

**WAREHAM Affordable Housing Trust
Minutes of the Meeting
9:00 AM Tuesday, October 10, 2023
Room 27 Town Hall**

1 CALL MEETING TO ORDER

Meeting called to order by the Chair at 9:02 am

Motion made to appoint Carl Schulz Clerk Pro Tempore

Member	Aye	Ney	Abstain
Carl Schulz			X
Sandy Slavin	X		
Tricia Wurts	X		
Jim Munise	-	-	-

Approved 2-0-1

The Chair noted that the meeting was being recorded by ZOOM.

2 ROLL CALL

Members Present: Carl Schulz (Chair)
Sandy Slavin (via Zoom)
Jim Munse (arrived 9:04 am)
Tricia Wurts

Also Present: Penn Lindsey (via Zoom)
CJ Horvath (via Zoom)
Sarah Kiser (via Zoom)
Steve Beauchemin
Angela Natella
Josh Natella

3 MINUTES TO REVIEW AND ACCEPT

Motion made by Tricia Wurts and seconded by Sandy Slavin to accept the Minutes for the September 12, 2023 Meeting

Member	Aye	Ney	Abstain
Carl Schulz	X		
Sandy Slavin	X		

WAREHAM Affordable Housing Trust
Minutes of the Meeting
9:00 AM Tuesday, October 10, 2023
Room 27 Town Hall

Tricia Wurts	X		
Jim Munise	-	-	-

Approved 3-0-0

3.1 DISCUSSION ON PRIOR MINUTES

Members of the Trust discussed comments and feedback on format with respect to Open Meeting Law. Minutes need to include reference to all materials reviewed and discussed at a meeting. Trust has been requested to review and update prior 2023 minutes to ensure that they accurately reflect all materials reviewed at a meeting.

Action: Carl Schulz agreed to review and update past minutes.

Action: Carl Schulz to re-distribute Open Meeting Law

4 NEW BUSINESS

4.1 LIP PRESENTATION: ANGELA NATELLA AND JOSH NATELLA

Discussion:

Two Beards Construction
TZ Construction Development

Property:
4 West St.
1.5 acres
Septic

- Husband and wife team
- Live in Weymouth
- South Shore developers
- Low impact; mixed income projects
- Comprehensive permit
- Existing two family on property
- Another property on Spruce / Spring under consideration

WAREHAM Affordable Housing Trust
Minutes of the Meeting
9:00 AM Tuesday, October 10, 2023
Room 27 Town Hall

5 OPEN ITEMS AND CONTINUING BUSINESS

5.1 CPC ARTICLE FOR FALL TOWN MEETING

The Trust reviewed Warrant Article 12, CPC Funding for the Trust, to be Voted on at Town Meeting.

5.2 REVIEW STATUS OF OPEN GRANT REQUESTS

- 6 Chapel Lane

Discussion:

Mr. Beauchamin discussed his article to be presented at Town Meeting.

- Woodland Cove (Phase 1)

The Trust reviewed and discussed the DRAFT agreement Titled Woodland Cove-Wareham AHT HAP contract (Version 7) provided as an attachment to the September 26,2023 email from Penn Lindsey.

Discussion:

- The Lottery has been held ... working on pre-leasing activities ... temporary certificate of occupancy is expected later this month. Move in early December.
- Clarify that the GRANT only covers the Tennant portion of the rent.
- Clarify clause ... 3.a ... intent is to discuss impact on any unused portion
- Reflect that there are two grants
- Information on Exhibit A - 56 affordable units need to be in the body
- Add certification at completion
- Monthly update to be provided

Action: Updated draft of the agreement to be provided to include items above.

**WAREHAM Affordable Housing Trust
Minutes of the Meeting
9:00 AM Tuesday, October 10, 2023
Room 27 Town Hall**

6 MEMBER COMMENTS, UPDATES, AND DISCUSSION

- Jim met with Derek to discuss SHI
- Jim attended a Mass Housing Seminar

7 ITEMS NOT REASONABLY EXPECTED

8 ADJOURNMENT

Motion made by Tricia Wurts and seconded Jim Munise by to Adjourn the meeting at 10:31

Member	Aye	Ney	Abstain
Carl Schulz	X		
Sandy Slavin	-	-	-
Tricia Wurts	X		
Jim Munise	X		

Approved 3-0-0

9 MATERIALS REVIEWED AT THE MEETING

- Minutes of the September 12, 2023 meeting.
- September 26,2023 email from the Chair of the Select Board noting the requirement that all minutes include reference to materials reviewed at meetings.
- DRAFT agreement Titled Woodland Cove-Wareham AHT HAP contract (Version 7) provided as an attachment to the September 26,2023 email from Penn Lindsey
- Plans for the property on 4 West St. were circulated for review.

**WAREHAM Affordable Housing Trust
Minutes of the Meeting
9:00 AM Tuesday, October 10, 2023
Room 27 Town Hall**

10 NEXT MEETING

9 AM Tuesday, November 14, 2023
Room 27
54 Marion Road
Wareham, MA 02571

Zoom Meeting

<https://us02web.zoom.us/j/87836639639?pwd=TmlQTVJyVEJWMjJ0OUo0rZmJ2Z3l1dz09>

Meeting ID: 878 3663 9639

Passcode: 040911

One tap mobile

+13052241968,,87836639639#,,, *040911# US

+13092053325,,87836639639#,,, *040911# US

Respectfully Submitted;

Carl Schulz
Chair
Clerk Pro Tempore

2023-10-30