

**HINGHAM AFFORDABLE HOUSING TRUST
HINGHAM, MASSACHUSETTS
OPEN SESSION MINUTES**

Date: June 16, 2021

Location: Hingham Town Hall, East Hearing Room

Called to Order: 7:03 pm

Attendance: Tim White, Chairman, Kathleen Amonte, Amy Farrell, Nancy Kerber, Jack Falvey, Greg Waxman, Al Chambers; also attending Mike Silveira

Approval of Minutes from Meeting of May 19, 2021:

Voted – A motion was made by Al Chambers and seconded by Kathleen Amonte to approve the minutes from May 19, 2021. A roll call vote was taken, all were in favor; the motion passed.

Board Reorganization: The Board agrees to move this to the end of the agenda.

Treasurer's Report/Approval of Invoice: Michael went over the May 2021 report. Lincoln School is finally removed from the report. Rent is still behind on 499 Cushing Street. The rest of May is due as well as June. The tenant has submitted an invoice for the stove repair.

Voted – a motion was made by Amy Farrell and seconded by Al Chambers to approve the Treasurer's Reports from May 2021. A vote was taken, all voted in favor; the motion passed.

499 Cushing Street: Amy thinks the Trust should look at the lease.

Jack says not a lot has happened since the last meeting. He did a site visit with Tim, Tony Nessralla, Mike, Emily and the appraiser. The owner will not separate the home from the front parcel of land with the building and cell tower on it. They are still interested in selling the back parcel.

The appraiser subsequently asked whether 499 Cushing needs to be included in the appraisal because it provides the only deeded access to the parcel (we would be able to acquire an access easement through the 266 Whiting parcel). We need to consult with Emily Wentworth on this point. Assuming that is not an obstacle, we would next need to engage an engineer with expertise in wastewater treatment to help us determine how many units could be developed, in order to determine the parcel's value. Amy asks if the Trust would sell the land permitted or build on it ourselves. The Trust can do either.

Housing Plan: Nancy, Kathleen and Emily presented the plan to the Planning Board. Nancy says the plan was very well received and had support. A lot of the ideas in the plan are zoning issues so the Trust needs to keep working with the Planning Board to get them moving forward. Nancy says it is on the Planning Board agenda as well.

Tim spoke to the Select Board asking that a Trust member be on the Accessory Dwelling Unit Committee and they will get back to him.

Nancy says there will be a "Follow Up Committee" to the Master Plan Committee so that should keep things moving forward. Amy asks about presenting to the Select Board and Advisory to get their

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support. Tim had reached out but it was delayed with Town Meeting. Davaline says the Trust will be on the Advisory Board's August or September agenda.

Tim thanks Nancy, Kathleen and Emily for all their work.

Whiting Street: Habitat has had ongoing conversations with Conservation. Tim believes everything has been responded to and will be approved at their July meeting. One issue was an invasive species growing on the Trust property as well as the neighbor, Dave Nickerson's property. Conservation was asking if the Trust would pay to have it removed from both properties. The neighbor does not want the plant removed so that issue is resolved.

The Board of Health had a meeting on Thursday, June 10th and a few questions came up. The BOH sent Tim a letter asking the Trust's interest in putting up a bond to protect neighbor Dave Nickerson's well. Tim says the Trust is in the process of getting documentation showing the new wells will be below the Nickerson's so it will not be an issue.

Kirk Shilts from the Board of Health asks to speak. He said the project is difficult to permit because of how 40B's work. He went over the BOH's concerns. The project meets the state setback requirement of 100 feet but not the Town's requirement of 250 feet. Ultimately they will grant the permit because they have to but it would allay their concerns if the Housing Trust would agree to pay for a whole house water filtration system for the neighbor. Kirk estimates the cost to be about \$2500. He was hoping the Trust would be open to having a discussion on this. Other BOH members are upset and feel the 40B process did not have the same due diligence as other projects.

The neighbor has had the option to tie into Town sewer and has declined. He can also install his own water filtration system. The neighbor has not been approached about this and the BOH does not even know what his response would be. Tim asks if the Trust can prove the new wells are below the Nickerson well would the BOH still like to see the \$2500 system – Kirk responds yes.

Tim asks Trust members to listen to the BOH meeting themselves. He will circulate their letter and his response. It will be discussed further at the next meeting. In the meantime Tim would like to see the BOH grant the permit so the project can move forward.

29-31 Rhodes Circle: the work is moving along, it will be a close finish to have all the work done by June 30th. There was one wrinkle and the laundry will have to be shared in the basement.

Lincoln School Apartments Update: Kathleen gives an update. She has requested that the trash pickup continue for the time being, the Board will look into it. The window RFP will be done soon. The water heater has been repaired. New patio furniture is coming. A camera has been installed in the elevator and they are looking to potentially add cameras in other places, like over entrances.

There were some marijuana complaints. Kathleen suggested sending a letter to residents regarding the possibility of losing housing. She believes the issue has been resolved.

Potential Property Acquisition: Nothing to report.

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Central Street Habitat House: Mike forwarded the septic contract to Tim and it will move forward once it is signed.

CPC Application: Nothing at this time.

Chairman's Report: Nancy says that she, Bill and Emily have spoken to Neighborworks regarding their SNOmass grants. It is a program to help families with children age 6 and below who already have vouchers find housing in towns like Hingham. They would like the Trust to help get the word out in town.

Set Next Meeting: July 14, 2021. The Trust will wait for Town guidance on whether to hold the meeting in person or via Zoom.

Old Ship Executive Session: There is no need for Executive Session. Tim expects to have the report by the next meeting.

Board Reorganization: Tim nominates Amy Farrell to be the new chairperson.

Voted – a motion was made by Tim White and seconded by Nancy Kerber to appoint Amy Farrell to be the new Chair of the Hingham Affordable Housing Trust. A vote was taken and all were in favor; the motion passed.

Amy acknowledges Tim's passion, commitment and patience and thanks him. She recognizes it is a working board and then nominates Kathleen Amonte for Treasurer.

Voted – a motion was made by Amy Farrell and seconded by Al Chambers to appoint Kathleen Amonte treasurer of the Hingham Affordable Housing Trust. A vote was taken and all were in favor; the motion passed.

Amy believes it is a good idea to develop a knowledge pipeline given that terms expire. She would like to appoint a vice-chair and nominates Jack Falvey.

Voted – a motion was made by Amy Farrell and seconded by Kathleen Amonte to appoint Jack Falvey as Vice-Chair of the Hingham Affordable Housing Trust. A vote was taken and all were in favor; the motion passed.

Al Chambers thanks the Trust and offers his resignation.

Meeting Documents

1. Open Session Meeting Minutes dated May 19, 2021
2. Treasurer's Reports for May 2021

Respectfully submitted by: Necia O'Neill

Approved: July 14, 2021

Released: July 14, 2021