

**Lincoln Housing Commission**  
**Regular Meeting Minutes**  
**March 5, 2018, 7:00 p.m.**  
**2<sup>nd</sup> 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 February 5, 2018 meeting as amended. Diana Chirita seconded the motion. The vote to approve was unanimous. Evan Gorman made a motion to approve the minutes from the January 31, 2018 Public Forum as written. Bijoy Misra seconded the motion. The vote to approve was unanimous.

**28 Sunnyside Lane:** The HC has received confirmation from Minuteman Senior Services that they can relocate the tenant for up to a week in order to replace the rugs in the unit. This may include replacing the sub-flooring as well. Evan will talk with Gerry O'Doherty to secure a price for the work. Diana Chirita made a motion to approve up to \$7,500 to do whatever is necessary to eliminate any odors by replacing the carpeting and sub-floor if necessary and installing vinyl flooring and to have Evan Gorman work with Gerry and consult with Allen if needed. Rakesh Karmacharya seconded the motion. The vote to approve was unanimous.

**Update on Oriole Landing:** Diana said the opinion of the Town seems to be turning in our favor. Allen talked to a woman who thought this was very important for the Town and praised the HC for their work. The members reviewed comments to the Planning Board from the HOW Group. The neighbors will probably vote no.

Dave Livingston of The Commons wrote a letter to Pam about research he has done on the McCart property and felt that the McCart heirs were willing to finish the project. One of the daughters said she was unable to reach anyone in the Town to discuss this issue. Pam said they are represented by counsel who could have helped her but the Town could not reach out to the McCart family because they are represented by counsel. Mr. Livingston's objection to the project is that he walks his dog there and likes to feed Cathy's horses. Mr. Livingston believes that if the McCart property is completed thus adding 8 units to the SHI then there is no reason to do the Oriole Landing project.

The neighbors are against it because of traffic and have gone through major projects with Rt. 2 and The Commons. People have to realize that if this does not pass it could be much worse in 2020, but the HC does not want to threaten people. The HC may come up with an alternative but can we do it in time. The numbers we need for 2020 is only a projection. The LUCA (Local Update Census Addresses) Report will give us a list of addresses and we will be able to determine whether or not the 40 assisted living units at The Commons will count as year round housing units or group quarters. Even if the units are counted as group quarters we will still be below 10%. We need 10 affordable units to push us over, but 20 units would be better. The census may also find unregistered accessory apartments that have not appeared on the US Census.

Pam gave the members a document showing the draft plan going forward for Town Meeting. Allen will read the motion and introduce CIVICO. After that several boards will speak to support the project. The Housing Trust; HOW Group; BOS; Planning Board and the HOW Group. The Housing Coalition will have a chance to make a very short presentation on the SHI. This is Article 30 on the warrant. The Planning Board will need to do site plan approval on the project if the article is passed at Town Meeting.

People who show up at the Library for CIVICO seem to be in favor of the project. The atmosphere at the COA is in favor of the project as well. HC needs to be at the March 6<sup>th</sup> and 13<sup>th</sup> Planning Board meeting and possibly have a table outside at Town Meeting for handouts and outside all day answering questions. CIVICO will be at

Bemis Hall on March 16<sup>th</sup> at 1:00 pm and March 22 from 4:30 to 8:30 PM. CIVICO has also been going to the Transfer Station on Saturdays talking to people who have been positive. Anyone responding on LincolnTalks needs to at least run it by Pam first. Pam said it is better if the town sorts out their differences on issues like school enrollment or traffic. Everyone knows that the Housing Coalition is in favor of the project but it is better when a person not involved expresses support.

### **Status Updates:**

**SLPIC:** Allen had a meeting with a shuttle company and felt that public transportation in Town is looking doable. CIVICO may provide a shuttle service from Oriole Landing to Alewife or the train station for a cost of \$8.50 to Alewife and \$4.00 to the train station. Allen said the Town shuttle could go between the train station and tourist places in Town and maybe deCordova or Drumlin would chip in. Carolyn Bottum had looked into it but only for residents and not for companies. He needs to contact deCordova and Drumlin in order to get accurate figures for pricing.

**CoA:** Diana said the CoA supports the Oriole Landing project and is hoping that some seniors can move into it. There is also a need for transitional housing for almost homeless people but this will be discussed when and if Oriole Landing is approved. They also talked about having some housing in the new Community Center but this would not be a good fit at the school. Pam said that we could subsidize an apartment at Lincoln Woods to use as transitional housing for about \$24,000 a year and possibly use CPA funds to do it. If the COA wants to explore receiving CPC funds then they should ask the Affordable Housing Trust to support the initiative with trust money and CPC money. The CPC process begins in September so Diana should inform the COA to make an appointment with the Affordable Housing Trust soon after town meeting to ask their support.

**HOW Group:** People at the last meeting seem to understand what we are trying to do and attitudes are generally positive.

**Accessory Apartments:** Pam did a marketing plan for the Affordable Accessory Apartments.

**Website:** Pam continues to add a lot of information regarding CIVICO to the website, but is not sure how much traffic the website is getting from the public.

**Update on Member Changes:** This was the last meeting for Rakesh and the members wished him well and said that anytime he wanted to sit in on a meeting he would be welcomed. Keith Gilbert has pulled papers for the one year vacancy. Evan, Bijoy and Keith are all on the ballot for the 3 vacant positions and running unopposed.

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

The next scheduled meeting will be April 2, 2018 at 7:00 p.m.

At 8:30 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*