



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
Lisa Silva

Meeting Minutes

Wednesday, June 21, 2023

The Chair opened the meeting at 6:30 PM with Trask, Alden, Bernson, Casale-Skinner, King, and Silva present. Members Bernard and Tipert were absent. Land Use and Community Services Director Aaron Henry provided staff support.

1. Approval of Past Minutes

Alden approved to accept the May 10, 2023, minutes; Bernson seconded. The motion was unanimously approved.

2. Finance Report

King made a motion to accept the financials of May 2023; Alden seconded. The motion was unanimously approved.

3. New Business

- Trust Member Comments

Henry briefed the Trust on a new project at 211 Maple Street. This property was going from three to four units, but the developer is pushing back because he is stating the \$35,000 first incremental payment is too high even though the bylaw states the development cost of an affordable housing unit. This is a prorated formula based on project costs. The developers consider themselves a small organization. Henry and staff have engaged in discussions with the developer to inform them of the use of this money. A cash payment of 0.1 to .5% is owed from the developer based on the cost to construct a unit and at .5%, the developer owes the unit. There is a constraint on the Trust of how the money is spent, which is affordable housing or the creation of a unit. The developer is stating that they weren't initially aware of this cost, but the Zoning Board of Appeals placed this as a condition in their decision. This has been in effect in the inclusionary zones but broadened in the last two years. If the formula were to be revisited by staff, it could possibly increase due to inflation.

4. Old Business

Open Projects

There is plenty in the pipeline but nothing residential now.

New England Home for the Deaf – The project was approved and made it through the appeal period without any appeals. Last month the Trust agreed to support with local home funds. The project will be delayed as they apply for tax credits.

211 Maple Street was approved but the applicant may not pursue this permit due to the incremental fee.

48 Crane Brook – staff reached out to Attorney McCann to see how quickly they can get a lottery agent on board to submit paperwork to DHCD. Because they are already built, it could get on the SHI quickly. The plan is to demo one building to provide more parking.

6 Cherry Street – trying to finalize this project with the developer.

Maple Square – previously waiting for final floor plans, which were received and submitted to DHCD. There was conversation this week about Maureen O’Hagan wrapping up her marketing plan now that she has final plans. Because this is a 40R it can go on the SHI. Should have an official SHI for next month.

64 Holten Street – Everything was done but the marketing plan was not approved but has since been approved.

44 Maple Street – The lottery has yielded no applicants. This becomes a rolling unit; applicant still must be eligible and approved.

20 Locust – everything was submitted to DHCD twice but it still not on the SHI.

152 Endicott Street – applicant filed with the Planning Board late last week. Plans can be viewed online. They are proposing a 95-room hotel in the back and 10,000 square foot retail establishment in the front. Apparently, Fidelity is the anchor.

Staff would like to meet with owners on the fate of the Bed Bath and Beyond property.

King makes a motion to hold a July meeting if necessary; Alden seconded. The motion was unanimously approved.

Meeting adjournment

The meeting adjourned at 7:10PM