



TOWN OF TEWKSBURY LOCAL HOUSING PARTNERSHIP

Meeting Minutes December 11, 2013

Present was Steve Deackoff, Chairman, Greg Peters, and Laura Caplan. Also present were Steve Sadwick, Director of Community Development, Nancy Reed, Planning Board Representative, and Melissa Johnson, Recording Secretary.

Ray White, Ron Roy, Jay Axson, Melissa Maniscalco, and Scott Wilson, Board of Selectmen Representative, were not present.

The meeting was posted. There was no quorum and no motions or votes were taken.

Discussions took place on the following:

A) Approval of Meeting Minutes - September 11, 2013

Mr. Peters noted a correction to the motions to approve the meeting minutes on page 2 of the September 11, 2013 meeting minutes.

B) Shawsheen Place Update

Mr. Sadwick noted that the new owners took title in September, 2013. The Town has met with the owners two times, most recently on November 14, 2013, and they are expected to present a Performa showing that the gap is larger than the previous owner evaluated. The new owners are less interested in a lump sum and would prefer a tax abatement over a 30 year period. The Town Manager would prefer a lump sum rather than creating a 30 year liability for the town. Discussion took place on setting up a trust fund to disburse the funds over time.

Ms. Caplan asked if DHCD has approved the process. Mr. Deackoff explained that DHCD approval is one of the conditions.

C) Habitat for Humanity Update

Mr. Sadwick noted that the town manager will be accepting the bid for the property located at 110 State Street. Mrs. Reed asked if there will be a contribution made from the AHTF (Affordable Housing Trust Fund) and Mr. Sadwick explained that Habitat for Humanity will likely be asking for \$50,000.00, but they have not yet made a formal request.

D) Common Ground Housing

Mr. Sadwick noted that a meeting with Common Ground took place last week and there have been discussions regarding a mixed use at the Motel Caswell site with housing in the rear and retail in the front. Mrs. Reed asked if the housing would be affordable and Mr. Sadwick confirmed this. The purchase price for the motel is \$1.9 million and does not include the home next door. Mrs. Reed noted that the overlay district is not currently in this area.

Mr. Sadwick noted that another location that will be looked at is the old Direct Auto Parts site.

E) Villas at Meadow View

Mr. Sadwick noted that the project continues to progress.

F) New Business

Mr. Sadwick noted that the LHP only met a few times over the last year and suggested setting out goals for the year in January as he feels this may help address this. Mr. Sadwick will bring the Housing Plan to the next meeting to review the goals.

Mrs. Reed noted that the 10% CPA contribution to the AHTF still needs to be finalized. Mr. Sadwick will complete the application for this.

Ms. Caplan asked why Ms. Maniscalco is at Maple Court tonight and Mr. Sadwick noted that a lottery for one of the affordable units is being conducted.

Respectfully submitted,

6-11-14


Approved:

NO Documents provided to Committee Members.