

**Municipal Affordable Housing Trust Minutes**  
**August 26, 2014**

Members present:     Selectmen: Mike Rosenberg, Mark Siegenthaler  
                              BHP: Irma Carter, Lisa Mustapich, Christina Wilgren, Alice Sun  
Others:                 Rick Reed, Town Manager  
                              Jessica Porter, Assistant Town Manager

Wilgren called the meeting to order at 7:00pm

**Minutes – August 14, 2014**

Agreed: to hold approval until the next meeting, September 9.

**Coast Guard/Pine Hill Road Property**

Porter received a second appraisal response (from Stephen Elliott) for \$3K by email. (Avery previously responded with a \$6500 bid to appraise the property – necessitating the meeting this evening.)

Porter also reported that the GSA contact with the Town Manager’s office confirmed that the GSA is agreeable to entering into a negotiated sale of the Pine Hill property thus foregoing an auction. Porter went on to explain that the GSA contact said they were developing their own scope for the highest and best use of the property into their request for an appraiser – authorizing up to \$10K for that work. Sun was opposed to spending money for something we don’t need.

Reed proposed a change in direction suggesting that the town use the same scope for its appraisal as the GSA. There was a long drawn out discussion of the costs to appraise the property. Sun was particularly concerned that we would be paying for something we would not need. Reed explained that while a commercial use will not be allowed, the appraisal process for this parcel was much more like a commercial appraisal than a regular residential appraisal. By using the GSA scope, both agencies will be using similar uses of the property in determining the selling price for the “highest and best use of the parcel.” The intention is to buy the property from the CSA at a mutually agreeable price and then sell it to a developer.

The discussion continued:

Reed explained that lots of things have to come together for this project to be successful. Under existing zoning, the value of the property is probably 5 house lots. With a zoning change a developer can build more individual units, e.g. the cottage community vision. If the zoning does not pass Town Meeting, the builder might reconstruct 16 houses on the existing footprint (probably add a story) for sale as houses, condominiums or to rent. .

The town needs to get the appraisal done. The town has to select a developer. Reed is writing the RFP to select a potential developer-detailing the town’s vision and expectations of the builder. He added that the town might add CPC money at the end to include some affordable units. The town “vision” calls for re-zoning the parcel. If the rezoning failed to pass at town meeting failed, the safety net for the builder would be five house lots.

The price has to be cost effective for the developer. Sun continued to stress that the appraisal cost was too high. Basically Town is saying appraisal is not to exceed \$10K the price suggested by GSA. We need to appraise what the GSA will appraise -- highest and best use – under the existing zoning. We will ask to see what the GSA approach will be and ask for a similar package. We won't get to see the dollar amount of the GSA appraisal but we will be on the same page. We need to get a qualified assessor who had done this kind of work before. Reed stressed we are looking at the complexity of a commercial appraisal although this is residential property. [Usually a residential appraisal is relatively simple and involves finding values of comparable properties. This parcel is five house lots. ] We won't know the dollar amount in the GSA appraisal but we do need to what criteria they are using so we are on the same page. This will be a complex appraisal not comparing houses in a neighborhood.

Mustapich moved. Rosenberg seconded.

That the MAHT allocate up to \$6,500 for an appraisal by the most qualified, effective firm. VOTE: unanimous in favor.

Porter will ask Avery to review his current bid using the same criteria as the GSA. Porter will ask for a written bid from Elliott using the same criteria.

Other comments: Rosenberg stated that we will need to work with the neighbors -develop a strategy for town meeting. He also noted that land acquisition is under the control of the Selectmen. Townspeople may want this land for open space. The developer will probably not drag his feet. He will have carrying charges on any money he borrows. We would fare better at a regular town meeting than at a special.

Adjourned at 8pm

CPC meeting is September 3.

Next MAFT meeting is September 9.

Public hearing is September 23.

Recorded by,

Irma Carter

**Minutes Approved December 18, 2014**