

GEORGETOWN AFFORDABLE HOUSING TRUST

Memorial Town Hall ♦ One Library Street ♦ Georgetown MA 01833



Georgetown Affordable Housing Trust & Georgetown Affordable Task Force Joint Meeting

DATE:

December 8, 2021

ATTENDEES: 5

David Surface - Chairman (6:50 PM)

Charles (Chuck) Keilty – Trustee

Peter Kershaw – Trustee

Tim Ruh - Trustee

Dianna Twomey – Administrative Assistant

GUESTS: 6

Gary Van Geyte – 206 W Main Street

Frank Franzone – 206 W Main Street

Ed Lardiere – 206 W Main Street

Julie Trembly – 188 E Main Street

David Trembly – 188 E Main Street

Shawn McGee - Member of the public

Meeting opened at 6:33 PM by Trustee, Peter Kershaw

MINUTES:

October 26, 2021

A motion to accept meeting minutes from October 26, 2021 was made by Pete, 2nd Chuck, Tim: 3

Approvals, Motion Approved

November 16, 2021

A motion to accept meeting minutes from November 16, 2021 was made by Chuck, 2nd Tim, Pete: 3

Approvals, Motion Approved.

OLD BUSINESS:

RAP – Client 20-09 – would like to reapply and will submit an application for January 2022.

ERAP – No new applicants.

Dianna refreshed the announcement to the public regarding RAP and ERAP programs that are available to the community.

Bills Payable – Vouchers:

32 Lisa Lane:

\$118.90 – National Grid

\$30.20 – Georgetown Electric

30 East Main Street:

\$19.30 – National Grid

\$8.12– Georgetown Electric

Other:

\$389.88 – BMO – Home Depot – Outdoor Light Fixtures for 32 Lisa Lane

Motion to pay all vouchers made by Chuck, 2nd Pete, Tim: 3 Approvals, Motion Approved.

30 East Main St Unit 4- The DHCD LIP (Local Action Unit) Application has been finalized and has signatures from the Board of Selectmen. Dianna will mail the 3 originals back to the DHCD. Jonathan Eichman, KP Law, will then record and return the document to the AHT. Dianna and Kristen have listed the property and will begin accepting applications immediately. The state guidelines require the lottery to run for 60 days before a drawing can take place. The deadline for the applications is 2/9/2022, with the drawing taking place on 2/14/2022 @6PM via Zoom. Applications are available at Town Hall, Georgetown Peabody Library, Town of Georgetown Website, and at the Georgetown Post Office. Flyers have also been mailed out to local Housing Authorities, Fair Housing Commissions, Civics Groups, Area Churches, Social Service Agencies/Housing Agencies, Georgetown Police Department, and Other Non- Profit Organizations. As part of the Affordable Housing Marketing Plan, an ad must run in 3 local newspapers at least two times in each paper. The cost of running the ads is \$1,100.00.

A motion to pay \$1,100.00 for the advertisement of 30 East Main Street Unit 4 affordable rental lottery as required in the Affordable Housing Marketing Plan was made by Peter, 2nd Chuck, Tim, David: 4 Approvals, Motion Approved.

32 Lisa Lane – After review from our Town Council, Jonathan Eichman at KP Law, the Board of Selectman signed the final Release and Discharge document of Local Initiative Program Regulatory Agreement and Declaration of Restrictive Covenants for Rental Project 32 Lisa Lane on December 6, 2021. Dianna will send this document to Town Council to be recorded. Dianna will also meet with Realtor Susan Stead and Gail Fennessey, Coldwell Banker, at the property to prepare for sale. Dianna will also hire a cleaning company prior to having the open house. Also at Lisa Lane, the work being done by Paolini Construction should be completed by the end of next week. Electrical is finished and waiting on final inspection The garage doors at Lisa Lane are scheduled to be replaced on 12/14.

A motion to allow Chairman, David Surface, to single sign the execution of the Release and Discharge of Local Initiative Program Regulatory Agreement and Declaration of Restrictive Covenants for Rental Project for 32 Lisa Lane was made by Chuck, 2nd Tim, Pete: 3 Approvals, Motion Approved.

188 East Main Street –a 2-family (RB District) property on 1.6 acres for sale. This project is in the early stages; however, Dianna will assist David and Julie (if needed), in consulting with the DHCD on state regulations and guidelines to create affordable units. David and Julie Tremblay (owners) and Shawn McGee, met with Board of Health Agent, Bill Holt, to complete a perk test regarding the septic system. The owners have attended our meeting tonight with a design idea from their engineer. Some different ideas were discussed during the meeting in regards to the size and scale of the unit(s). Dianna will reach out to the DHCD for more guidance on this. Mr. Tremblay will continue to keep in contact with the AHT as the project moves forward.

New Business:

206 W Main Street -The owner and developer of the property joined our meeting to discuss their plans for this building and the affordable housing component. The plan is in the early stages: however, is on the upcoming ZBA agenda. Gary, Frank and Ed will keep the AHT updated as the plans move forward.

CPC Grant – Harry has sent Tim a form to fill out regarding the CPC Grant. Tim has attended his first CPC meeting and will submit a grant request on behalf of the AHT.

Shawn McGee – Trustee Shawn McGee has submitted his resignation to the Affordable Housing Trust and the Affordable Housing Task Force.

A motion to accept the resignation of Shawn McGee from the Georgetown Affordable Housing Trust, and the Affordable Housing Task Force was made by Chuck, 2nd Tim, Pete, David: 4 Approvals, Motion Approved.

Administrative Assistant – Due to growth, and need, of the Affordable Housing Trust, Dianna will need to increase her hours.

A motion to increase the hours Dianna is working by 5 was made by Pete, 2nd Chuck, Tim, David: 4 Approvals, Motion Approved

Parker River Landing – An affordable unit in Parker River Landing will be listed for sale soon. Affordable units in Parker River are not recognized through the DHCD. Once the AHT hears from the representative for the family of the owner of the unit, Dianna will calculate a max resale price for the property. This will be put on the agenda for January.

Affordable Housing Task Force –

A motion that Peter Kershaw be Chairman of the Affordable Housing Task Force was made by David, 2nd Tim, Chuck: 3 Approvals, Motion Approved

Member or Public Concern –

Action Items –

30 East Main Street Unit 4 – Lottery – LAU Application Signatures -Marketing

32 Lisa Lane – Finalize Removal from SHI - Realtor - Finish Construction/Electrical – Garage Doors – Cleaning

188 East Main Street – DHCD Guidelines for Building Affordable Units.

Longview – Lotteries?

9 Horsemint Circle Calculations – Affordable Unit List to Chuck

ADJOURNMENT:

Motion to adjourn at 8:15 PM made by Pete, 2nd Tim, Chuck, David: 4 Approvals: Motion Approved

NEXT MEETING:

January 12, 2022 @ 6:30 PM

