

Town of Hudson

Municipal Affordable Housing Trust

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Minutes of Meeting August 25, 2021

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

Roll Call: Kevin Santos (Chair), John Parent (Vice Chair), Anna McCabe, Darryl Filippi, Jory Tsai
Staff: Pam Helinek, Kristina Johnson (Planning and Community Development), Jack Hunter, Eliza Datta (Consultants), Jennifer Van Campen (MetroWest Collaborative Development), Laura Cella-Mowat (Davis Square Architects); Marianne Neuman (Packard Street abutter)

Packard Street Update – Jennifer Van Campen reported that the PEL (Project Eligibility Letter) has been submitted to the state and DHCD is planning a site visit for this week. Next will be the ZBA comprehensive permit hearing, hopefully in late October.

Laura Cell-Mowat presented changes to the site design, including more parking spaces, moving the town houses closer to the street and adding porches, and roofline architectural changes to better fit with the neighborhood style. Trust members discussed concerns about snow storage, privacy issues for the Town House backyards, location of the extra parking spots, and the amount of green space. Darryl Filippi requested a plan that shows elevations of neighboring houses. Jennifer Van Campen reminded the trust that funds are limited and that the housing must be buildable and maintainable over time.

Jennifer Van Campen reported that the Option to Purchase has not yet been finalized, and that Town Counsel has insisted on a \$5000 price tag that contradicts the assertion in the RFP that the Town will donate the property for Affordable Housing development. MWCD has already told DHCD that the property is being donated, and DHCD was very enthusiastic about the Town's support. MWCD is concerned that the \$5000 may damage their credibility with the state. Eliza Datta confirmed that the donation of the property makes the project stand out from others. The Trust agreed that the \$5000 should be removed from the Option to Purchase. MWCD and Town staff will speak with their respective attorneys.

Meet the Developer Night and Next Meeting – MWCD would like to have a Meet the Developer Open House to allow the Packard Street neighbors an opportunity to get to know them and see preliminary design ideas. Ideally it will be in October before the ZBA hearing. Darryl Filippi said that the design should be a little further along before it is shown to the public. The Trust agreed to meet again on Wednesday September 22, 2021 at 7:00PM.

Minutes -Anna McCabe moved to accept the minutes from June 30, 2021, second by Jory Tsai, vote 5-0-0.

Adjournment – Anna McCabe moved to adjourn the meeting, second by John Parent, vote 5-0-0.
The meeting was adjourned at 8:20 PM.