

**HINGHAM AFFORDABLE HOUSING TRUST  
HINGHAM, MASSACHUSETTS  
MEETING MINUTES**

**Date:** March 16, 2016

**Location:** South Hearing Room, Hingham Town Hall

**Called to Order:** 7:05 pm

**Attendance:** Tim White, Chairman; Nancy Kerber, Kevin Connelly, Anita Comerford, Mike MacDonald, Aylene Calnan

**Approval of Minutes from Meeting of February 24, 2016:** Voted – a motion was made by Mike MacDonald and seconded by Nancy Kerber to approve the open session minutes from February 24, 2016. A vote was taken and all were in favor; the motion passed.

**Treasurer's Report/Approval of Invoice:** Anita went over the report. Not much new. She also had an accounting of 2015 for the Advisory Committee. Tomorrow she will be with New England Energy at the Whiting Street property for the energy audit. They agree that something is wrong. The bill was large again this month.

Voted – a motion was made by Kevin Connelly and seconded by Nancy Kerber to pay James Engineering \$1255 for work on Whiting Street. A vote was taken and all were in favor; the motion passed.

Voted – a motion was made by Kevin Connelly and seconded by Aylene Calnan to pay the Hingham Light bill of \$131.31. A vote was taken and all were in favor; the motion passed.

Voted – a motion was made by Anita Comerford and seconded by Aylene Calnan to approve the Treasurer's Report. A vote was taken and all were in favor; the motion passed.

**Hingham Housing Authority:** Tim traded calls with Sharon Napier. He hopes to have her attend the next meeting.

**Selectmen's Parcel:** Tim asked if everyone had a chance to review Article KK and if they had any comments. There were no concerns by the Board. Tim will speak at Town Meeting on the Article.

It was decided to skip to Avalon.

**Avalon:** Tim went to the Zoning Board meeting. He thought the developer should have reached out to the Trust at some point. The proposed building is big, but the developer pointed out that it is 6 feet smaller than the building that was there before Phase 1. In terms of traffic, the developer reminded people that the initial traffic study for Avalon 1 estimated 1500 cars per day. In reality it has only been about 1000 cars. Even adding this new building the number of cars would be less than what was approved originally. There were about 100 people at that meeting. The Planning Board unanimously voted against the project.

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Nancy spoke about comments that had been posted on Facebook. Kevin heard they may be redesigning the building. Nancy heard it was only affordable for 15 years (it is actually 30 years). The Board will fight to make it in perpetuity.

The next meeting is on March 23<sup>rd</sup> and they were looking for a comment from the Trust. Aylene will attend that meeting.

Former Selectmen and Trust Member, Laura Burns has joined the meeting and wishes to comment. She mentions her positive work on Affordable Housing as Selectmen. She fought the previous Avalon project because it was not the right place for that development. This new project, she believes, is the right project in the right place. If it gets the Town close to the 10% Affordable goal then she supports it. Mike agrees with Laura.

The Board indicates support for the project but want the affordability to be in perpetuity.

Voted: A motion was made by Kevin Connelly and seconded by Anita Comerford to have Aylene Calnan attend the ZBA Hearing on March 23, 2016 and present that the Trust is positive on the development subject to the affordable housing is in perpetuity. The Trust believes the Town needs rental units and that the project is located close to public transportation. A vote was taken and all were in favor; the motion passed.

**Whiting Street:** Kevin is almost finished with the LIP application. DHCD is excited about the project and that there could be a Habitat House on the property. The contractor, MCI is expected to begin work the beginning of May. There was a question on whether a building permit was needed but the Trust will get one just in case.

**Lincoln School Apartments Update:** Aylene was unable to attend the last LSA Meeting. Tim would love to continue to talk about the expansion.

**Wionna Way:** Habitat is getting ready to market the house at 0 Winona Way. They would like to know if the Board would prefer local preference or the unit being included in the housing inventory. All agree to have it put in Hingham's inventory.

**CPC Application:** Nothing new. Mike will be available to answer questions at Town Meeting.

**LIP Opportunities:** No opportunities at this time. Mike will talk to Emily to see if there is town land that could be used.

**Chairman's Report:** Nothing to report

**Next Meeting Date:** The next meeting will be Wednesday, April 13, 2016 at 7:00 pm.

**Adjournment:** Voted – a motion was made by Mike McDonald and seconded by Nancy Kerber to adjourn the meeting. A vote was taken and all were in favor; the motion passed. The meeting adjourned at 8:55 pm.

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Documents (supporting documentation is on file with the Hingham Affordable Housing Trust and available for public review):

1. Open Session Meeting Minutes dated February 24, 2016
2. Treasurers Report

Respectfully submitted by: Necia O'Neill, Administrative Secretary

Approved on: April 13, 2016

Released on: April 13, 2016