

Norfolk Municipal Affordable Housing Trust
Meeting Minutes
4-17-2012
Room 124 @ Town Hall

Scott called the meeting to order at 12:08

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

Scott called the meeting to order at 12:08.

Gump's Farm/Lot Four/18 Medway Branch:

Howard Baily, Nick Baily, Kathy Kudirka Update on Lot 4:

There has been some information brought to the attention that has posed a problem that involves the Town Flood Plain Map that was put forth in 1999. The FEMA maps show all the flood plain. The town can adjust those flood plains in 1999 Mr. Domey made such adjustments. Jim Lehan said that in his opinion we have been overly aggressive. Howard Baily said that his engineers certified the benchmark. Bill Domey made an opinion and the town went with his opinion on the floodplain. He has had two plans approved. The Conservation Commission said they are not accepting either of Howard's plans. He re-designed the lots he thought that it was good idea to re-design the lot because there was a car -path right through the property. Howard was hoping to trade land to make the lot easier for the septic installation. This plan can be a simple 81P it does not have to go before the Planning Board. They will have to do the soil testing to make sure it is suitable. Then they would go forward with the land swap. Jim Lehan said that CPA and the Selectmen have already approved this sketch. Howard Bailey believes that the property will perk. The driveway would be moved just a couple of feet.

Howard Bailey is looking for an additional \$4650.00. He has already paid for two redesigns for a problem that he feels was created by an opinion. Included in this price is the redesign and corrections of two additional problems. The sidewalk is thirty feet on to the property on the corner of Boardman and Medway Branch and a portion of the driveway for the Osborn home is on the new home property. A redesign to give them a few feet of that lot would also be included in this charge.

Jim Lehan wanted to note that half of all of the building fees are being paid by the NAMHT. Howard Bailey said he has paid this fee twice already. He did not create this issue the town did.

Scott Dittrich felt that we should pay this because Howard Bailey did his due diligence on trying to get accepted systems for each home. This floodplain issue was created by the town not accepting his engineer's flood plain.

Jim Lehan does not like to spend any tax dollars but feels that Howard Bailey is not to blame for the 3rd-re-design based on Mr. Domey's handwritten notes. Howard Bailey said that Land Planning should have picked up on this.

A motion was made by Tom Cleverdon to pay an amount not to exceed \$4650.00 to allow Howard Bailey to redesign the plans for the 4th home located at 18 Medway Branch. It was seconded by Bill Crump and it **was so voted**. All were in favor. Jim Lehan recused himself because of his role in the land swap. 4 in favor Jim Lehan recused.

General Updates:

Habitat for Humanity has not returned Bill Crump's phone calls regarding the sign. There was general discussion about the type of sign that will be used and whose name would appear on the sign.

Jim Lehan wanted to make sure it confirms to our sign bylaw. Jim Lehan said that the BOH agreed to waive the permitting fees but not the inspection fees

A motion was made by Bill Crump to authorize the purchase of two signs for 82 Main Street and Gumps property. It was seconded by Jim Lehan and it **was so voted**. Tom Cleverdon asked if there would be additional costs to add the architect name onto the 82 Main Street sign. All were in favor.

Susan Jacobson will notify the Town Clerk of the upcoming lottery dates and process.

Bidding Process: 82 Main Street:

This process is subject to 30 B requirements the State looks at it as one project. Paul Molla is working on the stock list now. We have to advertise it and post it. Scott Bragdon will handle the bidding process. It will take about 30 days.

New Potential Purchase of Property: Larry Mitchell/Owner:

Susan Jacobson informed the Trust that Mr. Larry Mitchell had come into the office to discuss selling a lot that would only be able to be sold as an affordable housing lot. It is a non-confirming lot unless it is used for an affordable home. Bill Crump said that he looked at that lot some time ago and that it was in a great neighborhood but he thought that it may have had some wetland issues. Bill Crump wondered if the ZBA and Conservation will issue a building permit for this property. He did not think it would be an easy lot to move with. This lot did not have an existing home on it. After general discussion the Trust did not feel that it was something they want to move forward with at this time.

The Trust will hold its next meeting on Wednesday May 2, 2012.

A motion to adjourn was made by Tom Cleverdon. It was seconded by Bill Conklin and it was so voted. All were in favor.

Meeting adjourned @2:15.

Respectfully Submitted,

Susan Jacobson


Administrative Assistant

appr. SD

Information for Meeting of Affordable Housing Trust Tuesday April 17, 2012 12 PM EDT

Town: [Norfolk, MA](#)
Board: [Affordable Housing Trust](#)
Time: Tuesday April 17, 2012 12 PM EDT
Location: Room 124 @ Town Hall

[Print Agenda](#)

Agenda:

Signs for 82 Main Street and Gumps Farm
Review Bidding Process
Potential Property Purchase/Discussion Larry Mitchell 6 Hemlock Lane
Update on Gumps Property
Discussion Lot 4 Gumps Engineering Fees
Presentation for Town Meeting
Minutes

Scheduled By: [Susan Jacobson](#)
Posted At: Apr 11, 2012 11:27 AM EDT
Last Modified: Apr 12, 2012 1:45 PM EDT
Minutes: Minutes **are not** on record with the Town Clerk's office

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Meeting Revision History

Date	Changes	
Apr 11, 2012 11:27 AM EDT	Time	Details...
Apr 12, 2012 1:45 PM EDT	Agenda	Details...