COHASSET AFFORDABLE HOUSING TRUST

DATE: Wednesday, January 27, 2020
TIME: 8:30 AM
PLACE: WILLCUTT COMMONS
        91 SOHIER STREET, COHASSET, MA. 02025

Trust Members Present: Diane Kennedy, Chairman
Steve Gaumer, Vice Chairman
Rob Henry
Cindy Mathieison
Tom Meade

Others Present: Lauren Lind, Planning Director
Jennifer Oram, Assistant Director, PP & I
Cindy Amara, Esquire – Special Counsel

The Meeting was called to order by Chairman Diane Kennedy at 8:41am

Update / Review and Possible Vote on the Declaration of Trust:

Chairman Kennedy reviewed the history of drafting the Declaration. It has taken some time due to the lack of a full Trust and the need to have the document written in a way that works the Bylaw as currently written. Special Counsel, Cindy Amara, stated the Board has five members currently, but the Bylaw calls for seven. Once they have a full Board, the Trust document can be amended. She recommends the Trust approve this document and then begin looking at the existing Affordable Housing Trust Bylaw. Some of the language holds the Trust back and should be looked at and possibly amended.

After some further discussion:

MOTION BY ROB HENRY: TO APPROVE THE DECLARATION OF TRUST AS DRAFTED
SECONDED: VICE-CHAIRMAN GAUMER
VOTE: 5-0 MOTION CARRIES (DK, SG, TM, CM and RH)

Chairman Kennedy asked to move the discussion of the Cohasset Steering Committee

Cohasset Housing Steering Committee Update:

Planning Director, Lauren Lind, updated the Trust on the Housing Production Plan (HPP). The Town received its first draft from Alexis Smith on December 10, 2019. On January 14, 2020 an Executive Summary of the HPP was given to the Board of Selectmen (BOS). The next step is to hold a joint meeting with the BOS and the Planning Board.

Chairman of the Cohasset Housing Steering Committee, Rob Jeffers, reviewed where the Town most likely stands percentage wise with the Subsidized Housing Inventory (SHI). When the 2020 Census is finalized, the Town will most likely dip below the 10% safe harbor status. If the Town has an HPP, this can be filed with the State and show that the Town is continuing to make progress with its efforts to build affordable housing. Mr. Jeffers then reviewed possible locations in Town to build.

The next steps will be to approve the HPP by the end of February.
Vote / Sign LAU documents for DHCD re: 390 Chief Justice Cushing Highway:

The Trust is being asked to sign the Local Action Units documents for the project being constructed at 390 Chief Justice Cushing Highway. The Zoning Board of Appeals granted a Special Permit for a change of use in this district and allowed for residential units to be built in the second story of this structure. 20 units will be built and 5 will be affordable.

The next step is for the Affordable Housing Trust and the Board of Selectmen to sign the LAU. MCO, the company that will manage the units, will submit the forms to DHCD. Because these are local action units, all 20 will count toward the Town’s SHI. MCO will handle the annual recertifications of these units

After further discussion:

MOTION BY VICE-CHAIRMAN GAUMER: TO AUTHORIZE THE CHAIRMAN TO SIGN THE LAU FOR 390 CHIEF JUSTICE CUSHING HIGHWAY
SECONDED: MEMBER HENRY
VOTE: 5-0 MOTION CARRIES (DK, SG, TM, CM and RH)

808 Jerusalem Road and other projects discussion:

Lauren Lind will be inviting Noreen Brown from Habitat of Humanity to discuss a potential project on this property. They are very interested.

Community Preservation Committee Annual Meeting:

Chairman Kennedy alerted the Trust that the CPC will be holding its annual meeting this evening at Town Hall. She encouraged members to attend.

Discussion regarding additional members:

The Trust needs a 7th member. They have David Fifer going before the Board of Selectmen this week to be appointment. Other members have some ideas and will reach out to those individuals.

Approval of Minutes – 9/9/19, 9/23/19 & 12/12/19

MOTION BY TOM MEADE: VICE CHAIRMAN GAUMER TO APPROVE THE MEETING MINUTES OF 9/9/19, 9/23/19 & 12/12/
SECONDED: MEMBER MATHEISON
VOTE: 5-0 MOTION CARRIES (DK, SG, TM, CM and RH)

Adjournment:

MOTION BY TOM MEADE: VICE CHAIRMAN GAUMER TO ADJOURN THE MEETING AT 9:51AM
SECONDED: MEMBER HENRY
VOTE: 5-0 MOTION CARRIES (DK, SG, TM, CM and RH)