



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, September 13, 2023

TIME: 6:00 pm

PLACE: Remote Meeting via Zoom

Trust Members Remote: Jack Falvey, Chair
Pamela Bates
Elizabeth Cullen
Brigid Ryan

Trust Members Absent: Liz Klein, Mike Sutton, Greg Waxman

Staff Remote: Jennifer Oram, Zoning Board of Appeals; Donna Thompson, Land Use

Call to Order

At 6:05 pm, Chair Falvey called the meeting to order, read the Open Meeting Law statement, and asked whether anyone is recording the meeting. No response. The Town of Hingham is recording the meeting.

A complete Meeting Packet of documents used for this meeting can be found at the following link:
<https://www.hingham-ma.gov/960/Meeting-Documents>

Updates on Properties

29-31 Rhodes Circle

Lottery winners for both homes requested home inspections. Moisture in the basement was addressed with a dehumidifier. A spreadsheet for 29-31 Rhodes Circle Recommended Repairs was shared with members.

Some items requested to close include:

- Install a sink vent.
- Bring the sink drainpipe size up to code for a buyer purchase vs. the code for a rental unit.
- Repairs which will require an electrician
- Repairs require Building Inspector approval to close out permits.
- Smoke detectors need to be installed in the home at 29 Rhodes Circle.
- Remove or repair and paint water damaged drywall in various places
- Install a sump pump
- Repair a broken seal on a window by replacing a windowpane
- Treat property for termites

Requested repairs declined include a firewall in the basement in-between the units. The building is protected as a pre-existing, non-conforming structure, smoke detectors will instead be installed in each of the bedrooms at 29 Rhodes Circle.

Amended Purchase & Sale agreements will be sent to the attorneys. A professional cleaner is coming in. Members discussed whether to repair the garage door opener. Depending on the cost to repair, the intent is to repair it.

23 Ridgewood Crossing

Updates will be considered at the next meeting.

270 Central Street

Updates will be considered at the next meeting.

Votes Needed by the Trust

Approval of repairs requested by buyers for 29-31 Rhodes Circle

MOTION: **B. Ryan moved to approve the recommended repairs at 29-31 Rhodes Circle for not more than \$15,000.**

SECONDED: P. Bates

ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; J. Falvey, aye; B. Ryan, aye. Unanimous.

MOTION CARRIES: **4-0**

Administration - Next Meeting – September 20

Matters not anticipated by the Chair within 48 hours of the meeting

➤ There were none.

Adjournment

MOTION: **B. Ryan moved to adjourn the meeting at 6:30 pm.**

SECONDED: P. Bates

ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; J. Falvey, aye; B. Ryan, aye. Unanimous.

MOTION CARRIES: **4-0**

Respectfully submitted,

Dale Michaud
Recording Secretary

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Meeting Packet

- HAHT Agenda 9-13-23
- 29-31 Rhodes Circle Recommended Repairs