



Chairman, State Representative: Chaz Sexton-Diranian (2022) *Vice Chairman:* Laura E. Shifrin (2021)
Clerk: Natalie Call (2024) *General Member:* Courtney Borelli (2020) *Tenant Seat:* Vacancy (2020)

MEETING MINUTES
Thursday October 10, 2019
Town Hall Selectman Chambers 7:00PM

THIS AN OPEN MEETING AND ALL ARE INVITED TO ATTEND

I. Preliminaries:

- 1.1 Meeting called to order at 7:02PM
- 1.2 Roll Call showed Chairman, Chaz Sexton-Diranian (CSD), Clerk Natalie Call, (NC), and Member Courtney Borelli (CB) present. Vice Chair, Laura Shifrin is attending the Charter Committee Meeting and will arrive at its adjournment.
- 1.3 Chair announced meeting is being recorded
- 1.4 Observed the pledge of Allegiance
- 1.5 Chairman's Additions/Deletions to Agenda unforeseen prior to 48 hours of this meeting-protocol discussion
- 1.6 Vice Chair Report-none
- 1.7 State Representative Report-CSD reported that he attended training put on by Mass Municipal Association. Discussed current issues going on in the state of Massachusetts, and how towns need to be proactive to change. CSD also discussed upcoming state legislation that could potentially bring more affordable housing to towns like Townsend.
- 1.8 Chair requested volunteers for videographer.

III. Work Session

3.1 Feasibility Study for Dudley Road. Lan Use Coordinator Lyndsy Butler, (LB) reported on her meeting with town counsel on waiting on the feasibility study for until the warrant article passes at Town Meeting. CSD would like to get started on the report to see if there is a need and if so what kind of need is out there. LB reported that town counsel suggested the first step should be getting the warrant article passed.

3.1.1 Review Housing Precedents. CB presented a power point presentation. Reviewed pocket neighborhoods, cottage housing developments and other potential community development out of the box ideas that could potentially benefit



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housing in Townsend. State Representative Shelia Harrington (SH) joined the meeting 7:38PM.

II. Appointments:

2.1 State Representative Sheila Harrington-New Business and Discussion of Dudley Road project. CSD updated SH on the feasibility study for the Dudley Road project and waiting until town meeting for article to pass.

3.2 Housing Forum Results from October 5, 2019. The turn out to the forum was less than it was in prior years, but there was good information to be had from the people that did attend. CB said that there were discussions on housing needs and how to bring in younger people in to the community. CSD said that because Townsend is compared to communities like Cambridge, the values are skewed. Ideally, would like to offer a more affordable option than what can be found in Cambridge. Discussed setting up a housing trust. SH brought the lack of leasing/renting opportunities in town and surrounding communities. Discussed pro and cons of employing a management company to oversee potential housing rentals, as well as the potential for using the Dudley Road project as transitional housing for those people that have been waitlisted. (LS arrived at 8:02PM)

SH said that if the THA could put together a letter so that SH can get some guidance from the state. Discussed private septic and the lack of town sewer.

3.3 Response from Town Council. CSD discussed the issues that were brought up to Town Council; changing the Tenant position to a general member position. CSD reported that the tenant position does not have to be a tenant of the property that the Townsend Housing Authority owns, but just a current tenant of affordable housing in town. Discussed keeping the tenant position as is. Also discussed the Affordable Housing Trust Fund with Town Council; Town Council said that a trust could be set up with a Board of Trustees, would then need to locate an avenue for funds. CSD said that an article would need to be presented at Town Meeting to allow the trust to move forward. LS moved to request that town council (with assistance from LB) write an article for the warrant for the upcoming town meeting to set up the Affordable Housing Trust Fund. NC seconded. Unanimous.

3.3.1 Outstanding Tenant Position-see above

3.3.2 Affordable Housing Trust Fund-see above



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3.4 Review and sign bills payable. LS moved to review and sign bills payable. NC seconded. Unanimous.

Next Meeting Date: Thursday November 14, 2019 at 7 PM in the Selectman Chambers.

NC moved to adjourn at 8:50PM. LS seconded. Unanimous.