



**TOWN OF TRURO**  
**Truro Housing Authority**  
**P.O. Box 2030, Truro, MA 02666-2030**

**Minutes of the Truro Housing Authority (THA)**  
**Thursday, December 8, 2016**

THA Members Present: Carl Brotman (chair), Mary Rose, Jay Vivian, Mark Wisotzky

THA Members Absent: Susan Todd

Others Present: Kevin Grunwald, Bob Weinstein, Leedara Zola, and one member of the public who declined to identify herself

N.B. MA Open Meeting Law limits THA discussion of an issue not on the agenda to consideration of whether the issue should be placed on a future agenda.

[The item numbers below refer to item numbers in the meeting agenda distributed electronically by Mr. Brotman on December 1.]

1) [prior meeting minutes]

Mr. Brotman called the meeting to order at 4:25 pm. He called for public comments; there were none. The minutes from the Thursday, October 20, 2016 THA meeting were distributed, read, discussed, and approved unanimously, with two typos corrected. He warmly welcomed Ms. Zola in her new assignment as Truro's Housing Specialist consultant.

2) [Housing Specialist discussion]

There was discussion of the need to unify the 2012 Housing plan written by John Lipman and the 2015 Housing Needs Assessment written by John Ryan. A rewrite would include a Housing Production Plan. Mr. Brotman said that a completed plan could be:

- good for the Town and useful for the Town Manager
- a useful exercise in defining desired objectives and process
- included in the Town's Comprehensive Plan
- adopted by the Town's Selectmen and Planning Board
- approved by the state Department of Housing and Community Development (DHCD)

The latter can give the Truro Zoning Board of Appeals more local discretion in the Chapter 40B affordable housing Comprehensive Permitting process.

**Minutes of the Truro Housing Authority (THA)**  
**Thursday, December 8, 2016**

After discussion, the Authority approved that such a rewrite be undertaken. It was judged that while this is not a simple cut and paste job, it would not be a major project, so it was approved subject to a cost limit of \$2,000.

3) [letter to Selectman]

Mr. Brotman next discussed the idea of writing a THA letter to the Selectman asking that a substantial portion of the Kline House settlement be placed in the Truro Affordable Housing Trust for future Truro affordable and workplace housing needs. Among other things, this would provide future flexibility in the event that we needed to work faster than the usual approval process permits. Mr. Weinstein suggested that such a letter also be sent to the Planning Board, and that the letters specifically ask that such a proposal be prepared for Town Meeting. THA Members agreed, and voted to approve such letters.

4) [update on 143 Route 6 Habitat For Humanity (H4H) project]

Infrastructure for this project was discussed Thursday, December 1, 2016 at a meeting of the Truro Community Preservation Committee (CPC). H4H filed the final permit information today, December 8. Construction is expected to begin in the Fall of 2017. The CPC will respond to the infrastructure request in January, and if it is approved, it will go to Town Meeting in April.

5) [update on the Cloverleaf Project]

Work with the state continues. A meeting is to be set up to discuss next steps, and to get the plan they submitted to us in September approved. It is bit slow-going, as this is the first such property transfer on the Cape, perhaps the first in the entire state. It was agreed that if at all possible, because this is a new process, we should try to ensure that it addresses a broad variety of Truro's housing needs, including workforce and senior needs.

The next THA meeting will be held on Thursday January 12, 2017 at 4:15 pm.

The meeting ended at 5:15 pm.

Respectfully submitted,

 1/13/17

Jay Vivian, THA Clerk & Secretary

