

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

MARCH 20, 2025 – 5:30PM (VIA ZOOM)

1. Call to Order. Present: Jennifer Kronholm Clark, Jim Dresser, Vivian Garfein, Kevin Cantele, Jon Higgins, Lee Sullivan, Pat Hackett and Abeth Slotnick. Absent: Mary Close Oppenheimer.
2. **Approval of Agenda. So Moved** by V. Garfein, seconded by L. Sullivan and unanimously **Approved.**
3. **Approval of Minutes of February 20, 2025. So Moved** by L. Sullivan, seconded by J. Higgins and unanimously **Approved.**
4. **Approval of Minutes of February 26, 2025. So Moved** by J. Dresser, seconded by J. Higgins, **With All in Favor.**
5. **Approval of Minutes of March 6, 2025. So Moved** by L. Sullivan, seconded by P. Hackett, **With All in Favor.**
6. Coordinator's Report – Nothing at this time.
7. Discussion: 2025 Goals and Subcommittees / Updates
 - Housing Committee Properties – J. Dresser reported all OK; they are waiting to receive funds and other financing. A. Slotnick mentioned they are looking at other real estate, but nothing to report yet.
 - Pope Property – A. Slotnick reported that Jocelyn Ayer has proposed to use the Pope property as a model project and has funding for the studies needed to further develop the site plan. At the last meeting, Michael Klemens was there and named the studies that are needed; he added that the project should be do-able, regarding the wood turtles. A. Slotnick mentioned that Jocelyn Ayer will help with the community involvement, also.
 - Housing Trust Properties – J. Kronholm Clark reported that the houses for Perry St. will be staged at the Grove, just before they are moved onto the property. The details will be in the Lakeville Journal; the neighbors will be notified. They are working with Jocelyn Ayer on the application packet finalization and will hold a public information session on April 10th at 7:30pm via Zoom; details will be in the Lakeville Journal and the newsletter. Undermountain homes – They are working with Pat Hackett on the site plan to try to save some trees; hopefully the changes are minor, but one tree must be removed. They are exploring other possible small projects.

- Advocacy for AH – They need to have a meeting and include J. Ayer. L. Sullivan commented that it would cost about \$3k to publish a mailed newsletter. Sullivan talked about the desire for a volunteer from the SAHC to help work on the POCD implementation; she cannot take on that project this year. J. Higgins expressed concerns over pushing the POCD, but may take it on; V. Garfein will speak to Michael Klemens.
 - Alternative Funding Sources – J. Dresser reported that the subcommittee divided up the work; he and K. Cantele are looking at sustainable funding sources. They have a list of 22 towns and cities and a list of questions; they have divided the list and started working on it. J. Higgins mentioned that he spoke with Joe Cleaveland about an increase in the AH budget; he found out that Curtis Rand had proposed an increase to \$40k in the AH Fund and \$40k in the administrative budget. The first draft of the budget has already gone to the BOF. J. Higgins is also discussing a mill rate increase with Joe Cleaveland. J. Dresser suggested waiting a couple of weeks while they find out what other towns are doing. J. Higgins mentioned that Joe Cleaveland is researching a conveyance fee ordinance; J. Dresser and K. Cantele are also doing that. K. Cantele commented that he has sent out questions and gotten a few responses which he will discuss with J. Dresser. J. Kronholm Clark asked about the cap on AH Funds at \$20k; J. Dresser commented that it doesn't apply, but the BOS still needs to approve SAHC recommendations. L. Sullivan asked if the funds would be carried over to the following year; J. Dresser answered yes.
 - Explore Additional Properties – L. Sullivan gave a re-cap of a productive meeting on March 6th and the follow-up. P. Hackett has the name of the person the Land Use office uses; work wouldn't interfere with anything right now. L. Sullivan will work with Hannah Pouler on communications. J. Higgins spoke with M. Klemens and J. Ayer about using 8-30g; changes could be made without 8-30g by ordinance and by doing it on a zoning map. The subcommittee will discuss at a future meeting.
 - Sustainability – A. Slotnick attended a meeting with CT Green Bank (clean energy solutions) about solar for Sarum Village; there is a package, but the amounts for tenants would be a meager \$24 per month. She is pursuing more information. J. Dresser mentioned that there is a potential donor for energy projects only; A. Slotnick suggested asking the donor for advice. L. Sullivan commented that it would cost \$200k for Eversource to upgrade the grid.
 - Housing Affordability Committee – Nothing at this time.
8. Communications Consultant Update / Monthly Newsletter – Hannah Pouler is on vacation. L. Sullivan took notes; will include details about Perry St. and provide a link to the Lakeville Journal article about it; general comments about the Pope property also.
 9. Public Comment – None
 10. Chairman's Comments – None
 11. **Adjournment. So Moved** by A. Slotnick, seconded by J. Dresser and unanimously **Approved**.