

Remote Meeting via Zoom

In attendance: Amy Farrell (Chair), Jack Falvey, Tim White, Nancy Kerber, Randy Winters. **Staff:** Emily Wentworth, Jennifer Oram (ZBA), Eleanor MacKay (ZBA). **Absent:** Brigid Ryan, Liz Klein, Greg Waxman. **Guests in Attendance:** Kristin Dziergowski (AdCom), Davalene Cooper (AdCom), LDS Consulting, Lynne Sweet, Attorney Walter Sullivan, Developer, **SML Building & Development, Frank Nelson.**

1. **Call to Order**

At 7:04 p.m., Chair Farrell called the meeting to order, read the Open Meeting Law statement, and asked whether there is anyone recording the meeting. No reply. The Town is recording the meeting.

2. **Rockland Street Presentation**

Tim White introduced **Frank Nelson**, Attorney Walter Sullivan, and LDS Consulting, Lynne Sweet.

Ms. Sweet discussed the concept and process of the Rockland Street development project and showed the site plans. The project would consist of two applications to DHCD (Department of Housing and Community Development), one for the age-restricted, low-income housing tax credit, and one for the multi-family units.

Senior Housing

- Two 4-story buildings on the "front parcel" of age restricted, one-bedroom dwellings
- Each 4-story building would contain approximately 50 units with parking
- Forty of the 50 units would be income restricted $\leq 60\%$ AMI, low-income tax credit units
- The remaining 10 of the 50 units could be at $\leq 80\%$ AMI (there are options)
- 100 senior residential units consisting of 80 units ≤ 60 AMI, 10 units unrestricted

Multi-family Housing

- To the rear: rental units, 4 buildings, 4 stories each (150-200 units)
- Three of the 4 floors would be 1-2-3 bedroom units with the first floor as parking
- There would be a road ring of parking around the buildings
- Two-hundred unit maximum consisting of:
 - 25% affordable units at $\leq 80\%$ AMI = 50 units
 - 10% 3-bedroom units

A discussion ensued with members of the AHT (Affordable Housing Trust).

- Chair Farrell suggested Ms. Sweet review the AHT Housing Plan on the Town web site
- Mr. Falvey said the Housing Plan favors mid-sized projects that fit in Town rather than backing concepts that could be controversial. He and Ms. Wentworth agreed the project is too large for the neighborhood.
- Mr. Falvey asked whether there would be more than one elevator in the buildings
- Ms. Wentworth said there is no capacity in the Weir River district for Town septic. The project's waste water treatment would have to be on-site.
- Mr. Winters asked whether the developer would consider doing one project or the other
- Ms. Sweet said they would have to discuss it, but believes the developer considers the senior housing a concession for building the multi-family project
- Ms. Wentworth, Senior Planner, said the neighborhood is limited to 2.5 stories in this district.
- They discussed MBTA community law and limited capacity due to a wastewater agreement with the city of Hull

- Chair Farrell thanked Ms. Sweet's team for their time and preparation and encouraged her to continue to work with AHT liaison, Tim White, and the Hingham Land Use Development team.

3. Introduction of new Land Use Coordinator - Eleanor MacKay

Ms. MacKay introduced herself as an architect practicing almost 30 years who recently moved to Hingham. Her experience is in residential and commercial projects, large and small scale. Members gave a brief introduction of their experiences and connection to the Trust.

4. Minutes Approval – February 16, 2022

MOTION: Jack Falvey motioned to approve the meeting minutes of 2/16/22. Seconded by Tim White.

Vote: All in favor: Jack Falvey, aye; Randy Winters, aye; Tim White, aye; Amy Farrell, aye. Nancy Kerber abstained as she was not present February 16. None opposed. **Roll Call Vote:** 4-0-1

5. Treasurer's Report: February 2022

Chair Farrell noted Ridgewood Circle and Rhodes Crossing have some lawn care bills. Mr. Withers noted the lawncare and plowing for Rhode Circle is covered by the homeowners' association. Ms. Oram will investigate whether lawncare for Ridgewood Crossing should be paid by the Trust.

ACTION: Chair Farrell said this item will be held for vote at the next meeting.

She applauded the report as it gives an accurate assessment of the Trust's financials and the resources which are funding the Trust.

6. Staff Update: Project Updates – Jennifer Oram

29-31 Rhodes Circle

- Appliances have arrived as seen in the photo provided to members
- Floor plans have been done and sent to Counsel
- We will be contacting the lottery monitoring agent to finalize the documents
- Nancy will update us on landscaping ideas

270 Central Street

- Scope received from Mark Coughlin of Strekalovsky Architecture Inc (SAI) office.
- Scope needs review before sending to the Project Manager (G.Waxman)
- Will discuss scope with Project Manager and send questions back to Mr. Coughlin's office.
- Will then share the scope with AHT members
- Spoke with DPW who will visit the property to view the fence that in disrepair..

