

Town of Harvard Municipal Affordable Housing Trust Fund
Monthly Meeting
April 11, 2016 - Congregational Church

Meeting opened at 7:00 PM

Present: Manny Lindo, Lucy Wallace, Leo Blair, Ron Ricci, Ken Swanton, Greg Schmidt
Guests: Bonnie Heudorfer; Valerie Hurley, The Harvard Press

1. Public comment - none

2. Approval of minutes:

- Ricci moved: to approve minutes of: March 14th reg; March 14th exec. & March 29th exec.
All in favor

3. Treasurer's report:

In addition to the printed financial report Lindo reported that we renewed the loan with Salem Five. Lindo confirmed that the monthly mortgage payment was for interest only.

- Wallace moved that we accept the treasurer's report as distributed
All in favor

4. Mark O'Hagen Proposed Ayer Rd Project:

Mark reviewed his proposed project to build 18 2-bedroom units of which 5 would be affordable. He is seeking a waiver from Mass Housing from its requirement that some of the units be 3 bedroom. Should he not get the waiver, he will reduce the number of units to 16, 4 of which would be affordable. Mark also walked the Trustees through the lots' configurations, location of wells and septic. He hopes to start building next spring.

- Wallace moved that the chair be directed to send the selectmen a letter in support of this project.

All in favor

5. 166 Littleton Road:

Blair distributed copies of the Ross & Associates plan showing 5 ANR lots and 2 parcels. He reported that the RFP for the first group of lots (1 & 2) has gone out, the second RFP (for lots 3 & 4) will go out shortly and followed, 15 days later, by the final RFP for lot 5. Rhonda Sprague has had inquiries on all 5 lots, including one for lots 3 & 4 together. He added that if all lots are sold at their asking prices, we should clear enough to cover the \$140,000 obligation for the Grant Rd development. Wallace will meet with Scanlan and Minar to give them a heads up on the 5 ANR lots. Marketing and disposition of Parcel B will be discussed in our next Executive Session.

6. Vacancy on trust:

Wallace noted that Bruce Nickerson's resignation would be accepted at the next BOS meeting, at which time the public would be given notice and opportunity for interested person(s) to seek appointment to his seat

7. Safe Deposit Box:

Bruce cleaned out the box before resigning from the trust. It had only one item in it, the original mortgage.

- Blair moved that "we close the safe deposit box account and store all trust documents at Town Hall."

All in favor

8. Hildreth House update:

We will probably NOT be involved at the Hildreth House if and when any building happens as the current plan is to have the units priced in the mid-market range, as opposed to the affordable (as defined by the state) and higher end market, to meet the needs of seniors seeking to downsize. The BOS has asked the Planning Board to investigate an overlay zoning district for the property to enable development of roughly 18 2-bedroom units.

Blair moved to adjourn.

All in favor

Meeting ended at 8:00 PM.