

HANOVER AFFORDABLE HOUSING COMMISSION

Minutes of the Meeting of

April 19, 2007

Present: Bob Strauss (Chair), Bruce Altobelli, Roy Banwell, Tom Blinkhorn, Len Cadwallader, Peter Christie, Joan Collison, Don Derrick, Charlotte Faulkner, Larry Kelly, Charlie Muntz.

Staff: Jonathan Edwards

Guest: Tim McNamara

The minutes of March 15, 2007 were approved as circulated.

Grasse Road III (GRIII):

Tim McNamara made a status report on GRIII on behalf of Dartmouth Real Estate Office. The permitting for GRIII was started in 2005 with an application to the Zoning Board of Adjustment for wetlands permits. Upon receipt of the permits in April 2006, the College started the subdivision and site plan review process with the Planning Board (PB). The College previously had investigated the inclusion of public transit service and at the request of the PB reviewed that possibility again, but found it was cost prohibitive for this site. The College then decided to focus its efforts instead on the development of their Rivercrest project which is already on an established transit route.

Before starting Rivercrest, the College would like to bring closure to GRIII by tying up some loose ends. To preserve their wetlands permit, they would like to partner with the Town to build a portion of the entrance road which would serve both parties. The College has offered to construct or reimburse the Town for the cost of constructing the first 50 feet of the drive, with the Town to be responsible for the remaining construction to an agreed point. The College has also offered to proceed with a modified version of the tri-partite land swap among the College, Water Company and Town. (Numerous versions of land swaps have been discussed over the past several years.) The College does not intend to build any units at GRIII at this time, it is willing to preserve its previous commitment to give the Town the right to acquire GRIII units for affordable housing by promising instead of up to 14 units, up to ten percent of the total units that might be built on the remainder of GRIII in the future (date uncertain, if at all). Said units will be offered at cost to the Town for affordable use. HAHC understands that ten percent may be more or may be less than the units originally promised. It is understood that the Town and the College have not yet entered into a formal agreement, and that the Selectboard is still reviewing the matter.

Motion made by Cadwallader and seconded by Collison that the Chair send a letter on our behalf to Julia Griffin regarding GRIII. The letter would state that as part of the Agreement covering the exchange of twelve acres, more or less, between the College, the Town and the Water Company, we are recommending:

First, that the Commission thinks that it is reasonable and in keeping with the original intent of the Town and the College to agree that instead of the Town having an option to acquire at cost up to 14 units to be used for affordable housing from the planned 140 units more-or-less, the Town would have an option to acquire at cost for affordable housing up to ten percent of however many units may be developed on the property, which number might be more or less than 14.

Second, with respect to the land in addition to the 3.2-acres recreational parcel to be conveyed to the Water Company, i.e.: 9 acres more-or-less, the Commission would be afforded the opportunity, before a final decision is made to discuss how that property should be used, with the Town Manager and the Selectboard. The Commission believes that the highest and best use of that land is for affordable housing.

Motion carried. Kelly abstained.

Marketing Gile Community:

Charlie Muntz discussed the seminars being developed by the Upper Valley Housing Coalition that will help potential home buyers learn more about what is involved in securing a mortgage. The suggestion was made that Strauss make a brief presentation at Town Meeting to update voters on the status of the Gile Community and that architectural presentation boards of the Community be on display in the lobby. The suggestion was also made to use Chamber of Commerce help to publicize the seminars. HAHC decided it did not want to interfere with the Hartland Group's marketing efforts.

Gile Community Construction:

Roy Banwell reported on the Gile Community where site development has at long last begun. Site development was estimated at \$4m. Bids have come in within an acceptable range of that estimate. Trumbull Nelson is about to receive final drawings for all the subcontracted work – electrical, plumbing, mechanical, etc. – so it can be put out to bid. Road construction will begin early May and general construction will begin mid-June 2007. First units will be ready for occupancy in 12 -14 months.

Next meeting will be May 17, 2007.

Meeting adjourned 9:35pm

Respectfully submitted

Len Cadwallader

Secretary pro. tem.