

TOWN OF NORFOLK
Office of the Town Clerk
Posted in accordance with M.G.L. C30A, s20

NOTICE OF MEETING

Municipal Affordable Housing Trust
(Name of: Board - Committee - Commission - Group)

will meet as follows:

<u>DATE</u>	<u>TIME</u>	<u>LOCATION</u>
<u>12/20/11</u>	<u>9:00</u>	<u>Room 214</u>

Agenda:

Business Plan Planning session
Local Preference discussion
Groups discussion
New Business

Norfolk Municipal Affordable Housing Trust
Meeting Minutes
December 20, 2011
Room 124 @ Town Hall

Present was: Mark Henney, Scott Dittrich, Bill Crump, Jim Lehan, Tom Cleverdon, Bill Conklin and Susan Jacobson.

Scott called the meeting to order at 9:08 a.m.

There was general discussion regarding the Business Plan that Bill Crump and Susan have been working on. Bill and Susan will continue to work on the plan and keep the Trust updated. Susan and Bill are using the Town of Medway plan and are working with that. It certainly needs to be consolidated. Scott is looking for a document that will explain the process from beginning to end. It should include all aspects of how and what we can purchase. General discussion continued on the overall business plan.

Potential Property/Purchases Update:

Mark reported on land /home acquisitions. The Trust made an offer of \$125,000 for the home/land on 234 Main Street. It was not accepted. Mark made inquiries on properties located on Liberty Lane and Union Street. The property on Union Street is currently owned by the Credit Union. Bill Conklin asked if we could build a duplex on the Union Street property. Jim said we could apply for a variance.

Habitat Update:

Bill spoke with Habitat and was told that Susan Rooks is no longer the President of Old Colony. The board is looking for a new President. The acting President is Claudette Peden-Tirschel. Our concern is can they manage two projects at the same time.

Bill and Susan met with Cluadette Peden-Tirschel and Joanne Eckhardt and expressed our concerns about funding and completing the project on time. If we could do a Warrant article in the spring and get some funding for them it would certainly kick-start the project. The Trust discussed that if the Town provided the funding then it would be paying for the project in its entirety and Habitat would receive the proceeds from the sale of the home. Jim L. was against this, he feels that the investment is too much. The Trust discussed different scenarios that may work to get this project off the ground.

A motion was made by Jim Lehan to petition CPC to set aside \$100,000 for the purpose of constructing a home at 82 Main Street. It was seconded by Bill Crump and it was **so voted. Voted 6-0.**

Bill Crump will contact Habitat and complete the CPC Request for Funding Form. Susan will speak with Cyndi Andrade and make arrangements to be on the next meeting agenda. The request for funding will come from the Norfolk Municipal Affordable Housing Trust.

A motion to adjourn the meeting was made by Bill Crump. It was seconded by Jim Lehan and **so voted. All were in favor.**

Meeting adjourned at 11:00.

Respectfully submitted,


Susan Jacobson

Administrative Assistant



TOWN OF NORFOLK
Historical Commission

December 20, 2011

Affordable Housing Trust
Norfolk Town Hall
Norfolk, MA

Dear members of the Affordable Housing Trust:

The Historical Commission would like to express our concern over the future of the Perigo House at 234 Main Street. We understand that your committee is planning on buying the house with the intention of tearing it down. This is a very historic house and its destruction would be a real loss to the neighborhood and to all Norfolk citizens who appreciate Norfolk's history.

Our records show the house was built in 1760 for James Pettee. It was owned by James Perigo, a famous clockmaker. One of his grandfather clocks is on display at the Dedham Historical Society. It was later a blacksmith shop for the Cook Farm and the home of Josiah Ware IV before he moved to the center of town. When I toured the house many years ago, there was etched into the front window, "John and Sally Perrigot 2/8/1805".

Please reconsider buying this property if there is no possibility of reusing the house. In the spirit of cooperation between two town boards, we request that you meet with us before making any further decisions about this property.

We feel that there must be other houses and sites that can be better candidates for new affordable housing construction. Thank you in advance for taking the time to carefully reconsider going forward with this purchase.

Sincerely,
Betsy Pyne

Betsy Pyne
Barbara Bartholomew - *Barbara J. Bartholomew*
Thelma Ravinski - *Thelma Ravinski*
Sandra Paquette - *Sandra Paquette*
Geri Tasker - *Geri Tasker*
Marcia Johnston - *Marcia Johnston*
Betsey Whitney - *Elizabeth L. Whitney*



Susan Jacobson <susanjacobson5@gmail.com>

Main Street Property

4 messages

Susan Jacobson <SJacobson@virtualnorfolk.org>

Wed, Jan 4, 2012 at 5:27 PM

To: billconklin@comcast.net, Jim Lehan <lehan@virtualnorfolk.org>, mehenney@gmail.com, scott.dittrich@raymondjames.com, Susan Jacobson <SJacobson@virtualnorfolk.org>, susanjacobson5@gmail.com, clevertc@aol.com, wcrump@access-partners.net

Do we wish to respond.

