

Hanover Affordable Housing Commission

Minutes of the Meeting of

June 19, 2008

Present: Bob Strauss (Chair), Roy Banwell, Len Cadwallader, Peter Christie, Don Derrick, Charlotte Faulkner, Paul Olsen, Peter Runstadler.

Staff: Jonathan Edwards

The minutes of May 15, 2008 were approved with one correction. In the last paragraph, the number of potential units on the 10.2 acres donated by Dartmouth College to the Town should be 20 units, not 14.

Roy Banwell reported on Gile Hill.

The Hartland Group is pleased with the progress. Four buildings are up and framed and three more foundations are poured. There will be a total of 12 buildings. Some adjustments are being made to upgrade the market rate units based on feedback from prospective buyers.

Bob Strauss circulated a memo dated June 17, 2008 from Chuck Lief reporting on the affordable rental and for sale units. The first units are scheduled to be occupied about Sept 1st.

Jonathan Edwards asked Bob Strauss to contact Miro Weinberger regarding a Town employee who wants to buy a 3 bedroom unit that is handicapped accessible, but none is available.

Bob Strauss reported on the Town-owned property reported in last month's minutes.

A subcommittee met with several architects to secure an agreement with one of them to create conceptual site plans of affordable housing for Grasse Road and Shed 2 lands. Money to pay the architect will come from our FY08 budget allocation. Town Manager Griffin has asked the various interested parties (HAHC, Rec. Dept., Conservation Commission, etc.) to meet first to decide how the two sites will be used to optimize all Town needs.

An Agreement with RANDALL T. MUDGE & ASSOCIATES and HAHC was approved unanimously after the words "with other community goals" replaced "with community recreation" in Item #1 in paragraph 3. [Copy of agreement is attached.] Roy Banwell commended all the architects for their civic spirit in helping HAHC achieve its mission.

Bob Straus recommended we seek time on the Selectboard's agenda to give them an update on our "post Gile" progress and plans to provide affordable housing for the town. We need to frame it in the context of our work over the past seven years but not dwell on the past so much as to specify prospective developments including:

1. Summer Street

2. Allen Street
3. School Street
4. Greensboro Road
5. Grasse Road
6. and any other 'free' (donated or town-owned) land

The Report should include our successes and failures so the Selectboard can understand the scope and complexities of our work. It should also include reference to our successes in changing zoning. The Report should include the point that the Commission needs money for pre-development expenses and encourage them to include funds in their budget to initiate this fund. Even borrowed money for specific, justifiable projects should not be excluded as a possibility to be put before the Selectboard.

Bob Strauss will draft a paper that will be circulated to commissioners.

All are asked to attend the meeting to be scheduled for late August.

Bob Strauss reported on the Summer Street property. Lang McLaughry Spera Real Estate did a professional appraisal earlier this month that found the value was \$850,000, about 7 times annual rental income. We decided that the Summer Street project is not feasible unless the property is sold to us at a considerable price reduction, or donated.

We asked Jonathan Edwards to make a list of 4 changes to current zoning for us to review at our next meeting that would allow more affordable, strong neighborhoods in Hanover. One example would be to explain how zoning needs to be changed to increase the density of the East Wheelock/Valley Road triangle.

Roy Banwell suggested we research what other towns in New England with similar demographics (e.g. Lexington and Lincoln in Massachusetts) do to promote affordable neighborhoods. Strauss volunteered to research this.

We extended a warm welcome to Paul Olsen.

Respectfully submitted,

Len Cadwallader

Secretary, pro tem

Meeting adjourned at 9:30 PM