

Town of Georgetown



AHTF MEETING MINUTES Basement Conference Room – Town Hall May 22nd, 2014

ATTENDEES: Shawn McGee, Frank Puopolo, Matthew Martin, Paul Nelson

- ⤴ Meeting opened at 7:05 PM
- ⤴ AHTF voted to approve Meeting Minutes from 3/13/2014 Meeting

OLD BUSINESS

- ⤴ Discussion of Accessory Apartment zoning in Georgetown
 - ⤴ Frank handed out a packet of information that contained a commented DHCD Regulatory Agreement, 2 versions of a proposed by-law change and other information. One version would simply modify the current accessory by-law and the other would create a new 'standalone' by-law for accessory apartments which would be for general rental and would add to the town's SHI count.
 - ⤴ The AHTF reviewed the packet and was in general agreement that it, with a few additions, was ready to be presented to the Zoning board.
 - ⤴ Frank will be refining the presentation and materials a bit a putting them out for further review. These will be reviewed at the June 19th AHTF Meeting and will be presented to the Zoning Board in a July meeting.

NEW BUSINESS

- ⤴ Frank and Paul shared some of the information gathered at the Inclusionary Zoning Workshop last Monday. Frank was satisfied with the discussion he had with Janice Lesnicak(sp) from the DHCD on the 'accessory apartments' plans that the AHTF was putting together. Paul will put together under separate document.
- ⤴ Discussion on Turning Leaf Development project's 'donation' to 'affordable' housing. Paul indicated that the Turning Leaf lawyer (TBD) representing the project had indicated to the AHT that they would like to “think outside the box” on how to satisfy their affordable housing required contribution. Frank felt that this 'requirement' should only be satisfied by 1) on-site development, 2) off-site construction/purchase or 3) 'in-lieu of' payments. Others felt we could be more flexible if the developer had a good idea. Paul to invite said lawyer to our next meeting to discuss options.
- ⤴ DAP Program re-visited. Though the AHTF was not enthused about Paul's idea for such a program, Shawn felt that we should have Martha Solish (Costal Homebuyer Programs) at a AHTF meeting to discuss DAP programs she had used.

ACTION ITEMS

- ⤴ Frank to refine Accessory Apartment Presentation and send to AHTF members.
- ⤴ Paul to invite Martha Solish to the June 19th AHTF Meeting to discuss DAP Programs
- ⤴ Paul to invite Turning Leaf lawyer to the June 19th AHTF Meeting to discuss 'outside the box' affordable contributions from Turning Leaf project.

Next Meeting: 7:00PM, Thursday June 19th.

Motion to Ajourn 9:05 PM

5/23 ADDENDUM: I contacted Elsa Campbell on the 'MA issue' and, as I had her on the phone, I asked her about my perceived need for a lottery even for an accessory apartment. Her answer was a definitive, "yes, you must". She went on to say that due to this requirement and the fact that the mortgage company, if house not totally owned by buyer, must also agree to the Accessory Apartment - that no town had yet managed to get an Accessory Apartment on the SHI.