

IPSWICH SELECT BOARD
Meeting of Monday, March 18, 2019
Ipswich Town Hall | 25 Green Street

Pursuant to Open Meeting Law M.G.L. Chapter 30A, §§ 18-25, written notice posted by the Town Clerk and delivered to all Board members, a meeting of the Select Board was held on Monday, March 18, 2019 at 7:00pm in Meeting Room A.

Board Members present: Nishan Mootafian, Chair; William Whitmore, Vice Chair; Linda Alexson; Edward Rauscher

Also present: Finance Committee; School Committee; Anthony Marino, Town Manager; Eileen Page, Recording Secretary

Not Present: William Craft

Abbreviations used: Mass DOT, Massachusetts Department of Transportation; FY 22, Fiscal Year 2022

Public Information: Agenda

The School Committee formally joined the meeting at 7:40pm.

Mr. Rauscher excused himself at 9:58pm.

Executive Session

To consider the purchase, exchange, taking, lease, or value of real property if such discussion may have a detrimental effect on the negotiating position of the governmental body.

Vote: At 6:30pm, Mr. Rauscher moved to go into Executive Session, and Mr. Whitmore seconded. The motion carried unanimously through roll call.

The Select Board returned from Executive Session at 7:07pm.

With a quorum present, Mr. Mootafian called the Triboard meeting to order at 7:07pm.

Welcome/Announcements

MASS DOT TOBIN BRIDGE/CHELSEA CURVE REHAB PROJECT

Mr. Mootafian announced that the Mass DOT will meet in Meeting Room A on Tuesday, March 19th at 6:00pm to discuss with residents an upcoming two-year construction project.

PUBLIC HEARING: ATM 2019 WARRANT RESCHEDULED TO MARCH 25, 2019

The Public Hearing for the Annual Town Meeting Warrant has been rescheduled for 7:00pm on Monday, March 25th.

Citizen Queries

Lucy McClain (29 Woods Lane) is a member of the Ipswich Middle School Green Team and would like to see Ipswich become a Green Community.

Climate Resiliency Committee Update

Mr. Marino presented a slideshow to explain work done by the Climate Resiliency Committee to launch Ipswich into the Green Community program. To do this, Ipswich must meet all five Green Community criteria, prepare a Green Community program application, obtain a vote from the Select Board and Electric Light Department in favor of participation in the program, and commit to a plan to reduce energy use by 25% over the next five years. Currently 68% of Massachusetts municipalities are Green Communities. Cost of becoming a Green Community is an annual fee to the Renewable Energy Trust Fund, which would be paid by a \$4 increase to a household's total

yearly electric bill. Once a Green Community, Ipswich will be eligible for a \$146,000 grant in the first year of participation, and up to \$250,000 in grants each year after. Over the first twenty years, Mr. Marino predicts about \$1 million in energy savings.

Mr. Whitmore asked how many participating communities have achieved a 25% energy reduction thus far. Mr. Marino is aware of about 30 communities that have reached this goal so far. He also clarified that there are no grant matches required. Mr. Whitmore expressed his support for the initiative, saying that a \$4 increase per household per year would be a very nominal raise.

Charlotte Kahn (39 Spring Street) noted Mr. Marino's experience with Green Communities at his previous placement in Hanover, and urged the Triboard to trust his "expertise" on the subject.

Helen Weatherall (44 Fellows Road) agreed with Ms. Kahn, and stated that questions expressed by the Triboard are valid, but believes Ipswich should look to other Green Communities as validation for the program's success.

Shawn Parker (27 Turkey Shore Road) stated his belief that climate resiliency is a global issue to be addressed, and Ipswich should not "overexert itself to fight this fight."

Keri Cordima MacRae (31 Heartbreak Road) stated her belief that \$4 is a minimal yearly increase.

James Engel (363 Linebrook Road) stated that he was originally skeptical of enrolling in the Green Communities program, but upon further research supports the project.

Carmel Vialanti (421 Linebrook Road) has worked in Beverly, a Green Community, and stated that the program works very well there.

Mr. Mootafian asked for the Triboards to compile a list of questions, and requested Mr. Marino have a representative from the state at the next Triboard meeting to better address questions. The next Triboard meeting will be held in April.

Affordable Housing Trust Fund Board Update

Glenn Gibbs (Planning Director), Ethan Parsons (Senior Planner) and Jim Warner (Affordable Housing Trust Fund Board) appeared before the Triboard to provide an update on the Affordable Housing Trust Fund Board. Mr. Gibbs presented a history of the Affordable Housing Trust. Efforts made by the trust include inclusionary housing requirements (1997), in-law apartments (1999), multi-family density bonuses and accessory building conversions (2001) and infill single family housing (2003). The goal of the trust is to create affordable housing through development and redevelopment, require and encourage affordable housing in private sector developments, subsidize housing costs in exchange for long-term affordability, provide down payment assistance for first-time buyers, and assist in home rehabilitation. The trust currently has \$229,000 committed to be spent between now and FY22, and anticipates another \$800,000 in revenue over the next five years.

Ms. Alexson asked about the process of home rehabilitation. Mr. Warner explained that Mark Simon has been hired as a representative who supervises and oversees the process, gathering estimates and determining if a project is in the magnitude of what the Town can provide. The Town provides a list of approved contractors to the homeowner, who hires one and submits the resulting bill to the Town.

Ms. Alexson noted that the fund is supposed to be audited annually, and asked if that is done. Neither Mr. Gibbs nor Mr. Warner were aware if it had been. Sarah Johnson (Finance Director) was present and stated that she would check the audit records to see if the fund was included in the annual Town audit.

Ms. Alexson noted an occasion when an Affordable Housing Trust Fund Board member did not recuse himself during the representation of a homeowner asking for the release of an affordable housing restriction, and expressed disappointment, saying that regardless of the outcome, the incident reflects poorly on the Board.

Keri Cordima MacRae (31 Heartbreak Road) asked if there was a known dollar amount on outstanding home improvement loans. Mr. Gibbs was unsure of the exact number at the moment. Ms. Cordima MacRae asked if the

year-end balance of the fund reflected any of the Linebrook Road or Mile Lane funding, and Mr. Gibbs clarified that because the project is expected to take three to four years, the year-end figure does not represent this work. Ms. Cordima MacRae asked if it is customary for Ipswich Housing Authority members to be on the Affordable Housing Trust Fund Board, and Mr. Gibbs stated that there is currently one Housing Authority member on the partnership, but not on the Board itself. Ms. Cordima MacRae asked if any Board members have ever taken advantage of loans from the trust fund. Mr. Gibbs and Mr. Warner were not aware of any such occasions. Ms. Cordima MacRae asked if deliberations were included in meeting minutes, and Mr. Gibbs stated that they were.

Approval of Minutes

March 11, 2019

Vote: Ms. Alexson moved to approve the minutes, and Mr. Whitmore seconded. The motion carried unanimously.

Town Manager Report

None.

New Business

None.

Old Business

None.

Miscellaneous and Correspondence

None.

Vote: Ms. Alexson moved to adjourn, and Mr. Whitmore seconded. The motion carried unanimously.

The Select Board adjourned at 10:05pm.

*Respectfully submitted by Eileen G. Page
03.21.19*