

Cohasset Affordable Housing Trust

Date: Wednesday, May 10, 2023

Time: 8:45AM

Place: Via Zoom

Total Members Present:

Steve Gaumer, Chair
Cindy Matheison
David Fifer
Tom Meade
Rob Henry
Diane Kennedy

Absent:

Ted Carr

Others Present:

Cassandra Thayer, Assistant Town Planner
Attorney Karis North

The Meeting was called to order by Chair Gaumer at 8:47AM. Roll Call Vote: Cindy Matheison - Present, Diane Kennedy – aye, Tom Meade – Present (arrived late), David Fifer - Present, Rob Henry – Present and Chair Steve Gaumer - Present.

Public Comment

There was none.

Project Pipeline

Elm Street Renovation Update

Member Henry reported that he and Member Meade had completed a first walkthrough with a developer to determine the scope of work of the Elm St. renovation. The conclusion was that significant cosmetic work needed to be done prior to initiating renovation.

Member Meade suggested that details be further discussed in Executive Session as this work will have an eventual effect on the total cost of the property. Attorney Karis stated that the language for a permissible reason for Executive Session was to discuss the purchase, lease or exchange of real property, not for repairs to the property.

Discussion ensued. It was the general consensus of the Trust that discussion of the scope of work was in direct relation to the sale of the property and would in fact affect the ending value of the property and thereby would potentially have a detrimental impact on the Trust prior to going to open market. Attorney Karis stated that, while it is her recommendation that the Trust conduct these discussions in open meeting, the law states that the Chair may declare an Executive Session as he determines in good faith that having an open discussion would be detrimental to the interests of the Trust. She also added that a procurement of more than \$10K and less than \$50K would require the review of three quotes, and not require a formal RFP process.

Chair Gaumer stated that he would take Attorney North's comments under advisement and decide the next steps of the Trust prior to the regularly scheduled meeting in June.

Inclusionary Zoning Bylaw Discussion

Chair Gaumer began the discussion on the draft inclusionary bylaw previously disseminated to members. Tom Callahan, the Chair of the Zoning Bylaw Group, has asked for the Trust's review of the bylaw as to where it met the objectives of the Trust and where it did not.

Discussion ensued. Member Meade stated that a clear policy will attract the attention of high-quality developers. He suggested language to the effect that favors building on-site if possible, and if building off-site is not possible, then buyout in an exact amount is the final alternative. He referenced the Harbor project as a good example of consideration of the off-site alternative. Member Kennedy agreed that clarity is the key, and the decision should not be arbitrary. In response to her suggestion that the public would be better served if the Trust and the Steering Committee had a joint meeting to involve a full discussion of all stakeholders, Chair Gaumer asked her to arrange the meeting with Chair Kierce. This conversation would include the impact of the MBTA inclusionary zoning as well.

Attorney Karis reported on her review of the bylaw. The restriction of three units translates to one-third of the units becoming uneconomic for the developer, and most communities start at five or six to be closer to the 10-15% mark. She suggested that, while the Planning Board determines permitting, consultation with the Trust would be beneficial to providing feedback on specific projects.

Chair Gaumer asked Attorney Karis to submit her review in writing, and he will compile a comprehensive review of the Trust to Mr. Callahan.

Administrative

Next Meeting: June

Chair Gaumer stated that the next meeting needs to be rescheduled due to a staffing conflict and asked Ms. Thayer to distribute a doodle poll to determine the date.

Approval of Minutes

March 8 and April 12, 2023

Upon motion duly made by Member Fifer and seconded by Member Matheison, it was unanimously voted to approve the above monthly minutes. Roll Call Vote: Cindy Matheison - aye, Tom Meade – aye, David Fifer - aye, Diane Kennedy – aye, Rob Henry – aye and Chair Steve Gaumer - aye. **Motion passed 6-0, unanimous.**

Topics not anticipated 48 hours in advance of the meeting

Chair Gaumer expressed gratitude to Member Meade for his service the past several years and stated that "we are sure going to miss you." He also thanked Select Board Representative Kennedy for her service and "being instrumental in actually getting this Trust to the point where it was more than an item on the town documents and a living breathing entity." Member Meade pledged his commitment to support the inclusionary bylaw in particular and the Trust's activities in general as a private citizen.

Member Kennedy noted that, insofar as all Trust member terms expire on June 30th, they need to advise the Select Board in writing of their intention to either resign or reapply for their position. Since all terms are active until a successor is appointed, it is necessary for Member Meade to advise of his intention to resign at the end of his term. Member Kennedy's term as the Select Board liaison ends as well, but she has the option of reapplying for the position as a member citizen.

Discussion ensued on staggering terms. Attorney Karis noted that the Trust has the authority to determine this option and should so advise the Select Board of appointment of members for one, two or three-year terms.

EXECUTIVE SESSION

Adjourn to Executive Session

Chair Gaumer moved to enter into Executive Session under MGL .30A, Section 21 for permissible reason #6: to consider the purchase, exchange, lease or value of real property if the Chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body. Seconded by Member Kennedy.

Roll call vote:

Diane Kennedy-aye

David Fifer-aye

Tom Meade-aye

Cyndy Matheison-aye

Rob Henry-aye

Chair Gaumer-aye

Adjournment

Upon motion duly made by Member Kennedy and seconded by Member Henry, it was unanimously voted to adjourn. Roll Call Vote: Cindy Matheison - aye, Tom Meade – aye, David Fifer - aye, Rob Henry – aye and Chair Steve Gaumer - aye.

The meeting adjourned at 9:27AM.

Respectfully submitted,

Christine Martin Barraford
Recording Secretary