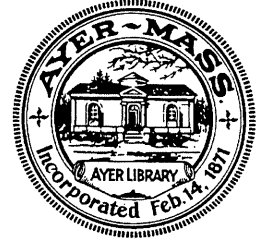


Town of Ayer

Department of Community & Economic Development

Town Hall ♦ One Main Street ♦ Ayer, MA 01432 ♦ 978-772-8221 ♦ 978-772-3017 (fax)



Minutes of January 17, 2020 – Ayer Affordable Housing Committee

Location: First Floor Meeting Room, Ayer Town Hall

Members Present: Janet Providakes, Ron Morrison, Stephen Wentzell, Ken Diskin

Also Present: Alicia Hersey, Committee Administrator & Community Development
Program Manager

Alan S. Manoian, Community & Economic Development Director

Virginia Leonard, Nashoba Valley Medical Center

Janet Providakes, called the meeting to order at 11:38 AM.

General Business

Approve the Agenda

Ron Morrison made a motion to approve the agenda, Stephen Wentzell seconded.
Unanimous vote to amend and approve the agenda. (4-0-0)

Approve Meeting Minutes 10-18-2019

Stephen Wentzell made a motion to approve the meeting minutes from the December 13, 2019 meeting. Ken Diskin seconded the motion.
Unanimous vote to approve the minutes. (4-0-0)

Public Comment

Susan Tordella invited the Board to take a field trip to see the tiny house she and he husband had built. Ken Diskin recommended that the Board review information on Tiny Houses, such as designation as a house or mobile home. The question was raised as to whether the OSRD zoning bylaw could be used for the development of Tiny Houses. Janet Providakes suggested that the committee visit the Tordella property and then research other housing styles.

MHP – Affordable Housing Trust & Community Preservation Act Conference

Alicia Hersey said she would sign any interested Board member up for the MHP conference.

Alan S. Manoian – Taft House Redevelopment

Alan S. Manoian updated the committee regarding the redevelopment of the Taft house, explaining that the developer was planning on refurbishing the main house as a single unit and that the developer planned to add 5 additional units to the property. The question was put forth as to whether this would open the project up to the new Inclusionary Zoning bylaw affordable housing requirements.

Alan S. Manoian

Alan S. Manoian came before the committee requesting a letter of support for the Historic Fire Station Housing Redevelopment project.

Ron Morrison motioned that the Board write a letter of support for the Ayer Historic Fire Station Housing Redevelopment project, and Stephen Wentzell seconded it. Unanimous vote to approve the minutes. (4-0-0)

Janet Providakes – Housing Trust Outline and Calendar

Janet Providakes reported that allowable projects for CPC has been amended to include Affordable Housing Trusts.

- Draft application for CPC by May.
- Draft Rental Assistance Program by May.
- Mission Statement & Charter Development.
- Review examples of Housing Trusts.
- Aim for Warrant Inclusion at Fall Town Meeting.

Alicia Hersey – Housing Production Plan

Alicia Hersey reported that she expected to receive MRPC's first draft of the Housing Production Plan by January 23rd. The Office of Community and Economic Development hoped to have their review done by the first week of February.

Meeting adjourned

Unanimous vote to adjourn the meeting at 12:55 am. (4-0-0)

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*Janet Providakes
Chair*