Property/Project Managers

- Ms. Oram drafted a position description and shared with the Chair
- Ms. Oram will update members once project needs for this position are determined
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Upcoming Meeting Guests

- Noreen Browne of Habitat for Humanity, is scheduled to present to HAHT April 13
- Shelly Goehring, Mass. Housing Partnership is scheduled to present to HAHT May 18

Working Document for the Trust (from J. Oram in packet)

Update on PPP and One Sheet

- Spoke with PR firm
- Will have a draft document for members at next meeting

Accessory Dwelling Units

Ms. Oram attended a meeting of the Accessory Dwelling Unit Study Committee. There was a conversation between a member of the Fire Department and the Building Inspector about what would be the process for inspection of the standalone ADU units. They would like a member from the Trust to speak to their Committee.

Chair Farrell informed AHT members that ADU units could contribute to affordable housing needs in Town and the AHT is a stakeholder.

7. Chairperson's Update

Lincoln School (LSA)

- Chair Farrell shared the LSA financials with members
- Capital Needs Assessment has been received
- Property was toured to look at recommendations in Cap Needs Assessment and tiering of property needs
- Primary need this year is to replace all windows
- Second need is to replace the backup generator
- Third need is to update and refresh the common areas
- LSA Board of Managers expects to get on the calendar with the Select Board to present our Capital Needs Assessment and have a larger conversation about Lincoln School.

Other Updates

There is pending legislation to allow towns and municipalities to determine how they offer meetings (remote, hybrid, in-person). The opportunity to offer remote meetings cascades down from legislation enacted by Commonwealth during pandemic.. The current emergency order expires in mid-July. Chair Farrell will keep members informed.

The Housing Plan has been added to the Town web site under Affordable Housing Trust. Potentially we will put up the project housing plans as well.

8. Trustee Comments/Updates:

Jack Falvey – Update on 499 Cushing Street

- Will be re-engaging John Cavanaro to solicit engineering drawings for putting in a driveway and a single-family home to the rear of the parcel
- Plan to present a proposal to AHT members at the next meeting

ACTION: Chair Farrell asked Ms. Oram to circulate the plan to members prior to the next meeting.

Nancy Kerber – Update on 29-31 Rhodes Circle Landscape Plan

- She will meet a landscape architect at the property and draw up a rough plan
- Architect suggested plants need to be irrigated for one year before they are established
- Hingham Unity Council would be interested in helping out with a planting day
- Chair Farrell said the Trust would pay for the plants but requested to plant in the fall

Randy Winters – Update on 23 Ridgewood Crossing, Unit #24

- Met with the condo association to learn what restrictions are built into the condo documents
- He will prepare a scope of work to be done and give it to Ms. Oram.

ACTION: Ms. Oram said by the next meeting, they will have the "to do" list and the "next step" list

ACTION: Chair Farrell asked Mr. Winters to think sequentially and provide an update on:

- Timeline for improvements to be complete
- Convey the property to be listed as formally registered
- Marketing materials
- Lottery monitoring agent
- Sell the property

9. Vote to give the Chairman final approval of the 2021 Town Report

MOTION: Tim White motioned to give the Chairman final approval of the 2021 Town Report. Seconded by Nancy Kerber.

Vote: All in favor: Jack Falvey, aye; Randy Winters, aye; Tim White, aye; Amy Farrell, aye; Nancy Kerber, aye. None opposed. **Roll Call Vote:** 5-0-0

10. Administration:

Next Meeting Date – April 27, 2022

Review of items to be on the next agenda

Ms. Oram suggested updates on each property and project scopes with vote requests.

11. Meeting Materials

Rockland Street, Hull Street Concept Plan
Hingham Affordable Housing Trust Working Document
Lincoln Apartments LLC (094) Balance Sheet, February 2022
Minutes Hingham Affordable Housing Trust 2-16-22 awf.docx

12. Adjournment

MOTION: At 8:44 pm, Jack Falvey motioned to adjourn the meeting. Seconded by Tim White.

Vote: All in favor: Jack Falvey, aye; Randy Winters, aye; Tim White, aye; Amy Farrell, aye; Nancy Kerber, aye. None opposed. **Roll Call Vote:** 5-0-0

Respectfully submitted,

Independent Contractor
Dale Michaud