Hello All,

I have attached a letter received from the Historical Commission. Since the offer was not accepted there is really nothing to discuss. I thought you should all have a copy of the letter for your files.

Thank you,

Susan

Susan Jacobson <SJacobson@virtualnorfolk.org>

Wed, Jan 4, 2012 at 5:27 PM

To: billconklin@comcast.net, Jim Lehan <lehan@virtualnorfolk.org>, mehenney@gmail.com, scott.dittrich@raymondjames.com, Susan Jacobson <SJacobson@virtualnorfolk.org>, susanjacobson5@gmail.com, clevertc@aol.com, wcrump@access-partners.net

[Quoted text hidden]

20120104163157938.pdf
54K

William Crump <wcrump@access-partners.net>

Wed, Jan 4, 2012 at 6:04 PM

Reply-To: wcrump@access-partners.net

To: Susan Jacobson <SJacobson@virtualnorfolk.org>, billconklin@comcast.net, Jim Lehan <lehan@virtualnorfolk.org>, mehenney@gmail.com, scott.dittrich@raymondjames.com, susanjacobson5@gmail.com, clevertc@aol.com

Interesting...the house is not habitable. We expected this response but as Sue mentioned it is moot at this point.

I think it would be a nice gesture to respond with a simple letter letting them know our offer was rejected and the NAHTF is presently not pursuing the purchase of the property.

Thanks Again,

Regards,

Bill

William Crump, Exec VP and COO
Access Partners

46 Massachusetts Avenue
Norfolk, MA 02056-1143
508-346-3913-Phone
508-276-0596-Fax
508-277-2069-Mobile
wcrump@access-partners.net
www.access-partners.net

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From: Susan Jacobson [<mailto:SJacobson@Virtualnorfolk.org>]
Sent: Wednesday, January 04, 2012 5:28 PM
To: billconklin@comcast.net; Jim Lehan; mehenney@gmail.com; scott.dittrich@raymondjames.com;
Susan Jacobson; susanjacobson5@gmail.com; clevvertc@aol.com; wcrump@access-partners.net
Subject: Main Street Property

[Quoted text hidden]

Mark Henney <mehenney@gmail.com>

Wed, Jan 4, 2012 at 7:18 PM

To: "<wcrump@access-partners.net>" <wcrump@access-partners.net>
Cc: Susan Jacobson <SJacobson@virtualnorfolk.org>, "billconklin@comcast.net" <billconklin@comcast.net>, Jim Lehan <lehan@virtualnorfolk.org>, "scott.dittrich@raymondjames.com" <scott.dittrich@raymondjames.com>, "susanjacobson5@gmail.com" <susanjacobson5@gmail.com>, "clevvertc@aol.com" <clevvertc@aol.com>

Think we should have a joint meeting and share our missions and some of our barriers that face each others goals.

Mark Henney
508-294-4379

[Quoted text hidden]

Hi Sue -

Enclosed is the deposit check
for the purchase of 234 Main Street,
Norfolk. Unfortunately, the seller
didn't counter.

Happy Holidays!

Regards,

Wlique

returned
to
Finance
Department

1/4/2012

offer withdrawn
Please VOID check,
delivered to Ann Marie
Alvan Jacobson



TOWN OF NORFOLK
MASSACHUSETTS

ROCKLAND TRUST
MASSACHUSETTS

CHECK NO. 249821

53-447
113

*****1,000 DOLLARS AND NO CENTS

VENDOR

CHECK DATE

CHECK AMOUNT

12/06/2011

\$1,000.00

PAY

PRUDENTIAL PRIME PROPERTIES
54 BROADWAY
NORWOOD MA 02062

TO THE
ORDER

Cheryl Kelley

TOWN TREASURER / COLLECTOR

⑈ 249821 ⑆ ⑆ 011304478 ⑆

4035348 ⑆

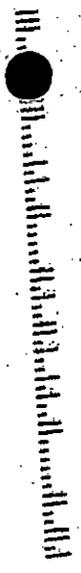


Chiquita Brands
206 Main Street, Unit 2, Norfolk, MA 02056

Norfolk Town Hall
One Liberty Lane
Norfolk, MA 02056

Attn: Sue Jacobson
Municipal Trust

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