

Ayer Affordable Housing Trust Open Session Meeting Minutes: December 14, 2022

Geof Tillotson, presiding. Meeting called to order at 6:02pm

AAHT Trustees present: Colleen Krieser, Cyndi Lavin (Clerk), Geof Tillotson (Acting Chair), James Stephen (Vice-Chair)

AAHT Members absent: Jake Driscoll (Chair, deployed), Shaun Copeland, Patricia Bagni-Latimer

Also present: Alicia Hersey – AAHC + AAHT Administrator; Cindy Knox – IT Administrator

Agenda Item: General Business

Review and approval of agenda: no changes made

Motion: A motion was made by Cyndi Lavin and seconded by Colleen Krieser to approve the meeting agenda as posted. **Motion passed by roll call vote 4-0-0**

Review and approval of minutes: A request was made to add “deployed” to Jake Driscoll's status to explain his absences from the meetings.

Motion: A motion was made by James Stephen and seconded by Colleen Krieser to approve the minutes from October 12, 2022. **Motion passed by roll call vote 4-0-0**

Agenda Item: Update on Ayer Commons

Alicia Hersey reported that Paul Haverty, a consultant, has drafted a decision for the ZBA in response to the Comprehensive Permit Application by NOAH. Ever since the Fall Town Meeting, when the CPA funds were approved for the project, the ZBA has seemed much more favorable towards the project and has actively suggested what needs to be included. MassDot will be asked for a crossing, but it is uncertain whether this will be granted. Mr DiGeronimo, owner of the Shop n' Save parcel will be redoing their frontage, and has been asked to extend his sidewalk further than he planned. He has indicated he will consider it.

Agenda Item: Ayer Rental Assistance Guidelines and Application

Alicia Hersey has added all the updates to the ARAP forms which were discussed at the October 12 meeting. The applications will be available January 2, 2023, and she is already getting calls about the program from interested parties. Alicia suggested waiting until the January AAHT meeting to decide if we need to do an actual mailing. The Town website, email blast, and facebook posts will definitely be utilized to spread the word.

Motion: A motion was made by Geof Tillotson and seconded by Colleen Krieser to accept the ARAP Guidelines and Application as written and updated. **Motion passed by roll call vote 4-0-0**

Agenda Item: Public Comment + Questions

None

Agenda Item: New Business

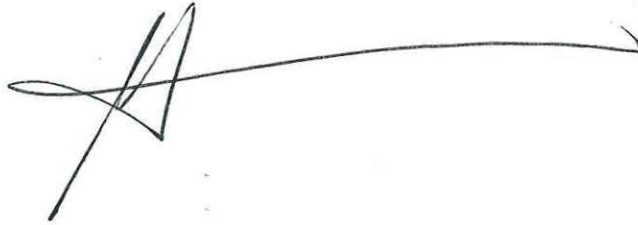
There was a discussion on long term planning. This included the balance between buying land vs paying landlords, and the problems of expensive land, high rents, and land that is actually available for sale. There was further discussion on the Inclusionary Zoning By-law and desires to increase its reach. Janet Providakes, Chair of the Ayer Affordable Housing Committee and Ken Diskin, Vice-Chair of the

Planning Board are looking into possible rewrites of the by-law.

Next meeting: January 18, 2023 at 6:00 pm, schedule permitting

Adjournment:

Motion: A motion was made by James Stephen and seconded by Colleen Krieser to adjourn at 6:36pm.

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