

Town of Ayer

Department of Community & Economic Development

Town Hall ♦ One Main Street ♦ Ayer, MA 01432 ♦ 978-772-8220 ♦ Ext.142



Minutes of May 27, 2021– Ayer Affordable Housing Committee (AAHC)

Location: Zoom Meeting, Ayer Town Hall

Members Present: Janet Providakes, Ken Diskin & Ron Morrison, and Karin Swanfeldt

Also, Present: Alicia Hersey, AAHC Administrator, Ayer Community Development Program Manager, Alan S. Manoian, Director of the Ayer Community & Economic Development Department, and James Stephens.

Janet Providakes, called the meeting to order at 3:00 PM: Ms. Providakes read the Covid open meeting zoom requirements and requested the board introduce themselves.

Agenda: Karin Swanfeldt made a motion to approve the agenda, Ken Diskin seconded it. Unanimous vote to approve the agenda. (4-0-0)

Minutes April 16, 2021: Janet Providakes made a correction on the spelling of James O'Connor name in the April 16th minutes. Karin Swanfeldt made a motion to accept the minutes as amended, Ron Morrison second. Unanimous vote to approve the minutes. (4-0-0)

Public Input: No public comment.

Ayer Spring Town Meeting – Trust Bylaw Presentation

Janet Providakes thanked the Committee for all their hard work on preparing and passing the Ayer Affordable Housing Trust Bylaw. Ms. Providakes noted that there was good conversation on the floor of Town Meeting, residents concerned about first time homebuyers and their ability to purchase within the Ayer community. Ms. Providakes pointed out that these comments are the start of conversations for the Ayer Affordable Housing Trust, Committee, and the Community. Ron Morrison and Karin Swanfeldt felt that the Bylaw was very well received, and Ken Diskin thanked Janet Providakes for her leadership and hard work in getting this bylaw passed. James Stephens said that he appreciated the Town Meeting presentation and that it piqued his interest in the Affordable Housing Committee.

Ayer Affordable Housing Board of Trustees Appointment (AAHT)

Janet Providakes reported that the Ayer Select Board appointed three individuals as at large members of the AAHT, Cyndi Lavin, Jake Driscoll, and Jennifer Cali. Janet Providakes reinforced what a difficult job it was recommending only three because the Committee had been very fortunate to have so many highly qualified applicants step forward. In addition to the three at large members the Ayer Select Board also appointed the planning Board representative, Geoffrey Tillotson, the Select Board representative,

Shaun Copeland and the Community Preservation Committee representative, Colleen Krieser. It was noted that all the Ayer Affordable Housing Trust members were appointed for 2 years. The AAHC recommended that the AAHT should start working together for the initial 2-year appointment and then allow them to figure out the staggered appointments between themselves after that.

Janet Providakes recommended that we have a joint meeting and informational session for the Ayer Affordable Housing Committee and the newly appointed Ayer Housing Trust. The Committee agreed that Janet Providakes would reach out to Assistant Town Manager, Carly Antonellis to confirm either evening of the 23rd or the 24th for a joint meeting of the AAHC and AAHT. In addition, Janet Providakes said she would like to reach out to Shelly Goehring at Mass Housing Partnership for a possible training session in July.

Interviews Affordable Housing Committee Applicant

Janet Providakes introduced James Stephens to the Board noting that his application to become a member of the Ayer Affordable Housing Committee had been distributed to the current members of the AAHC to review. James Stephens gave a synopsis of his past and current involvement within the Town. Mr. Stephens explained that he was on the Town's Finance Committee for about 8 or 9 years, currently he is on the Capital Funds Committee, as well as being elected as a Commissioner of Trust Fund. James Stephens said that he enjoyed being able to participate within the community in positions that allow you to make a difference, helping to make things better. Janet Providakes said she fully supported James joining the Committee, Karin Swanfeldt said that she knew James for many years having taught up at the school with his wife, Edith. Ron Morrison commented that he was impressed with Mr. Stephen's resume, and he felt that he would work well on the Committee. Ken Diskin remembered the concise and well laid out presentation that Mr. Stephens had brought to Town Meetings when a member of the Finance Committee.

Karin Swanfeldt made a motion to accept Mr. James Stephens as a member of the Affordable Housing Committee Ron Morrison seconded it. Unanimous vote to approve the minutes. (4-0-0)

The Committee agreed to request Select Board appointment of James Stephens as a member of the Ayer Affordable Housing Committee. (The Select Board voted to appoint James Stephens to the Ayer Affordable Housing Committee at their June 15th meeting.)

MHP Virtual Housing Institute – June 3,10,17, 2021

Alicia Hersey reminded the members of the upcoming Housing Institute.

Old Business

Alicia Hersey reported that DHCD had approved the Ayer Housing Production Plan. Prior to approval DHCD had requested clarification on the paragraph sighting potential 40B Sites.

New Business

Ken Diskin requested an update on the Fitchburg Road, Flagg Property, wondering if anything new had come up? In conjunction Mr. Diskin asked if any developer had shown interest in using the new Inclusionary Zoning Bylaw. Alan Manoian responded to Mr. Diskin saying that some preliminary projects in the Downtown/ Park Street Form Based Code district and the West Main Street Form Based Code district had been made aware of the Inclusionary Housing requirements, noting that the developers had responded favorable to the increase in unit numbers. Alicia Hersey reported that the developer for the Flagg Property has submitted an application with the State for a Comprehensive Permit Eligibility Letter.

Brief discussion the need for AAHC and the AAHT to start looking at creating a rental assistance program.

Meeting Adjourned

Ron Morrison motioned to adjourned, Ken Diskin seconded at 4:00 pm. 5-0-0

Janet L. L...

RECEIVED
NOV 22 2021

TOWN OF AYER
TOWN CLERK

11:00am
[Signature]