

Lincoln Housing Commission
Regular Meeting Minutes
February 5, 2018, 7:00 p.m.
2nd Floor Conference Room, 16 Lincoln Road

Members Present: Allen Vander Meulen, Chair; Diana Chirita, Vice Chair; Rakesh Karmacharya, Evan Gorman and Bijoy Misra

Others Present: Pam Gallup, Housing Consultant and Elaine Carroll, Adm. Assistant

The meeting was called to order at 7:05 p.m. Bijoy Misra made a motion to approve the minutes from the January 8, 2018 meeting as amended. Allen Vander Meulen seconded the motion. The vote to approve was unanimous.

Update on Public Forum on Oriole Landing: The sense of the meeting was that a lot of the abutters were very concerned with the increase in traffic on the secondary roads. Pam said the current road conditions there should have been designed better from the beginning. Lincoln is made up of other roads that have issues. The first traffic study was not that good. James Craig said Lincoln would be doing a traffic study and CIVICO is also doing a second traffic study with longer hours. We need to make sure people know that a traffic problem already exists and not because of CIVICO. It was hoped that the Town could make some improvements to the roads.

Diana was hoping that we could do a smaller project at Lincoln Station or group home to get us through 2020, but then we would not have the money for a bigger project.

Concerning the short timeline, Pam said Jen Burney told her it was about the same amount of time for The Commons and Minuteman Commons. Pam agreed things are moving fast and that she thought that it would have been better for the Planning Board to have as much information as possible before Town Meeting. Pam questioned what would happen if the site plan is not approved by Planning Board after Town Meeting?

Any developer can look at how many affordable housing units we have but should have to wait until the 2020 census comes out. The census is done faster than before because it is now more streamlined. The perception is that we are pushing this project with only 2 Planning Board meetings before Town Meeting. CIVICO says they can wait for the June meeting for a vote and do just an information presentation with no vote. June may draw a lot more people who may vote for it. This is the first time that CIVICO has had to negotiate this process and a Town Meeting. People who are opposed to this project are still in favor of affordable housing. We need to give people the facts of a 40B including more traffic, school children, density and height. The most common reaction is “not here”, but telling them what could happen in 2020 could make them see the consequences. Pam suggested we look up the traffic study for The Commons to see if there is a lot more in 10 years than they predicted.

Diana said the CoA is overwhelmed with calls now and wanted to know if CIVICO could hire a residential coordinator and also designate one unit to be for transitional people. Pam said that unit would not count on the SHI. She said people still call for services from The Commons even though they have their own coordinator. Any transitional unit should be either at the Flying Nun or at Lincoln Woods, which could be supplemented by the Housing Trust or HUD money. The next HOW Group meeting will be a joint with the AHT and HC. Pam has reserved the Donaldson Room for February 28 for another public meeting. We should also withdraw the notion that we want to do a group home because there is no guarantee that we can do it in the necessary timeframe. Bijoy said we should take down all the concerns, see how we can solve them and let them know what we have done. To say that we have heard you and we are trying to alleviate your concerns is not enough. Bijoy felt the public has knowledge of affordable housing in general and a positive feeling of the Housing doing a good job. Stopping CIVICO will stop the problem is wrong, it will create a bigger problem. We have to

make sure that the people at Town Meeting know what will happen if this fails. Rakesh said he could reach out to the PTO about the increase of children if a 200 unit goes in there and possibly the School Building Committee and Jennifer Glass. Check with James Craig before going to Jennifer and see what he thinks.

Evan Gorman made a motion to appoint Diana Chirita as the liaison to the CoA from the HC. Rakesh Karmacharya seconded the motion. The vote to approve was unanimous.

Status Updates:

SLPIC: Allen said they have been looking at shuttles for Lincoln. There are some that border Lincoln but do not include Lincoln.

CoA: Diana has no more to add to this.

HOW Group: The HDC and traffic people showed up at the last meeting. It was suggested that the HDC and Jen Burney be part of revising the HDC bylaw to repurpose the historic house.

Tenant Re-Certifications: Pam said there is nothing on this right now.

Accessory Apartments: Pam said the tax exemption needs to be in place, she needs to do up the Tenant Selection Plan, and then do a lottery for the accessory apartments. There will be no local preference. She would still like to use Lincoln Wood's waiting list.

Website: Pam has added a lot of information regarding CIVICO to the website.

Tenant Issues: Evan has talked with Atlas Oil Company to see if they would do a service contract on all 7 units but that may include supplying the tenants with oil burners to get their oil from Atlas. Right now each tenant is responsible for having their own oil company. Evan needs to know who has gas and who uses oil and they would also need to know the size of the units. There are 4 units on Sunnyside Lane who have oil and 3 units on Tower Road that have gas furnaces.

The blower at **65 Tower Road** was replaced on January 31 along with another visit from Waltham Pest Services to **75 Tower Road** to deal with the mouse problem.

Update on Member Changes: Keith Gilbert has expressed interest in running for the one year vacancy. Evan Gorman will be running for the three year vacancy and Bijoy for the two year vacancy. Elaine will check with the Town Clerk's office to be sure that all three have turned in their nomination papers and there are no problems with the number of people who signed.

65 Tower Road: Allen said he has not heard from the Water Commissioners regarding his memo dated January 10, 2018.

Expenditures Review – The member would like to see a monthly report on income and expenditure at the next meeting.

The next scheduled meeting will be March 5, 2018 at 7:00 p.m. There will also be a meeting with the HOW Group and Allen will check with James Craig about the date of that meeting. There will also be a meeting on Feb. 28, 2018 for another possible public forum.

At 9:00 p.m., Diana Chirita made a motion to adjourn the meeting. Rakesh Karmacharya seconded the motion. The vote to approve was unanimous.

Submitted by Elaine Carroll