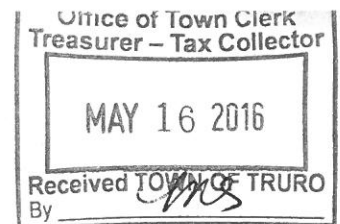




**TOWN OF TRURO
Housing Authority**

P.O. Box 2030, Truro, MA 02666-2030



**Minutes of the Truro Housing Authority (THA)
Thursday, April 14, 2016**

THA Members Present: Carl Brotman (chair), Mary Rose, Susan Todd, Jay Vivian, Mark Wisotzky
Others: Kevin Grunwald, Richard Lee, Laurie Lee, Bonnie Sollog, Steven Sollog, Claudia Tuckey, Paul Wisotzky.

[The item numbers below refer to item numbers in the meeting agenda previously distributed by Mr. Brotman.]

- 1) Mr. Brotman called the meeting to order at 4:15 pm, and called for public comments. Mr. Sollog asked and received for permission to record the meeting, and said that he was pleased that the meeting had been moved to a larger room.
- 2) Mr. Brotman read a letter from Barbara and Michael Correa of Berlin, MA and Truro, MA. It had been sent to each member of the Authority, and it described their support for the "Livable Communities" concept. While this concept relates to a number of areas well beyond the THA's mandate (e.g. services and transportation), it was agreed that their letter was appreciated, and that it will be discussed at a future meeting.
- 3) Minutes from the Thursday, March 10, 2016 meeting had been previously distributed. Hardcopies were distributed to Authority members, and were read and approved.
- 4) Re the 340 Route 6 property, Mr. Brotman gave a brief history of the property; it is the Town-owned lot immediately south of the Truro Public Safety Facility. In 2014 the Selectmen approved THA study of the lot, for which the THA obtained a Technical Assistance Grant from the MA Housing Partnership to begin feasibility

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studies. At that point in time, two neighborhood associations raised questions about:

- (a) the continued applicability of association rules on a lot now owned by the Town
- (b) maintaining the existing depth of wooded buffer abutting neighboring properties
- (c) changing the anticipated use of the property to affordable/workforce housing without Town Meeting approval

Ms. Lee noted that it is the opinion of at least one of the neighborhood groups that the feasibility study was based on an incomplete proposal for the lot.

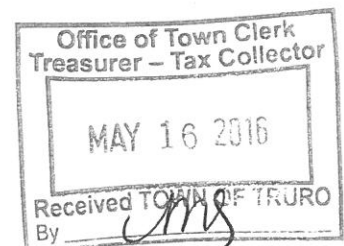
Mr. Brotman said that Town Counsel had examined these issues and found that they did not impact the viability of an affordable housing project on the lot. Despite this, a motion was made to discontinue the feasibility study for now, given:

- (a) the complexities of the issues listed above
- (b) subsequent study by the Town of *other* pressing Town needs that could require use of the lot, e.g. for at least a portion of the Town DPW facility, which has to be moved from its current location near Town Hall
- (c) other THA projects currently underway (more below)
- (d) the pending approval of a regional affordable housing staffer (more below)

It was understood that if the feasibility study were discontinued, reactivating it would require a new application to the Selectman. After discussion, the motion was unanimously approved, with thanks to the neighborhood associations for bringing some of these issues to the attention of the THA.

5) On the 181 Route 6 property lawsuit, the judge recently remanded the case back to the Truro Zoning Board of Appeals. The ZBA hearing will most likely be in late June. The issues are:

- (a) alleged potential disruptive water flows onto Ms. Connors' property
- (b) a request from the Judge that Habitat's engineers provide a complete engineering study at the time of the ZBA hearing, which the ZBA will use to address Ms. Connors' concerns as part of the Comprehensive Permit process
- (c) a request from the Judge that a map of the property and its abutters be included with future notifications



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6) On the 143 Route 6 property, the new wells *did* provide water that was more than adequate, as had been expected. The sale of the property has now gone through, and the Habitat For Humanity process will move ahead.

7) Finally, on the "Cloverleaf" property (at approximately 20 Highland Road), the next step on this is to get Town Meeting approval to accept the property from the State. Town Meeting will be on April 26; this item Article 20, on page 26 of the Warrant. This is the kind of project that could be researched/worked on by the regional affordable/workforce housing consultant for which CPC funding will also be requested at Town Meeting (Article 8, Section 5, Warrant page 19).

Ms. Tuckey gave a brief update on the upcoming Council on Aging survey.

Finally, the next THA meeting was set for 4:15 pm on Thursday May 12, 2016.

The meeting ended at 5:00 pm.

Respectfully submitted,

J Vivian 5/13/16

Jay Vivian, THA Clerk & Secretary

