

Grafton Affordable Housing Trust

Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Minutes of Meeting

June 3, 2015

A meeting of the Grafton Affordable Housing Trust was held on Wednesday, June 3, 2015 in Conference Room A of the Grafton Memorial Municipal Center.

Present: Chairman Edward Prisby, Vice Chair Deborah Kochevar (via remote participation per the adopted policy of the Board of Selectmen), Clerk Charles Pratt, and Members Peter Adams, John Carlson & Dan Crossin. Staff present: Assistant Town Planner Ann Morgan.

Guests: Eugene Bernat and Jennifer Goldson.

Chairman Prisby called the meeting to order at 7:05 p.m.

1. Reorganization

This item was tabled.

2. Discussion Items – Gene Bernat – Fisherville Mill Site

Mr. Bernat provided the Trust with an update on the development of the site both north and south of Main Street. Presently there are some interested parties looking at the feasibility of developing the south parcel (also known as the Agway parcel). The currently zoning does not reflect the market conditions which has made negotiations difficult. Mr. Bernat noted that he was working with Town officials to make the necessary changes to attract developers to the site. He is seeking to partner with the Trust in developing affordable units specifically on the south parcel at this time. He's hoping the Trust will assist with a financial investment in utilities that will help off set the site preparation costs. Mr. Prisby noted that the Trust continues to support the development of affordable units on the site and asked that Mr. Bernat submit a more formal project outline that included costs and Trust investment potential.

3. Action Items

- J. M. Goldson – Request for Scope of Services – The Trust directed staff to contact Ms. Goldson regarding a formal scope of services that would serve as a contract between her and the Trust. The previously submitted document did not incorporate the standard terms and conditions that must be listed as part of the primary document and not as an appendix or attachment.
- Financial Report – tabled.
- Compensation for Legal Services – tabled.
- Open Session Meeting Minutes – this item was tabled to the June 17th meeting.

4. New Business

Request for Agenda Time, Sotir Papalilo, Potential Joint Venture – Ms. Morgan noted that she had received a call from Mr. Papalilo who is the current developer of the Flint Pond Estates 40B project off Creeper Hill Road. That project is currently reaching the end of the construction phase and Mr. Papalilo is seeking to start another project in Town. He purchased 23 Prentice

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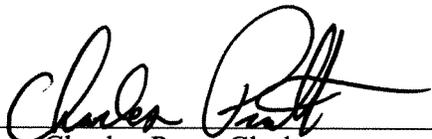
Street which is approximately 2.5 acres near the intersection of Shrewsbury Street (Route 140) and Prentice Street. There is an older house on the site. He's reviewing his options for developing housing on the site is likely to opt for a 40B project to maximize the density. Mr. Papalilo asked to meet with the Trust to discuss the project.

Mr. Prisby asked that Mr. Papalilo be invited to attend the next meeting.

5. Adjournment

Motion to adjourn the meeting made by Peter Adams, seconded by John Carlson. Motion passed unanimously. The meeting was adjourned at 8:50 p.m.

Respectfully submitted,



Charles Pratt, Clerk