

Town of Hudson

Municipal Affordable Housing Trust

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Minutes of Meeting June 9, 2021

The meeting was called to order by Chair Kevin Santos at 7:05 PM.

Roll Call: Kevin Santos (Chair). John Parent (Vice Chair), Ian Mazmanian, Robin Frank, Darryl Filippi, Jory Tsai, Jim Quinn, Sushma Singh
Staff: Pam Helinek, Kristina Johnson (Planning and Community Development), Jack Hunter, Eliza Datta (Consultants), Jennifer Van Campen, Caitlin Madden (MetroWest Collaborative Development), Laura Cella-Mowat (Davis Square Architects)

Discussion with Metro West Collaborative Development

Jennifer Van Campen introduced the MWCD Team who will be developing the Affordable Housing at 62 Packard Street. Jory Tsai expressed concern that 40 parking spots will not be enough and that visitor spots should be added. He also suggested that the parking area should be covered, and that solar panels could be installed over the parking area.

Jory Tsai asked if there would be an on-site superintendent. Jennifer Van Campen said someone would be on call 24/7 for maintenance and that the property maintenance office would be staffed part-time.

Darryl Filippi asked what were the shortcomings of the design. Laura Cella-Mowat said she would like to do further study of the open space and common space on the site and also revisit the appropriate number of parking spaces.

Kevin Santos asked about the usefulness of the Community Room and about the one-way traffic pattern. Jennifer Van Campen said the State Department of Housing will want to see a community room. Laura Cella-Mowat said the traffic was currently one-way, but that might change if the driveway can be widened. Jory Tsai asked if the back of the site could be better used. Laura Cello-Mowat said they had wanted to use the back as a buffer for neighbors, but that maybe the buffer could be smaller. Darryl Filippo suggested that the terraces be moved to the back of the Town Houses rather than in front on the street view.

Darryl Filippo asked about the next steps. Jennifer Van Campen said MWCD plans to submit a project eligibility letter to the State Department of Housing in July.

Packard Street Demolition – Jennifer Van Campen explained that demolition of the building at 62 Packard Street once the request for funding has been submitted would be considered a “choice limiting action” and would disqualify the project from federal funding. John Parent said it would be very disappointing to delay demolition and asked if we could demolish the building if it were condemned. Jennifer Van Campen said she would research this possible option. The discussion was tabled until next meeting.

Special Counsel for Land Disposition Agreement – Pam Helinek explained that staff was concerned with the timeliness of using Town Counsel to negotiate the LDA. He does not specialize in this area and requires at least two weeks for every transaction. The LDA is an important document which needs to be executed in a timely manner. Kevin Santos suggested tabling the discussion until staff can get an estimate of the cost of Special Counsel.

Consulting Service Extensions – The Trust agreed that they would like to extend the consulting services of both Eliza Datta and Jack Hunter. They asked the consultants to submit a scope of work and estimated budget.

Next Meeting – The next meeting was scheduled for June 24, 2021 at 7:00 PM.

Adjournment – John Parent moved to adjourn the meeting, second by Darryl Filippi, vote 8-0-0. The meeting was adjourned at 8:49 PM.