

HOUSING BOARD OF TRUSTEES

Tuesday, November 18, 2014, 7:00 PM

Present: Chris Brady
Ben Copple
Steve Martin
Kenneth Satterley
Mike Winitsky

Also present: June Speakman, Town Council President, Kate Weymouth, Town Council Member and Mike Carroll, Planning Board member

MINUTES OF MEETING

- Mr. Martin called the meeting to order and then announced that Ms. Lee has resigned from the Board.
- Mr. Martin called for a motion to approve the minutes from the October 21, 2014 meeting. Mr. Copple made the motion, seconded by Mr. Brady, vote was unanimous to approve.
- The meeting was then turned over to Mr. Carroll who spoke about the proposed changes to the Comprehensive Plan and that the Planning Board would like to adopt an ordinance eliminating the fee-in-lieu part of the statute. The Planning Board feels that this option subsidizes the developer. Instead of requiring the developer to build one affordable home for every three market-priced homes, the developer is given the option to pay the town \$67,000.
 - The committee presented the argument that \$67,000 would go a long way to help a Barrington resident in need of an infusion of cash to make necessary repairs to his or her home. In return for this money the home owner would agree to make the property deed-restricted, thereby creating an affordable housing unit.
 - Mr. Winitsky raised the question, how do we get the builder and home owner who needs the money together. It was suggested that this committee provide guidelines for this process through education.
 - Mr. Martin suggested that the land should be turned over to the Land Bank which guarantees the home would remain affordable in the event of a bank foreclosure.
 - Another issue raised is how to accommodate a mix of home values in the same development. As many developers in Barrington are building homes in the million

dollar price range, how would affordably priced homes be blended into these developments.

- Mr. Martin used the example of Atlantic Crossing where the homes are selling for a million dollars or more. It may be difficult to integrate a number of affordable housing units into that complex. The affordable housing units would be out of place and could be a tax burden to the low income buyer.
- The other option for the developer is to build the required number of affordable housing units off site, although this brings up the issue of finding building lots in Barrington.
- It was suggested that the Planning Board review the fee-in-lieu option in the Comprehensive Plan and present their findings to the Town Council.
- Mr. Martin felt that this committee should convey their feelings on the subject of the fee-in-lieu option to the town's Planner in writing.
- Ms. Weymouth would like to table any fee-in-lieu proposals until after the Zion property is in the works.
- Mr. Martin next spoke about the George St property. After inspecting the ranch house on the property, in his opinion the house is in reasonable condition.
 - The plan is to sell a portion of the land, which will include the house, to a non-profit organization with the intent that the house would be deed-restricted as an affordable home. The balance of the land would be sold to the Cemetery Commission which they could lease to Four Town Farm for agricultural use.
 - Mr. Martin suggested that no action be taken as this time until after the town meets with the Appropriations Committee.
 - Mr. Winitsky pointed out that the property is less than ideal. There are no services and no utilities.
 - Mr. Martin then made a motion to request that the town planner redraw the lot plan to create a ½ acre parcel of land which will include the ranch house. The land and house would be then sold to a disabled veteran. Motion was seconded by Mr. Winitsky, vote was unanimous to approve.
- Mr. Martin then moved to adjourn the meeting, vote was unanimous to approve.
- Next meeting is scheduled for December 16, 2014 at 7 pm.