

Housing Partnership Meeting
Minutes September 12, 2017
Held in the Planning Department Office, Marshfield Town Hall

1. Call to order: 7:05PM
2. Roll Call: Present: Jack Mather, Housing Coordinator (H-C) Martine Anderson, Chair; Daniel Gaulin, Technical Consultant (T-C), Kerry Richardson, Richard Murphy, Noble Scheppers and Fred Monaco. Absent: Brittany Cavallo and Joe Kelleher. Guests present included Robert Corley and Timothy Doherty of NeighborWorks and Joseph Weinman, Marshfield Chapter of Habitat-for-Humanity.
3. Bill: There were no bills to be paid.
4. Motion to approve the minutes of meeting of June 13, 2017 was made by Richard Murphy. Seconded by Kerry Richardson. Passed with no opposition.
5. Motion to award MHOPP Grant # 27 in the amount of \$100,000.00 to Julie Halkiotis's for the purchase of 55 Dundee Road. Fred Monaco made the motion. Kerry Richardson seconded the motion. Grant to come out of MMDT account. Motion passed unanimously.
6. Motion to approve an extension for housing search from August 2, 2017 to November 3, 2017 for MHOPP 11B participant's #'s 17-11B-02, 17-11B-07, 17-11B-08, 17-11B-09, 17-11B-10, and 17-11B-12. The H-C explained the difficulty participants were having in the current housing environment and recommended the extension be granted. Motion to approve was made by Fred Monaco and seconded by Noble Scheppers. Motion was approved unanimously.
7. The H-C recommended not approving exercising 'Right of First Refusal' for 451 School Street, Unit 2-10. The H-C explained that by not approving the Town purchasing the unit, the owner can now sell it to another income qualified buyer thus keeping it as an affordable unit within the community's affordable housing resources. Motion to not approve exercising the 'Right of First Refusal' was made by Kerry Richardson and seconded by Fred Monaco. Motion was approved unanimously.
8. Robert Corley of Neighbor Works discussed affordable housing for veterans. The H-C informed members that Article # 3 of the Fall Town Meeting would authorize the selectman to accept proposals to sell the Hancock Building to a Community Housing Development Organization for the development of affordable housing for income qualified veterans. A motion to have the Housing Partnership support Article # 3 was made by Fred Monaco and seconded by Kerry Richardson. The motion passed unanimously.
9. Joe Weinman of Marshfield Habitat-for-Humanity informed members that Habitat-for-Humanity has been having discussions with the Town regarding property on Texas Street for potential affordable housing through Habitat. They hope to know more about the property later this year. They will keep the Housing Partnership informed.
10. The H-C recommended approval of the request of Maura and Michael Mohan for capital improvement by replacing their roof at 186 Arnold Road at a cost \$2,895.00 and that they be allowed to recapture their costs at

resale less an adjustment for depreciation. Request will also need the approval of DHCD. Motion to approve was made by Kerry Richardson and seconded by Noble Scheppers. Motion passed unanimously.

11. The H-C recommended that the request of Patricia Hensley for capital improvement by building a 26ft by 12ft addition to the rear of 189 Webster Street adding two bedrooms and converting a small existing bedroom into a dining room be denied. The H-C explained that DHCD does not approve the recapturing of costs resulting from adding additional bedrooms. A motion to deny the request was made by Fred Monaco and seconded by Kerry Richardson. The motion to deny was approved unanimously.
12. The H-C discussed the Zoning Board of Appeals hearing on Bridle Path. Hearing is closed for public comments and evidence. A meeting on June 15, 2017 was held to discuss conditions. Subsequently approval was granted with a number of conditions which greatly reduced the amount of earth that can be removed. The developer has appealed to the Housing Appeals Committee (HAC).
13. The H-C discussed Marshfield Mews (Modera) project and informed members that the hearings have been closed. The ZBA will now deliberate to determine conditions and issue their recommendations for approval to move the project.
14. The T-C prepared justification for local preference at Modera Marshfield Chapter 40B proposed development. Local preference benefits local residents in the selection process. A motion to approve the justification was made by Fred Monaco and seconded by Kerry Richardson. The motion was approved unanimously.
15. Report of the Housing Coordinator:

MHOPP 11B Update: H-C reported that participants were having difficulty in locating approvable for the MHOPP program. Participants have until November 3rd to find a unit.

Foreclosure Prevention: H-C reported that foreclosure notices are down substantially from last year.

No new meeting date was scheduled due to Fall Town Meeting. The Chair will notify members when next meeting is scheduled.

Motion to adjourn meeting made and seconded. Passed with no opposition.