

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

FEBRUARY 20, 2025 – 5:30PM (VIA ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Jon Higgins, Lee Sullivan, Kevin Cantele, Abeth Slotnick, Mary Close Oppenheimer and Hannah Pouler (Communications Consultant). Absent: Vivian Garfein. Pat Hackett arrived later in the meeting.
2. **Approval of Agenda. So Moved** by L. Sullivan, seconded by M. Close Oppenheimer and unanimously **Approved**.
3. **Approval of Minutes of January 16, 2025. So Moved** by M. Close Oppenheimer, seconded by A. Slotnick and unanimously **Approved**.
4. **Approval of Minutes of January 21, 2025. So Moved** by J. Dresser, seconded by M. Close Oppenheimer, With J. Higgins in Favor. The Minutes were **Approved**.
5. Coordinator's Report – There were 2 inquiries about affordable housing which were referred to CREM. There was an inquiry from some Masters students in Brussels Belgium, looking for information on AH resident's participation in AH governance; SAHC doesn't have exactly what they were looking for.
6. Discussion: 2025 Goals and Subcommittees / Updates
  - Housing Committee Properties – All is OK with current members. J. Kronholm Clark invited Michael Klemens, PZC Chair, to join the discussion when interested.
  - Pope Property – A. Slotnick commented that the Committee is still in discussion on how to proceed; there may be requests for new members. M. Close Oppenheimer asked if there is a delay; A. Slotnick answered yes, the environmental studies need to be done first. M. Close Oppenheimer asked if a traffic study is being done; A. Slotnick answered no, not now, but there might be an opportunity if the Committee expands.
  - Housing Trust Properties – Current members are L. Sullivan and J. Kronholm Clark, possibly J. Gafney and L. Gafney.
  - Advocacy for AH – A. Slotnick and P. Hackett stepped off.
  - Alternative Funding Sources – K. Cantele was added to this subcommittee. J. Dresser commented that they are looking for long-term sustainable financing, not projects or private fundraising. M. Klemens referred to the POCD section on AH, specifically #14 under Strategies: Explore additional revenue streams to increase the Salisbury Affordable Housing Fund (SAHF), including adoption of Ordinances. a. establishing dedicated real estate conveyance fees and b. establishing dedicated permit surcharges.

Those funds would be specifically earmarked for increasing the AH Fund. Those types of Ordinances are not without precedent; M. Klemens suggested that Ordinances for conveyance fees might be better than permit fees; Ordinances require the support of the Selectmen and at a Town meeting. M. Klemens pointed out that this would be an added percentage strictly dedicated to the SAHF, so it would be over and above what is currently charged for transfer taxes, and noted that AH was the number 1 priority in the survey conducted prior to the POCD that people would pay for with an increase in the mill rate. J. Higgins mentioned that using local funds could benefit local residents as a priority for AH. J. Higgins also asked if some kind of zoning fees from permits for accessory apartments that could be dedicated to AH; M. Klemens referred back to Strategy 14.b. M. Klemens suggested incentivizing things in zoning that would make it easier to build affordable units, such as separating out duplexes from being called multi-family and be available by site plan only; more can be done in the Zoning Regulations which are going to be reviewed. M. Klemens expressed concern that assessing accessory apartments might discourage people actually looking to make them affordable units. Another suggestion was to look beyond properties with Town water and sewer and consider other locations which would allow the 8-30g provisions to be used more creatively to achieve some of the AH goals. M. Klemens added that using the AH strategies in the POCD, some 8-30g developments on Town property could be consistent with the POCD.

- Explore Additional Properties. Explore additional properties that may be suitable for affordable housing by taking advantage of existing zoning regulations and work in concert with P&Z to suggest zoning changes to encourage the creation of AH. Members: L. Sullivan, J. Higgins, P. Hackett, J. Harney, M. Klemens

Additional Comments: M. Klemens commented about the Pope property; some baseline studies are needed and the need to know where the funding is coming from; he noted that the Wood Turtles can be managed with creative development and that a huge study project is not warranted. M. Close Oppenheimer mentioned speaking with David Berto about funding sources; if only local funds are used, AH could be dedicated to local residents such as volunteers. M. Klemens commented that transfer fees could be considered Town money, not State money; J. Higgins and M. Close Oppenheimer agreed.

