



Lexington Housing Partnership

Meeting Minutes for November 17, 2011

Attendees:

Florence Baturin, Harriet Cohen, Ken Kreutziger, Carol Marine, Wendy Manz, Tom Hardin, Julie Duncan, Betsey Weiss

Ken Kreutziger chaired the meeting; Carol Marine took the minutes. The meeting was called to order at 7:45 pm, with a quorum in place at 8:30.

1. Old Business - Reports

Leary Property
No update

Busa Farm

Wendy Manz, Betsey Weiss, Chris Kluchman and Ken Kreutziger and three LexHAB members met on Oct. 25th in preparation for meeting with the BOS to discuss the use of the Busa property. At the BOS meeting on Oct. 26th, LexHAB and the Partnership made a joint presentation regarding the Busa land use to the BOS. The LexHAB and LHP consortia was chaired by Bill Hayes and the discussion included siting eight units of affordable housing. The BOS asked the consortia to report back with an analysis of up to eight units on Lowell St at the south end of property, or four units south of Lowell St. and an additional four units situated similarly to the outstanding Partnership proposal. The BOS is interested in resources and a time line to proceed with the ~~eight unit~~ Lowell Street model. Bill Hayes was asked to report back to the BOS on behalf of the Partnership and LexHAB at the next BOS meeting. In preparation, Ken Kreutziger will share his site analysis with Bill Hayes, Dave Eagle and Les Savage. The BOS meeting will be held on Nov. 21st.

Goal Setting:

The committee made a presentation to the Partnership. Julie Duncan will investigate the proposal and any comments from this committee. Florence Baturin suggests that we consider scaling back our goals to match the number of active members in the Partnership.

Composition of the Partnership

No update as Beth Rust was unable to attend.

Housing Forum:

This committee will meet after Thanksgiving to follow up on dates and format for a first Friday forum in the spring. We will discuss ideas about the forum at next Partnership meeting.

2. New Business

Annual Report:

Chris Kluchman will send the Annual Report to members for comments. We will arrange to have a photo of our members in December.



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Wright Farm

A BOS meeting in executive session with committee chairs from committees interested in the purchase of the Wright Farm on Grove Street was held. The Wright Family has recently indicated its intent to sell the property. The committees present included finance, community preservation, conservation, recreation housing, the Partnership and LexHAB. The 13+ acre site off Grove Street on the Bedford, Burlington and Lexington line is now on the market. The site has wetlands and other constraints but could potentially accommodate twelve homes as well. Two plans have been prepared for the owner, both showing twelve lots, one being a cluster arrangement with significant open space. Conservation is very interested in owning the property. It is Chapter 61A property and the Town has right of first refusal on the property. By statute, market value needs to be established. The Wright family may be interested in deeding the property to the Town and retaining a life estate in a lot to accommodate the present house and barn. At the end of the meeting, BOS asked for two appraisals to establish value. CPC has administrative funds and will allocate funds for the two appraisals. BOS wishes to have the use specified when they take the purchase to Town Meeting.

The Partnership then discussed what kind of housing could be situated on the site. Both farm house and small cottage (1 and 2 BD) homes are possible in cluster formation to preserve open space. Financing would have to be investigated. Julie Duncan thinks it is an excellent site for larger homes that are deemed “sustainable” because of the setting. The Partnership will look at the density calculation based on “site sensitive” development.

The “cottage” concept is one that the Partnership wishes to explore further focusing on a cluster arrangement with a paddock or other open space. The second aspect we will explore is the reuse of the farmhouse and barn. Both the farmhouse and barn are in good condition.

A motion was made to establish a subcommittee of the Partnership and LexHAB to jointly develop a plan for affordable housing on the Wright site. The motion passed 8-0. A subcommittee will be formed to evaluate the site. Tom Harden, Betsey Weiss, Ken Kreutziger and Carol Marine participate on behalf of the Partnership. Ken Kreutziger will contact LexHAB and ask them to appoint some members to a joint committee.

3. Approval of Minutes

Minutes, with corrections, were approved for October 13, 2011.

The meeting was concluded at approximately 9:12 pm.

Respectfully submitted:

Carol Marine