not reflect a motion agreeing to share the costs marketing of units, they did indicate a willingness to consider it. The representatives detailed that the total costs associated with the affordable unit was approximately \$40,000. The amount being requested represents half of the marketing costs, not the total amount the costs associated with the lottery agent.

The Trust members discussed how the expectations were that the applicant would have returned to the Trust much earlier in the process, but that some support of the Trust was warranted. Alden motioned to pay \$5,556 once the units are on the SHI, seconded by King, and passed unanimously.

There was a subsequent conversation about how the Town and Trust might be able to better incentive the process and reduce the burden to negotiating more inclusionary units. Henry agreed to look at a ready-renter's list.

4) Trust member vacancy

Newly appointed member Rachel Gryzbek has had an unexpected change of circumstance and cannot fulfill her appointment. Henry related that a potential candidate was identified, but the meeting date was not compatible with a standing commitment. Trust members are ideally seeking a person with a background in law.

5) 20 Locust Street

The trust requested that staff reach out to the developer to check in on the marketing process.

6) 5 Laurine Road

There was no update from staff or the Trust on this item.

7) Old Business

The Trust discussed the status of the units on the SHI as a follow up to the previous meeting's conversation regarding the list of projects requested at the August meeting.

8) New Business

There was no update from the staff or the Trust on this item.

9) Financial Report

The financial report was unanimously supported.

10) Next Meeting Date

The next meeting of the Trust is expected to be October 16, 2019.

11) Adjournment

The meeting was adjourned at approximately 8:30 PM.

Submitted by,

Tish Lentine, Clerk