

HMAHT
Minutes 10/21/14

All were present & guest Steve Leferriere

Meeting opened at Selectmen's meeting with Greg presenting the background on the property. Greg then introduced Steve.

Steve introduced himself and discussed the general concepts of the design, including preservation of open space and neighborhood character, homes clustered on small proportion of property, net zero homes, preservation of existing home, and creation of public paths and access around the pond. He responded to questions from the selectmen regarding level of affordability and market rate units, rough number of units, curb cuts, and septic. Leo noted that the units would be clustered behind a significant visual screen of evergreen trees.

Process planned for next few months was discussed, including a rough time-line for public forum, more design discussions, and potential LIP application and application to the State for funding.

Barbara mentioned the difference between the asset test for rental versus ownership units, with rental offering more possibility for those on fixed income, but with assets, to qualify. It was suggested that those numbers be available for the public forum, as they will be of interest to residents considering downsizing.

After being dismissed from the Selectmen's meeting, the group (without Leo) continued the open meeting independently. Steve spoke of having toured the building with Greg this afternoon and thought it had good potential, especially if it were a national historic registered home. He would like to do more testing, especially of wells in light of arsenic possibility and that suggests moving faster with P&S to allow them to do those tests.

Greg mentioned November 12th as the best date for a public forum and Barbara said we should email all the abutters tomorrow to let them know in advance of the newspaper publishing the info that was discussed preliminarily, but in open meeting, during the Selectmen's meeting. Barbara will get emails and Greg will send the letter. Bruce will talk to Corbett and let him know that there is no interest in his property at this time.

Motion to adjourn, seconded and passed. Meeting ended at 8:00 PM.

Respectfully submitted by Greg Schmidt