



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

Minutes of the Truro Housing Authority (THA)
Monday, February 27, 2017

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

THA Consultant Present: Leedara Zola

Others Present: Kevin Grunwald, Paul Kiernan, Rae Ann Palmer, Jack Riemer, Bob
Weinstein

N.B. MA state Open Meeting Law limits discussion of an issue not on the agenda to consideration of whether it 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 February 20, 2017 (copy attached).

Mr. Brotman opened the meeting at 4:20pm.

1) Public Comment: There were no public comments.

2) Minutes:

The minutes of the January 12, 2017 meeting were approved by 3 Members, with the 2 members who had not been present at that meeting abstaining.

The minutes of the February 2, 2017 meeting were approved by 4 members, with the member who had not been present at that meeting abstaining.

3) 8 Old Firehouse Road Request for Refinancing by Owner: This Affordable home was built in 1996 (21 years ago), and the homeowner wishes to refinance to get a lower interest rate and to make kitchen improvements. The new loan will be a 30-year self-liquidating loan from Seamen's Bank with a 4.125% fixed rate and no points charged. *For purposes of the refinancing application only*, the home has been appraised at \$530,000. After discussion of the various % ratios, the application was approved. It was agreed that the Housing Authority's refinancing practices should be included in the

package being prepared to document Housing Authority history, inventory, practices, and policies.

4) Discussion of the AADU Bylaw and Possible Changes to it that are Under Consideration at the Planning Board. We will include discussion of Ms. Black's recent experience trying to create an AADU on her property. (AADU = Affordable Accessory Dwelling Unit.) Reference was made to the Minutes of the May 12, 2016 Housing Authority meeting, approved July 14, 2016. Those minutes described in detail Ms. Black's negative experience trying to get an AADU approved for her property. Discussion included the current apparent divergence of opinion between the Planning Board and the Zoning Board of Appeals on ADU, who the monitoring agent should be, nitrates in ground water, how best to preserve the look and feel of Truro, etc. It was agreed that the AADU bylaw currently on the books has not worked (there are *no* AADU units in Truro), and discussion about ways to try to make it work, e.g. zoning changes, Community Development Block Grants (CDBG), etc. Two documents were distributed for discussion, one on ADU, one on AADU. The subject was tabled without conclusion, pending current work by the Planning Board, and others, on proposals to rewrite the ADU (and possibly AADU) Town Bylaws, for possible consideration at Town Meeting on April 25, 2017.

5) Further Discussion of Updating Data that Might be Included in our Planning Documents and Ultimately be Incorporated into a Housing Production Plan: Per earlier agreement on a 5:30pm stop time for the meeting, this item was deferred to a later meeting due to a lack of time.

With some difficulty, it was determined that the next THA meeting will be held on Thursday April 6, 2017 at 4:15pm, and the meeting was concluded at 5:35pm.

Respectfully submitted,



Jay Vivian, THA Clerk & Secretary

