



Town of Danvers

Danvers Affordable Housing Trust

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Gardner S. Trask III, Chair
Carla King, Vice Chair
Christen Tipert, Clerk
John W. Alden
Maureen Bernard
Stacey Bernson
Anne Casale-Skinner

Meeting Minutes

Wednesday, April 12, 2023

The Chair opened the meeting at 7:00 PM with Trask, King, Tipert, Alden, present. Members Bernson, Casale-Skinner and Bernard were absent. Land Use and Community Services Director Aaron Henry provided staff support.

1. Approval of Past Minutes

King approved to accept the March 15, 2023, minutes with notation that Tipert was absent; Alden seconded. The motion was unanimously approved.

Aaron tried reaching out to Lauren Rocker, talent pool candidate, to ask if he were available to attend this evening's meeting but the telephone number Henry has doesn't have a voicemail.

Lisa Silva has been asked to attend next Tuesday evening's Select Board meeting.

2. Finance Report

A \$10,000 check was received for a downtown project and the intent was to deposit it into the Trust's Fund. The Treasure's office has told Henry that the money has been placed in a general account. According to Henry, it may require going to Town Meeting to request the transfer.

Alden makes motion to accept the March 31, 2023, financial report with understanding that there is a \$10,000 check in limbo; King seconded. The motion was unanimously approved.

3. Trust Member Comments

Trask discussed addressing the opponents of the Community Preservation Act who are stating that the Trust has adequate funding. The Chair stated that the Trust does receive adequate funding due to funding from the state, inclusionary zoning bylaws and 40Rs. By law 10% of this funding must be set aside for housing and will roll into the next year if not used in that year.

Trask would like to motion for a declarative statement that the Trust is not looking to utilize the CPA funds soon. Other than the 10% minimum, the rest will go to recreation and preservation projects until such a time that the Trust needs it.

Alden wants to be cautious about the words used. The Trust hasn't spent a lot of money and used the little bit that has come in to keep balanced because there wasn't a replaceable source for anything large. The door can open wide for potentials to use hundreds of dollars to initiate or enable other projects or

developers to come in, such as in bigger communities. Will be able to open the toolbox wider when getting seventy to eighty hundred thousand and could potentially seek through vote approval hundreds of thousands of available moneys. Would not want to put the Trust in a position of making a statement that could come back to haunt the Trust in two or three years.

Tipert stated that when CPA has been enacted in other communities, it makes housing less affordable. The less affordable the community is made; the more affordable housing is needed. By adding CPA on to the tax bill, it drives away lower income people from moving into the community because they can't afford the taxes. Alden agrees that any little addition affects those that are already trying to make ends meet. This may create a bigger need for affordable housing.

The Chair stated that the Trust has the right to eighty percent of the money if they want to partition for it. But so do each of the other groups. The Trust does not have an immediate need for the money right now. Trying to minimize the argument that Trust doesn't need the money. And have had to forgo a lot of projects, such as repainting Town building because street paving comes before these projects.

Tipert is not supportive of such a statement because it could weaken the Trust's position because it is so vague and down the road these funds may be needed and then can't. Alden agrees that he is hesitant to make any statement at all. If CPA is voted in it will allow the Trust the opportunity to use this money to get fifty, thirty, sixty percent numbers.

Henry explained that in his experience, the ten percent is earmarked for affordable housing and would need to go to Town Meeting to be appropriated for housing.

The Trust did not motion to accept a statement.

4. New Business

43-45 Dayton Street

An electronic link for this project was emailed to the Trust for review. The developer is proposing 32 residential units on two single-family home lots with a merger of the land. They are before the ZBA for the substitution of non-conforming use because in highway quarters, single-family homes are non-conforming. They are proposing 12.5 percent, or 4 units based on the 32 units.

Staff will recommend that they lower the height of the building to comply with forty-five feet. It does meet the proposed height requirements, but staff feels it may be a bit too tall because it is a little denser than what is normally allowed in Town.

Because the developer is only offering the Trust what is required, they are not willing to write a letter of support for required housing, and nothing beyond it. Henry reminded the Trust that they offered letters of support for New England Home for the Deaf project where they offered twenty five percent of the units as affordable when the Zoning Bylaw required twelve percent as well as extra home assistance units for forty years. Prior to this project was the Crane Brook development, with 12.5 percent lowering the AMI percentage to go deeper subsidy than the eighty percent. He will reach out to Attorney Mann and see if they are seeking a letter of support because they are offering more than what is required.

5. Old Business

Open Projects

New England Homes for the Deaf is before Zoning Board of Appeals for a Special Permit. It is 25% inclusionary and perpetuity, a second 25% element will have a 40-year term. All units in the development will be deaf, blind and near deaf compatible with a preference for Danvers' residents and should that preference be exhausted. The Trust offered a letter of support for this project. The hearing has been continued to May 8, 2023.

The Chair attended the hearing, and most of the residents were concerned with the height of the building and the increase in traffic. Someone was concerned that these lotteries do not get filled. Winn Development assured them that they have expertise in this field and will full fill their obligation. And because Winn will be partial owners, they have a vested interested.

48 Crane Brook was approved with 88 units. The proposal was to demo one of the structures to accommodate parking. At staff will be sure they get a lottery agent on board as soon as possible. If information has not been submitted to DHCD, certificate of occupancies will not be issued.

64 Holten Street is nearly complete. DHCD approved the unit as part one of their application so that things could move on the market rate units. The marketing plan still must be approved, but it is the same marketing plan as the last five that have come out of Danvers.

Maple Square - demolition is complete. Site prep for construction is under way. They have applied for a building permit for the foundation, not sure if issued yet. This is a major milestone under the 40R legislation. Once a building permit is issued under 40R, any of the money associated with adoption of 40R and the bonus payments, DHCD loses their right to rescind the money. The Town received \$400,000 in 2017 in exchange for adopting the zoning district and has not been touched. Preliminary comments from DHCD were positive, regarding bonus payments. Due to the change in the units from 147 to 145, DHCD cannot approve those units and place them on the SHI until they have final floor plans. Staff have checked with the developer on the status of these floor plans and are still waiting for a response.

44 Maple Street – Project is complete with one unit. Marketing and tenant selection is complete and just waiting for DHCD to place on the SHI.

20 Locust – Project is complete with three units. Everything is done with DHCD just waiting on revised SHI worksheet.

6 Cherry Street – Staff has reached out to Luke Noble.

5 Laurine Road & 114 Sylvan Street – DHCD had some objections to the language in the long-term deed restriction. A little strange since it is their long-term deed restriction.

Henry forwarded the recommendation for Lisa Silva to the Town Manager’s office for Select Board agenda on Tuesday. If she is unavailable, then 5/18 would be the next Select Board meeting. Henry also reached out to Loren Rucker, but the phone just rang and no voicemail. King has reached out to him as well.

The Trust agreed to try and meet at 6:30pm beginning in May.

Meeting adjournment

The meeting adjourned at 8:00 PM.