

**Affordable Housing Trust Fund Committee
Meeting Minutes
November 16, 2010**

Present were: Jim Lehan, Mark Henney, Bill Crump, John Weddleton and Scott Dittrich, committee members. Also present was Cyndi Andrade, chair of the Community Preservation Committee, and Jack Hathaway, Town Administrator.

The first item discussed was the projected closing on 82 Main Street on November 30th. John Roche, our attorney is working on this. The only thing he may need is proof of our legal liability to purchase property. Jim Lehan will get that to him. Once the property is purchased, we will have a walk thru and decide what we're going to do with the property. We need to find out about insurance if we are covered under a town policy.

Bill Crump was not able to connect with Habitat. He will, and we'll be setting up a meeting with them after Thanksgiving.

There was a lengthy discussion with Cyndi Andrade and member of the Board on the purchase of Gumps Farm and the 2 or 3 lots that would come to the Municipal Housing Trust. These lots have not been designated. Only after perk tests and final sale will the lots be given to the Municipal Housing Trust (MHT).

John Weddleton pointed out it could cost up to \$50,000 just for fill on these lots even though they perked. So the idea that we're getting a buildable lot for \$100,000 each may not be true. The discussion then turned to the MHT purchasing the farm house at Gumps for \$300,000. It was agreed that as part of the whole Gumps Farm deal there was a gentleman's agreement between Jim Lehan and Cyndi Andrade that the MHT would purchase the house. In turn, the Trust would get 2 or 3 affordable lots.

John Weddleton was very concerned that we were purchasing a house without an inspection. He pointed out it will have lead paint. It is also known that the property will not pass a Title 5 test. The committee felt we could very well tear the house down and with it and 2 or 3 other buildable lots this was a fair deal for potential affordable housing close to town. John very much objected that we would buy something without an inspection. Ultimately, the committee voted to purchase without inspection as long as the whole CPC deal goes through.

The following motion was then made by Bill Crump and seconded by Mark Henney. The Municipal Housing Trust would purchase the Gumps Farm house for \$300,000 free of any liens subject to their deal with the CPC being accepted and completed. That these lots we accept are to be A and R lots for building.

Bill Crump, Scott Dittrich, Jim Lehan and Mark Henney voted in favor. John Weddleton was opposed.

It is also understood that CPC will pay for engineering of lots, well tests, and perk tests. Cyndi Andrade agreed they would.

At 10:45 a.m., Bill Crump moved to adjourn the meeting. John Weddleton seconded, and it was **so voted**.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Scott D.", is written over a horizontal line.

Scott Dittrich