



Lexington Housing Partnership

Meeting Minutes for August 3, 2011

Attendees:

Chris Kluchman, Ken Kreutziger, Winifred McGowan, Wendy Manz, Bob Bicknell, Melinda Walker, Mary Haskell, Carol Marine, Florence Baturin, Beth Rust and Dan Gaulin both of Regional Housing Services, Consultant, Peter Litchev, Bob Pressman, Bella Tsvetkov, Igor Tsvetkov, Harry Hemond, Fabian Borensztein

Chris Kluchman chaired the meeting; Carol Marine took the minutes. The meeting was called to order at 7:45 pm.

1. Open Meeting

Approval of Minutes

Minutes, with corrections, were approved for February 17, 2011, March 24, 2011 and May 26, 2011.

2. Old Business - Reports

Leary Property

Aaron Henry discussed the use of HOME funds with the BOS. The conclusion was that the use of HOME funds for this property is not warranted at this time despite the Partnership's recommendation of \$117,000. Additionally, it was reported that the Town Manager filed an application for a demolition permit. Abutters appeared at the hearing and a decision was continued until after Labor Day. The Task Force has submitted its final report to the BOS; their action is pending.

Busa Farm

Ms. Manz reported that the BOS had laid out its plan for addressing resolution of the use of the Busa property. This was a process, not content, decision. Additional Issues raised included whether the Busa's would be willing to extend the lease for another year and whether any of the new uses, such as leasing to a farmer, would require Town Meeting approval. Finally, it was noted that for housing development, the Community Preservation Act requires a deed restriction laying out possible housing be placed on the property. The restriction must be held by Department of Housing and Community Development.

Ken Kreutziger reviewed the presentation he made to the BOS explaining the Partnership's proposal for affordable housing, open space and farmable land on the site. He reviewed a series of overlays and described extensive questioning by the BOS who have asked for an estimate to obtain reproducible drawings. Mr. Kreutziger presented a draft letter for LHP's review to send to the BOS. At this point, there was a motion to endorse Mr. Kreutziger's presentation. Ms. Kluchman pointed out that this endorsement is not new but reinforces our prior endorsement. Further, the Partnership is reiterating its support of housing, open space and agriculture but not recreation. It was noted that Bill Hayes indicated that LexHAB fully supports the Partnership's proposal.



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It was noted that the number of housing units has not been determined but the range would be from ten to fourteen, depending upon configuration and bedroom number. This is relevant to a needed deed restriction and it would be useful to BOS in deciding amongst proposals.

At 8:38 we opened the discussion to many guests who were in attendance. Mr. Pressman indicated that at the BOS meeting there were a range of numbers of housing units discussed from four to fourteen, depending upon which proposal is selected and whether the Partnership or LexHAB manages the site. Mr. Borensztein indicated that he felt the BOS were obligated to follow the ~~dictates-recommendations~~ of the Busa subcommittee. Further, it is premature to deed restrict the property. Ms. Tsvetkov asserted that the site is inappropriate because of lack of access. Mr. Hemond is concerned that the abutters, the Goldingers, will never sell their land, and therefore there will be no opportunity to enlarge the open space.

Motion was made to re-endorse Mr. Kreutziger's plans as the recommendation of the Partnership. Mr. Kreutziger was thanked for his extensive and excellent work. Motion was unanimously passed.

3. New Business:

Beth Rust and Regional Shared Housing Office

Ms. Rust and Mr. Gaulin introduced themselves and Ms. Rust spoke about the Regional Housing Services Agreement entered into by Bedford, Concord, Lexington, Lincoln and Weston. Benefits are increased services including proactive compliance monitoring and resource efficiency such as access to ready renter and buyer lists and leveraging of existing resources. In addition, the Partnership has asked Ms. Rust to look at the implication of the expiring use of Katadin Woods as well as outreach to underserved communities with particular emphasis on people of color. A copy of expected benefits of the Shared Services Contract is attached.

Composition of the Partnership

Two Partnership members on the BOS list of Partnership members have resigned. A discussion of the Partnership membership ensued. It was pointed out that the difference between a liaison and a representative is that the latter is a voting member while the former is not. Mr. Kreutziger moved that we have a membership of 15 with a quorum of 8. However, he withdrew the motion pending checking with folks on the Partnership to determine whether they wished to remain. We will take the issue up at our first fall meeting and consider optimum number of members and status of current members.

Allocation of Partnership Responsibilities

Ms. Kluchman asked for support getting materials together, advertising meeting and posting agenda. Mr. Kreutziger would like to cede the vice chair position and concentrate on housing development. Ms. Walker indicated that we may want to consider a model used by the League of Women Voters called "the Convener" – someone who does the administration of setting up meetings, posting agendas, arranging venues and the like.

Affordable Housing Workshop

There may be interest in a workshop sponsored by or with the League of Women Voters.



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Next Meeting: to be determined

Agenda items will include reports from goal setting committee, shared services and quorum and expirations of terms, setting time for public comment at the beginning of the meeting in next agenda.

The meeting was concluded at approximately 10:15 pm.

Respectfully submitted:

Carol Marine