

TOWN OF STOW
STOW MUNICIPAL AFFORDABLE HOUSING TRUST (SMAHT)

Minutes of the March 9, 2022 SMAHT meeting.

SMAHT members: Mike Kopczynski (Chair), Quince Papanastassiou, Cynthia Perkins, Laura Spear

Call to Order

The meeting was called to order at 7:04 PM. The Chair made this a remote meeting due to current pandemic conditions.

1. Meeting Schedule

March 23 not needed

April 6 (Cynthia will take the minutes)

2. Minutes Review & Approval

Cynthia moved to accept the minutes of the February 16, 2022 meeting as amended, Quince seconded, and the motion was approved with one abstention from Laura.

3. Correspondence, Bills, and Payments

SMAHT received various notices from the Planning Board but nothing for SMAHT to approve. There were no bills or payments.

4. Trustee Reports

- **Elm Ridge Update**
- **Other reports**

The first meeting with Town Counsel, Katie Klein from KP Law, on Elm Ridge will be held next Tuesday. Two choices:

1. The bank can find an eligible buyer, which DHCD prefers with no deadline.
2. SMAHT can use the safeguard affordability program to purchase the property.

The preference is for the bank to take care of finding an eligible buyer.

Questions:

- After the foreclosure, will the deed still reflect a termination date for affordability? Either way, the deed rider will be in perpetuity.
- Has anyone seen the condition of the unit? No one has viewed it, although people are residing there now.

We don't have an updated financial report for this meeting.

This is Laura's last meeting, as she will be moving to Rhode Island. She will submit her official resignation on Friday, March 11, Interested potential members should send a letter of interest to the Town Administrator and Select Board.

The process for getting a consultant has been stalled. The Town Administrator changed the standard contract. Mike needs to send all of the past related records to the Town Administrator.

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Approved _____ 4 May 2022

5. Bird Meadow Lane Project

- **Planning Board meeting**
- **Work Plan**

The feedback on the name has only been positive.

The Community Preservation Committee (CPC) approved unanimously the request for funding so that the article can go to Annual Town Meeting for approval.

Having a housing consultant would help move the process forward.

Two areas of concern:

- **Funding:** CPC has supported additional funding.
- **Zoning:** We need to address the zoning, which is currently Recreation/Conservation. We can apply for a 40B comprehensive permit, but there has been pushback on all previous 40B permits in the past 10+ years. We can either rezone this parcel, which may fall under spot zoning. Next Tuesday, March 15, is a meeting with the Planning Board to see if there are other options. Town Counsel suggested looking at a number of parcels in that area for Residential zoning, although the parcels may have conservation restrictions or not be buildable. Alternatively, the recent state legislation for housing choice may offer opportunities for the Town, as an MBTA town, to identify certain areas for multi-housing by right. All are invited to attend the Planning Board meeting.

From a workplan perspective, we need to define what our next steps are. A housing consultant would help define this. We'll need to address why this development is still important in light of the Stow Acres development. The population of Stow continues to grow even without that development.

Public input: There are benefits for additional affordable housing other than reaching safe harbor at 10% affordability. We need to continue communicating these benefits.

Other "nuts and bolts" that we should be doing:

- Make a decision about the zoning: Meeting with the Planning Board
- Hire a housing consultant: Mike will take this on
- Investigate sustainability options, based on the presentation from the last meeting
- Get approval at Annual Town Meeting on May 14: develop a presentation

Town Meeting will require research:

- Why we're asking for the funding: Mike
- Making the case for affordable housing in general: Cynthia
- Why we need this development even with Stow Acres (growth in housing in Town, what we'll need for affordable housing in 2030, etc.): Quince

This work will be done and distributed to SMAHT trustees by March 23 for review at the April SMAHT meeting.

An abutter is interested in sharing the cost of additional tree work for this parcel.

6. Adjourn

Quince moved to adjourn, Laura seconded, and the motion was approved unanimously. The meeting adjourned at 8:05 PM.

Respectfully submitted,
Cynthia Perkins