

WAREHAM Affordable Housing Trust

MINUTES OF THE MEETING

Tuesday, February 8, 2022

ZOOM

<https://us02web.zoom.us/j/83132315027>

Meeting ID: 831 3231 5027

1. CALL MEETING TO ORDER

The meeting was called to order by Chairperson Munise at 9:05 A.M.

2. ROLL CALL

Members Present: Jim Munise (Chairperson)
Carl Schulz (Clerk)
Missy Dziczek
Sandra Slavin (9:13)
Heidi Churchill

Members Absent:

Guests: Aaron Shaheen
Brenda Eckstrom (9:23)

3. MINUTES TO APPROVE

Minutes for the January 25, 2022 meeting were discussed.

MOTION: Motion made and seconded to approve the minutes for the January 25, 2022 meeting.

VOTE: (4-0-0)

4. REVIEW 2021 HOUSING ASSESSMENT AND PRODUCTION PLAN

Mr. Shaheen reported that the working draft of the housing production plan has not been posted yet. He is working on fixing the Table of Contents and some formatting. He plans to finish today.

Chairperson Munise asked if the DHCD needs to approve the document as acceptable / format and form. Mr. Shaheen was uncertain and needs to check.

Members had no further questions or discussion.

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5. ARTICLE 26

The Trust discussed the AG questions re: issues with Article 16 as approved at the June 2021 Town meeting:

- DHCD conformity
- Acceptance of SHI units

Mr. Shaheen reported that Mr. Buckland was communicating with the Commonwealth to clarify. The Commonwealth noted that they were also communicating with Ms. Eckstrom.

The Trust discussed what needed to be done to address the issues and who had the lead in addressing those issues. The question of whether this would need to go back before Town meeting was raised.

Ms. Eckstrom joined at 9:23 and reported:

- She is having discussions with DHCD,
- She is working to make changes to ensure that the units are counted,
- She has taken over preparing the response from Mr. Buckland as she had completed the work,
- She has modified the by-law based on the concerns and based on DHCD comments and feedback,
- She is looking for feedback from Attorney Bowen,
- She is meeting with the Select Board tonight,
- She noted that if the Town doesn't support the revisions she will resubmit as a Citizen Petition.

Mr. Schulz expressed concern that Ms. Eckstrom is working outside of the Town to adjust process. Ms. Eckstrom replied that she is presenting this to Town administration. Ms. Eckstrom noted that she has been frustrated by lack of support from the Town and that has motivated her to take action.

Chairperson Munise suggested that the Trust work to ensure that this Article get adjusted and corrected so that it can be implemented. Ms. Eckstrom requested that Mr. Shaheen ask Mr. Buckland to reach out to collaborate.

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6. MBTA COMMUNITIES INITIATIVE

Reference document distributed by Chairperson Munise.

The Trust discussed potential impacts to the Town.

Chairperson Munise noted that the MBTA will still be accepting comments on the document until March. He further noted that Wareham is considered an “adjacent” community under the program. The program has density and multi-family requirements within ½ mile of commuter centers – this could impact the Town. Compliance or lack thereof could affect eligibility for certain grants. It was noted that the Town does not have zoning for this kind of density.

The Committee discussed potential impact upon GATRA stops. The GATRA link to Middleboro is why we are designated as a “adjacent” community. Do the requirements include more than just the train station downtown?

Ms. Slavin asked if the Select Board was going to respond. Chairperson Munise was unsure who might be responding. Mr. Schulz noted that he did not think that the Planning Board was taking any action on this matter.

The Committee agreed further review was required.

As a side note – there was a question raised about having Phase 4 of the Bay Pointe subdivision project include affordable units. Mr. Schulz agree to pursue this as a question to the developer. Members agreed to look at this project further to understand opportunities.

7. MEETING PROTOCOL

Members discussed moving back to face-to-face meetings. In general, everyone was comfortable meeting face-to-face and using ZOOM for special meetings.

8. EVERETT SCHOOL

Chairperson Munsie reported that this property was going up for auction. He further noted that members had recently toured the property and reported that the Town had gotten an appraisal indicating that the best use would be for multi-family housing and/or 40B.

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Members discussed their thoughts on the property. With a friendly 40B we could get 12 – 15 units.

9. OTHER BUSINESS

A. QUORUM ARTICLE

It was noted that our article to establish a quorum of (3) was approved by the AG and that we have met the posting requirements. The quorum is now (3).

B. SPRING TOWN MEETING WAHT WARRANT ARTICLES

Members discussed resubmitting the article for funding for Spring Town Meeting. We agreed to discuss at our next meeting on March 1.

C. ASSISTANT FOR THE TRUST

Ms. Churchill reported on her research into how other towns handled this. She has contacted Bourne, Sandwich, Medway, and Easton and is waiting to hear back.

10. ADJOURNMENT

MOTION: Motion made and seconded to adjourn the meeting at 10:15 am.

VOTE: (5-0-0)

11. NEXT MEETING

Tuesday, March 1, 2022
Place: Room 27
54 Marion Road
Wareham, MA 02571

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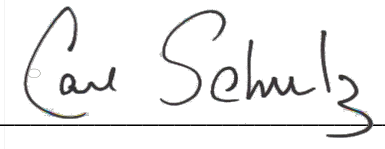
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Date Signed

By Carl Schulz, May 24, 2022 at 08:45

Date signed: _____

Attest: _____



Clerk Wareham Affordable Housing Trust

Date Submitted

By Carl Schulz, May 24, 2022 at 08:45

Date copy sent to Town Clerk: _____