



**Affordable Housing Trust**  
550 Hanover Street, Hanover, MA 02339  
**Meeting Minutes**  
Wednesday, February 7, 2024 – 6:00 pm

**Committee Attendees**

Stephen Carroll, Chairman  
Kevin Dyer  
Steve Louko  
Vanessa O'Connor  
Robert Page

**Other Attendees**

Will Barrett, Assistant Health Agent  
Ann Lee, CDMI Director  
Chelsea Stevens, Finance Director

**Opening**

Chairman Stephen Carroll opened the meeting at 6:00 pm and made note the meeting was being recorded. Chairman Carroll also welcomed new Trustee Robert Page to the Trust.

**Review of Meeting Minutes**

The Trust voted to accept the January 3, 2024 meeting minutes.

**Town-Owned Land – Legion**

Chairman Carroll attended a Select Board meeting to discuss the 8-acre property south of Legion Housing that is currently under the control of the Select Board. Assistant Health Agent Will Barrett discussed the process of evaluating the property to see if it is a viable site for a potential housing project. Mr. Barrett plans to walk the property to take a preliminary look at it. Finance Director Chelsea Stevens let the Trust know that they could procure a soil analysis through quotes and, depending on the results, do a full RFP for engineering services.

**Legion Housing**

Chairman Carroll informed that Trust that the Legion Board's redlined version of the agreements are still pending.

**Program Proposals**

**Septic Repair Program:** The program is advertised on the Town website. No applications have been received as of this meeting.

**Emergency Short-Term Rental Assistance Program:** The subcommittee will be meeting to discuss three new extensions that have been requested. Chairman Carroll suggested seeing if Community Services Director Tammy Murray to meet with the Trust to give updates on this program.

### **Other Business**

The Trust discussed cottage cluster zoning. Chairman Carroll and Trustee Kevin Dyer met with the Planning Board to discuss. It would be tight to try to get this on this year's Annual Town Meeting Warrant. Planning does want to revisit this but can't right now. Trustee Dyer asked how many lots in Town would fall under cottage cluster zoning? Ms. Stevens offered to see if the Assessing Department could run a report listing any properties that would apply.

The Trust reviewed the Affordable Housing Trust's FY23 Annual Report for the Annual Town Report. Chairman Carroll expressed his concern about the town's SHI #. It is currently at 10% but could fall below that after the 2030 census. The Trust voted to approve the Annual Report.

### **Next Meeting**

Wednesday, March 6<sup>th</sup>, 2024

### **Adjournment**

The meeting ended and adjourned at 6:26 pm.