



OFFICE OF THE
Advisory Board
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October 14, 2020

Present: Lori DeGrandis, Marie Gamache, Jake Lewon, Harold Simmons, Leo Tometich

AB virtual meeting called to order at 6:05 p.m. via Zoom Meeting ID: 837 0235 5255

Affordable Housing in MUD District

1. The Board of Selectmen approved the Barrett Group to do an impact study of the proposed Page & Trahan Companies development in the MUD Pleasant Street parcel behind the post office.
2. This impact study is later in the MUD affordable housing development process than desirable, but closer review of the proposed development has raised concerns about possible costs to Dunstable. While everyone wants what is best for Dunstable, the AB tends to focus on the fiscal interests of Dunstable, and has voiced some concerns about potential increase in student population and additional municipal services.
3. Comments noting that while this impact study may not affect the BOS and Affordable Housing Committee decision about whether to move forward with the current development proposal, getting an outside review will improve our understanding of the possible financial impact.
4. Projected impact study cost: \$11,500.
5. If this project is approved by the BOS and Affordable Housing Committee, it will take approximately three years to complete.
6. Approval of this project would show Dunstable is committed fulfilling the 10% affordable housing state mandate and should stall any unfriendly 40B or affordable housing projects for 2-3 years. Especially if there are other affordable housing units are coming online each year.
7. The Affordable Housing Committee has been working on this project for seven years with a few different requests for proposals, each modified by feedback from the previous RFP, with the latest December 2019 RFP receiving the single response from Page & Trahan Companies.
8. The Page & Trahan proposal requires \$350,000 from Dunstable to move forward. \$150,000 of CPA Community Housing money was transferred to the Affordable Housing Trust Fund at the 2019 Fall STM. Another \$200,000 will need to be appropriated at a future town meeting.
9. Note that per state guidelines, a portion of the CPC money collected by Dunstable must be allocated to community housing, i.e. affordable housing, and will likely be used to fund the additional \$200,000 needed for this proposed project.
10. Comments noting that citizens voting at the 2019 Fall Special Town Meeting may not have understood the combined implications of the article to give the BOS and Affordable Housing Committee authority to sell or lease the MUD parcel, and the separate article appropriating \$150,000 of CPA Community Housing monies to the Affordable Housing Trust Fund, so we should try to explain better moving forward.

Miscellaneous Topics

1. Marie plans to resign from the Advisory Board by the end of 2020, so the current plan is to open the new AB member search after the open Board of Selectmen position is filled by the Nov. 3rd election.
2. The Advisory Board quorum is four members.
3. Brian noted that a Street Light Review Committee is being formed as part of the street light transfer from National Grid to Dunstable. Probably 2-3 meetings. Harold will join the Street Light Review Committee.
4. Tentative date for the next Advisory Board meeting is 6:00 p.m. on Thursday November 12, 2020.

Motion to adjourn - Harold, 2nd - Jake. Vote: Unanimous to adjourn
Meeting adjourned at 7:20 p.m.