

**Joint meeting
Ipswich Housing Partnership
Ipswich Affordable Housing Trust Fund Board
Wednesday, August 22, 2018, 7:30 AM
Room 129, Planning Dept. Conference Room, Town Hall**

Members of IHP present: Jim Warner, Don Greenough, Jim Kroesser, Stacey Pedrick, Binni Hackett, Judy Field, Mike Jones, Ed Dick

Members of AHTFB present: Jim Warner, Jim Kroesser, Mike Jones, Nishan Mootafian, Binni Hackett

Staff present: Terry Anderson

MINUTES

1. Citizen queries

None.

2. Approval of minutes of May 23 by the Trust Fund Board and the minutes of July 25 by IHP

The minutes of May 23 were approved by the Trust Fund Board on a motion by Warner, a second by Jones, and a unanimous affirmative vote. The minutes of July 25 were approved by the Partnership on a motion by Greenough, a second by Kroesser, and a unanimous affirmative vote. The Trust Fund Board did not vote on the July 25 minutes because there was no quorum at that meeting.

3. Discussion: 15 Market Street, Frank Pasciuto (developer)

Frank Pasciuto discussed his plans to create three apartments (2 one-bedrooms and 1 two-bedroom) at the rear of 15 Market Street. The two-bedroom unit will be affordable and handicapped-accessible. His future plan is to develop 13 additional units on the second and third floor of the building. Warner questioned the location of the bedrooms on the current plan because of the lack of windows. Pasciuto said he would change the configuration to correct this. He also said he is not required to make one of these first three units affordable but he is committed to helping the effort to reach the 10% threshold so he is happy to restrict one. A consensus occurred to recommend to the Planning Board that the concept of three units with one affordable and handicapped-accessible would be a valuable asset to the town.

4. Update: Bruni project—Essex Pastures

A few comments and questions were heard about whether the ZBA will be holding a special meeting to consider the Bruni project.

5. Community input/new business

Mootafian reported that the Finance Committee had raised some questions about how much money is in the Trust Fund and how these funds are being used. They also expressed some reservations about the current policy of accepting payments from developers in lieu of their creating affordable units. He recommended that Anderson be prepared with data in order to answer these questions if and when the FinComm makes such a request.

On 300 High Street, Anderson reported that the Town is negotiating pasturing rights for the abutter Yaz Grotnik. The lease would be short-term and temporary, from May to October, and would have to be re-signed every year. Also, Vicki Halmen, water department engineer, is considering raising the height of the abutting Dow Brook Reservoir dam by approximately two feet—which would probably cause some

flooding of this parcel. Greenough asked if such a lease would be subject to public bidding. No one knew.

Anderson also commented that he had prepared a letter in collaboration with David Fuller which was sent to the trustees of 13-19 Depot Square regarding their lack of response to multiple requests for information on the current residents' incomes and the current rents. The letter stated that the owners' Certificate of Occupancy may be rescinded if the owners remain non-compliant with the terms of the Special Permit and Affordable Housing Restriction.

6. Next meeting date

The next meeting will be Wednesday, September 26.

7. Adjournment

The meeting adjourned at 8:16 AM.

Respectfully submitted by
Terry Anderson, Housing Coordinator
August 22, 2018

Approved September 26, 2018