

**Carlisle Affordable Housing Trust
Meeting Minutes
July 19, 2022
Approved August 16, 2022
Meeting, Town Hall patio**

Members present: Maureen Cosgrove Deery, Gina Fox (via Zoom), Carolyn Ing, Mark Levitan, Kate Reid, Beverly Shorey, Brian Waterson (via Zoom)
Public participants: Christine Johnson-Battista (via Zoom)

The meeting was called to order at 6:03 pm.

Old business

Housing Production Plan update

Ms. Reid reported that the Planning Board and Select Boards have received copies of the draft goals for the HPP. She discussed the spreadsheet provided by the MAPC that contains a list of possibly developable parcels in town. She found that many of the parcels on the list are not developable because of various issues, including outdated information, extensive wetlands, lack of access, or under agricultural or conservation restrictions. She noted that GIS info, assessor info has not been updated on the spreadsheet.

Benfield update

Ms. Reid reported on a meeting with Linda Fantasia and Benfield's engineering consultant. A major current problem with the Benfield septic is the system's excess capacity. The system cannot be turned on and pumped to the leaching field until the septic tank fills, and current wastewater flow is too low to fill the tank within the next six months. MS. Johnson-Battista suggested finding an outside source to fill the tank in order to get the system running and operational.

Ms. Cosgrove Deery reported that the Benfield air ducts have been cleaned, and new filters are being installed. She recommended the Housing Trust refer to the ground lease to determine ongoing property maintenance responsibilities by the lessee.

Next steps

Ms. Reid discussed two parcels that may be considered as potential Affordable Housing opportunities. The first, the parcel offered by a private owner of 20 acres for \$450,000. An access easement would need to be negotiated and would also require a wetland crossing. The second potential project is at 47 West Street consisting of two parcels of 17 acres. The developer is proposing a six lot conservation cluster. There is an existing house with five more to be added. Ms. Reid suggested exploring whether the existing house could be acquired and converted into duplex. Another possibility is to combine conservation grants and housing.

Ms. Cosgrove Deery commented that since her term on the CAHT will be ending shortly, she asked the continuing members to continue to keep in mind Benfield property management concerns on an ongoing basis.

Next meeting

Next meetings are scheduled for August 16, 7:00 pm, and September 20.

The meeting was adjourned at 6:38 pm.

Respectfully submitted,
Carolyn Ing, Secretary