

**COHASSET AFFORDABLE HOUSING TRUST**

**DATE:** Wednesday, February 10, 2021  
**TIME:** 8:30 AM  
**PLACE:** VIA ZOOM Webinar

**Trust Members Present:**

Steve Gaumer, Chairman  
Ted Carr, Vice Chairman  
David Fifer  
Rob Henry  
Diane Kennedy  
Cindy Matheison  
Tom Meade

**Others Present:**

Lauren Lind, Planning Director  
Jennifer Oram, Assistant Director, PP & I, Recording Secretary  
Cindy Amara, Special Counsel

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The Meeting was called to order by Chairman Steve Gaumer at 8:31am

**Roll Call Vote: Rob Henry – Aye, Ted Carr – Aye, Tom Meade – Aye, David Fifer – Aye, Cindy Matheison – Aye, Diane Kennedy – Aye and Steve Gaumer - Aye**

**Chairman Gaumer asked for a Roll Call vote for attendance:**

**Roll Call Vote: Rob Henry – Present, Tom Meade – Present, Ted Carr – Present, David Fifer – Present, Cindy Matheison – Present, Diane Kennedy - Present and Steve Gaumer - Present**

**Update on RFP for 808 Jerusalem Road / 237 Hull Street**

Chairman Steve Gaumer updated the Trust on the RFP. The Town received one bid from Habitat from Humanity. The purchaser of 237 Hull Street also reached out to the Town to see if it would be interested in combining 808 Jerusalem Road and 237 Hull Street. The Town needs to consider if it wants to start over to work with a developer or continue the path, they have been on for several years with the 808 property. The review Committee meets tomorrow, February 11, 2021, to review the RFP submitted by Habitat. Trust Member, Tom Meade, has reviewed what has been submitted and stated it was a good bid with a thoughtful design and layout. He stated that with Habitat, you know what they bring to the table, with a developer, you do not always know what you are getting into.

Chairman Gaumer reviewed the 237 Hull Street scenario. The property recently came on the market and the parcel directly abuts 808 Jerusalem Road. Combining the lots could lead to more units, but it will also take more time to develop. Chairman Gaumer asked, Rob Jeffers, Chairman of the Affordable Housing Steering Committee what his thoughts were. Mr. Jeffers stated that he is not a big fan of combining the lots considering how many years it has taken to get to where they are now with 808 Jerusalem Road. Trust members Cindy Matheison, Rob Henry, Diane Kennedy, and David Fifer agreed.

There was then further discussion regarding the RFP from Habitat. Member Meade stated that Habitat was only asking for \$75,000 toward the project, \$1 for the land and that the Town waive fees. Ms. Oram advised the Trust that the waiving of fees would need to be clarified as costs (i.e., Police Details, Engineering Reviews) are not the same as fees and cannot be waived.

## **APPROVED MINUTES**

Member Henry would like a copy of it emailed to him and he would like to attend the meeting where it is reviewed and voted on.

**MOTION BY CHAIRMAN GAUMER:** To appoint Rob Henry as an adjunct member of the RFP Review Committee.  
**SECONDED:** Member Fifer

**ROLL CALL VOTE:** Tom Meade – Aye, Ted Carr – Aye, David Fifer – Aye, Diane Kennedy- Aye, Cindy Matheison – Aye & Steve Gaumer - Aye

### **Annual Town Meeting**

Trust members attended the Select Board meeting the previous meeting and the Select Board voted to put the amended AHT Bylaw on the warrant and to forward it to Town Counsel for review. Chairman Gaumer requested the Trust be updated on any edits made by Town Counsel.

### **CPC Funding and Application Submission**

Chairman Gaumer talked with the Chairman of the Community Preservation Committee (CPC), Russ Bonetti. Chairman Gaumer suggested that the Trust apply to the CPC in the amount of \$400,000. He also suggested there be a subcommittee to submit the application and investigate other funding sources. The subcommittee would consist of Ted Carr and Cindy Matheison.

**MOTION BY VICE CHAIRMAN CARR:** To apply for \$400,000 of CPC funding and create a subcommittee to create the application.  
**SECONDED:** Member Matheison

**ROLL CALL VOTE:** Tom Meade – Aye, Rob Henry – Aye, David Fifer – Aye, Cindy Matheison- Aye, Diane Kennedy – Aye, Ted Carr – Aye & Steve Gaumer - Aye

### **CHI, LLC – Affordable Housing Options – Ted Lubitz**

Ted Lubitz addressed the Board and updated them on the approval of the CHI project before the Planning Board. The project was approved unanimously. The decision is 30 pages with many conditions. They have also received their Conservation Commission approval. The last step is the Chapter 91 License. The Chapter 91 filing is the slower part of the process. Their project will not go forward however, until they determine where they will locate their affordable units. They are working on it, but it is premature for him to discuss where and how many units. Chairman Gaumer asked Mr. Lubitz and his team to keep the Trust updated.

### **Review of Finances**

The Trust was in receipt of the most recent bill from Special Counsel. Members did not have an issue with the Town processing payment.

**MOTION BY VICE CHAIRMAN CARR:** To apply for \$400,000 of CPC funding and create a subcommittee.  
**SECONDED:** Member Matheison

**ROLL CALL VOTE:** Tom Meade – Aye, Rob Henry – Aye, David Fifer – Aye, Cindy Matheison- Aye, Diane Kennedy – Aye, Ted Carr – Aye & Steve Gaumer - Aye

**MOTION CARRIES – 7-0**

**Adjournment:**

**Motion by Member Carr:  
Seconded:**

**To Adjourn the meeting at 9:49AM  
Member Fifer**

**ROLL CALL VOTE: Rob Henry – Aye, Cindy Matheison, Tom Meade – Aye, Diane Kennedy – Aye, David Fifer – Aye, Ted Carr & Steve Gaumer - Aye**

**MOTION CARRIES – 7-0**

**Meeting adjourned at 9:49AM**

**Respectfully Submitted,  
Jennifer Brennan Oram  
Assistant Director, Planning Permits & Inspections /  
Recording Secretary**

APPROVED