

## HAMILTON AFFORDABLE HOUSING TRUST

Oct. 16, 2013

### Minutes

Welcome - The meeting did not have a quorum. However a few members met to share thoughts. Michael Lombardo, David Carey and Peter Britton were in attendance. Planning Coordinator, Kristine Cheetham, was also present.

### Discussion

1. Home Improvement Program (Loans/Grants) – D. Carey asked if we knew that this was actually a problem? Is there a need within the senior community for support with housing improvements? If so, then the Trust should take action. He also asked whether or not some of the banks already offered similar programs. He offered to take the lead and contact a few local banks to learn more about the topic.
2. Accessory Units & Apartments – K. Cheetham provided the group with background information on her research into the accessory and apartment units. She explained that her research involved a comparison of the assessors database for additional units with the ZBA permits on file with the Town Clerk. There are roughly 130 units in town at various addresses. Less than 10% of the two databases have matching addresses. K. Cheetham is working with the building administrator and the assessor to resolve some of these issues. The purpose of the research was to attempt to understand the total number of accessory units in town and to then revise the zoning bylaw to make the permit process easier for these units. The ZBA has had to deny a few lately and agrees that the bylaw should be amended.
3. Inclusionary Zoning – K. Cheetham asked the members of the Trust if they felt that their committee should have a role to play in the inclusionary housing review. She explained that if a developer is required to provide an affordable unit but does not want to have it on site, the options are often a cash donation (to the Trust) or the selection of a unit elsewhere in town. The Trust may be looked upon as a local authority to establishing the priorities and location for that unit. If so, it might be useful to have that identified in a policy statement or the bylaw. The members agreed that an advisory role or opinion for the Trust would be appropriate.
4. Carriage House Junction – K. Cheetham reminded the Trust that there continues to be no action at this site. The members would like to resolve the development at the site and agreed that working with the owner and bank might be a good place to start.
5. Patton Estate – P. Britton participates on the Patton committee and is hoping to see some housing developed at the site. He noted that the sub-committee was re-purposed to

execute the land for development as allowed for in the gift agreement. An RFP for the site may be forwarded to the selectmen.