

December 6 2018 MEETING MINUTES

SWAMPSCOTT AFFORDABLE HOUSING TRUST

Scheduled Time: 7:00 pm

Location: Swampscott Town Hall, First Floor Conference Room, 22 Monument Avenue

Members Present: K. Martin-Epstein, J. Honig, M. McDermott, I. Vogel, K. Saccoccio Charles Patsios (Developer); , By telephone, Naomi Dreeben (Selectmen's Representative)

- Opening Meeting

The meeting was called to order by the Chair, K. Martin-Epstein, at 7:08 pm.

AGENDA ITEMS

- Review and Approval of Previous Meeting Minutes
Motion by I. Vogel to approve minutes from the November meeting, seconded by K. Saccoccio.

AGENDA ITEMS

- Update on Blaney Street Development Proposal. Mr. Patsios reported that he is in continuing negotiations with the Archdiocese on the terms of the proposed project. Discussion concerning the number of affordable units and parking.
- 40 R Railroad Station
Selectwoman Dreeben reported on a Neighborhood meeting scheduled for December 11, to review proposed concept.
- Inclusionary Zoning Payments
Discussion of timing of payments. Question of what is the official "trigger."
- Communication with other Boards
Selectwoman Dreeben encouraged the AHTF to communicate with representatives of the Planning Board and the Zoning Board of Appeals. She also reported that there is an ongoing search for a Community Development Director.
- **Next Meeting of the Affordable Housing Trust tentatively scheduled for January 10, 2018 at 7 pm at Swampscott Town Hall 22 Monument Avenue**
- Inclusionary By-Law Revision

Continuing discussion and review of Inclusionary By-Law statutes from comparable municipalities. Discussion of various methods used to calculate “fee in lieu” of the direct provision affordable units. Review and discussion of Watertown method. Consensus that a potential version suitable for Swampscott to be drafted by K. Martin-Epstein and circulated to Board, to be approved by the Board at the next meeting, and prior to submittal to Town Counsel.

I. Vogel to obtain information on Total Development Cost figures from DHCD.

M. McDermott to invite Marc Kornitsky, Chair of ZBA, to attend next meeting. Discussion of deadlines for submissions of proposed revisions of Zoning By-Law for Warrant which appears to be two weeks prior to Town Meeting.

- Closing Meeting

Motion to Adjourn

By I. Vogel Seconded by M. McDermott. Approved at 8:47.

Respectfully Submitted

by Joan B. Honig

Secretary Pro Tem