- Sustainability – OK, as is.
- Housing Affordability Committee – K. Cantele joined J. Higgins and L. Sullivan.

#### Updates:

- Housing Committee - J. Dresser reported that working on funding continues. M. Close Oppenheimer asked about the exploration for Native American artifacts on Dresser Woods and about Holley Block moving forward. Regarding Holley Block, A. Slotnick and J. Dresser indicated

that they are waiting to receive the actual funds from the State. J. Dresser commented that the SHC is continuing to discuss the artifacts issue; M. Close Oppenheimer asked if that would be an issue for the Pope property also.

- Pope property -- A. Slotnick commented that the Native American artifacts study would be required, if applying for State or Federal funds. M. Klemens commented that he met with A. Conroy regarding the vernal pools and biologic assessment on Pope; they will investigate potential wood turtle habitat on the brook in the spring, late March through mid-May. A. Slotnick mentioned that PLDC member Lisa McAuliffe was going to try to set up a meeting with the PZC, to get some specific direction on how to move forward. M. Klemens commented that the existing basketball courts are going to be re-surfaced; he also expressed that there should be no division of the property into a recreational component and a housing component until the exact needs are determined. M. Klemens noted that the recreational area of the property is the most constrained, regarding Wood Turtles, but having open recreational fields is compatible; bricks and mortar development is not. A. Slotnick asked if a meeting with P&Z had been scheduled; M. Klemens was not aware of a planned meeting, but indicated that the studies need to be done first, regarding the Wood Turtles; capacity of utilities; traffic and access. From that data, M. Klemens suggested that a plan for housing and recreation could be developed after looking at the fundamentals. M. Klemens added that there appears to be ample room to develop some significant housing on the property. A. Slotnick will relay this information to the Pope Land Design Committee to decide how to proceed.
- Housing Trust Properties – J. Kronholm Clark reported that foundations are being dug on Perry Street; the next step is working on a marketing plan for the applicants and the new application is available on the website: <https://www.salisburycthousing.org/>
- Advocacy for AH – A. Slotnick mentioned that there is a meeting planned for February 28, 2025 for AH and Conservation groups that Jocelyn Ayer organized; it is mainly a Housing-focused social media initiative. M. Klemens commented that it would be future land trust acquisitions that might have possibilities for housing; current land trust properties do not allow housing. A. Slotnick noted that the land trusts have their own mission which is conservation of land. M. Close Oppenheimer and L. Sullivan suggested trying to reach out to more people, perhaps using direct mail; H. Pouler suggested that another newsletter would have more content than a postcard. J. Higgins commented that bulk mailings to all postal patrons are not inexpensive; J. Kronholm Clark suggested that the SAHC administrative budget could be used. A subcommittee meeting will be scheduled.
- Alternative Funding Sources – J. Dresser referred to an email which had been sent to the members with information, including other towns activities provided by M. Close Oppenheimer. J. Kronholm Clark brought up the subject of short-term rentals; J. Dresser commented that the subcommittee is already working on this subject. M. Close Oppenheimer and J. Higgins offered their insights. J. Dresser suggested looking to see if there is a revenue source for AH and whether STRs should be regulated.
- Explore Additional Properties – Already discussed earlier.
- Sustainability – Nothing now

- Housing Affordability – No updates at this time.
7. Communications Consultant Update / Monthly Newsletter Items  
H. Pouler – K. Cantele will be announced as the new SAHC member. The Housing Trust foundations on Perry St, and photos with a link, will be featured. The collaboration on the ground-breaking story that was in the Lakeville Journal will be mentioned. J. Kronholm Clark suggested emphasizing the importance of signing up for the newsletter.
  8. Public Comment – Richard Tennyson commented that it was all very interesting; he may be joining the Salisbury Housing Trust Board.
  9. Chairman’s Comments – Official welcome to Kevin Cantele.
  10. **Adjournment. So Moved** by P. Hackett, seconded by J. Dresser and unanimously **Approved**.