

Town of Milton
Affordable Housing Trust (AHT)
March 31, 2023
Remote meeting via Zoom

Present: Julie Creamer, Tom Callahan, Danya Raphael, Katie Conlon, and Assistant Town Planner Josh Eckart-Lee

Absent: Erin Bradley

Chair Creamer called the meeting to order at 8:35 a.m. Members introduced themselves. Chair Creamer announced that Frank Davis has resigned as a trustee. The trustees expressed gratitude to Mr. Davis for his service.

1. Attorney Ned Corcoran, counsel to Northbridge Companies/Avita of Milton, which has applied to the Planning Board for a special permit to develop a memory care facility on Highland Street, reviewed changes to his client's Affordability Plan. Most of the changes are in section 7 and relate to the process by which an affordable bed may be filled by a market-rate resident. The Trustees approved of the changes, which they had requested at the February 28 meeting. On a motion made by Ms. Conlon and seconded by Mr. Callahan, the Trustees voted 4-0 by roll call to approve the Affordability Plan for Avita of Milton as presented.

J. Creamer	YES
T. Callahan	YES
K. Conlon	YES
D. Raphael	YES

2. On a motion made by Mr. Callahan and seconded by Ms. Raphael, the Trustees voted 4-0 by roll call to approve the minutes of the February 28, 2023 meeting.

J. Creamer	YES
T. Callahan	YES
K. Conlon	YES
D. Raphael	YES

3. Chair Creamer reported that Affordable Inclusive Milton (AIM), a group of Milton residents that advocates for affordable housing, will host a presentation about the Town Farm on April 13 at 7:00 pm at Fuller Village. Laura Shufelt of Massachusetts Housing Partnership will discuss the process by which the Select Board, acting as Trustees of the Governor Stoughton Trust, would issue a request for proposals for development of the 3.5-acre site for affordable housing. Additional speakers will provide educational information about poor farms in Massachusetts. Some, but not all, of the Trustees are also members of AIM. The Chair will post a notice of a Trustees' meeting on April 13 in case a quorum of Trustees will attend. Ms. Conlon noted that some of the Trustees and the Select Board were not previously notified about the presentation, and asked that the Select Board be notified.

4. Mr. Eckart-Lee discussed the status of the various Chapter 40B projects that have been permitted, noting that no building permits have yet been pulled. Owners of the Ice House (Blue Hills Parkway) and the land at 693-711 Randolph Avenue are preparing applications. Litigation is pending with respect to the Canton Avenue and Bassett Street projects. Neighbors have not pursued appeals concerning the Amor Road and Brush Hill Road comprehensive permits. The Board of Appeals has not yet closed the public hearing for the 40B application for 728 Randolph Avenue.

Mr. Eckart-Lee also reported that a consultant reviewed whether the Town satisfies the “general land area minimum” test for Chapter 40B safe harbor compliance. Housing that is eligible for inclusion on the Subsidized Housing Inventory occupies only 1.025% of Milton’s eligible land. State guidelines require the percentage to be 1.5% in order for a community to satisfy the safe harbor. Therefore, Milton does not satisfy this safe harbor. However, if all units that have been permitted under Chapter 40B are built, Milton will be very close to reaching the safe harbor for 10% of affordable units.

Ms. Conlon reported that, at a recent Planning Board meeting, that board and the developer of 440 Granite Avenue discussed the possibility of including two (2) affordable units for residents earning 60% of adjusted median income. At the Planning Board meeting, the developer’s counsel indicated she would want to discuss this with the Trustees of the Affordable Housing Trust. Ms. Conlon asked that this topic be added to a future agenda.

5. With respect to the affordable housing lottery for 131 Eliot Street (Hendries at Central Condominiums), Chair Creamer reported that she followed up with the lottery agent (Maloney Properties) to review errors in the application and missing information that the Trustees identified in February. She is awaiting a response from the agent. The Trustees will schedule a tour of the affordable units at Hendries. There is no update on the lottery for two (2) affordable units at 34 Fairbanks Road.

6. Mr. Callahan and Chair Creamer reported that they have reached out to residents who may be interested in serving as Trustees.

7. At 9:25 a.m., on a motion made by Mr. Callahan and seconded by Ms. Conlon, the Trustees voted 4-0 by roll call to adjourn.

J. Creamer	YES
T. Callahan	YES
K. Conlon	YES
D. Raphael	YES

Documents:

1. Northbridge Companies’ revised Affordability Plan for Avita of Milton
2. Meeting minutes (February 28, 2023)

Respectfully submitted,
Katie Conlon