

**Joint meeting
Ipswich Housing Partnership
Ipswich Affordable Housing Trust Fund Board
Wednesday, September 26, 2018, 7:30 AM
Room 129, Planning Dept. Conference Room, Town Hall**

Members of IHP present: Jim Warner, Don Greenough, Stacey Pedrick, Judy Field, Mike Jones, Ed Dick
Members of AHTFB present: Jim Warner, Mike Jones, Tony Marino
Staff present: Terry Anderson, Ethan Parsons

MINUTES

1. Citizen queries

None.

2. Approval of minutes of August 22 by the Trust Fund Board and Partnership

For the Trust, Warner moved and Jones seconded approval, with a unanimous positive vote. For the Partnership, Dick moved and Warner seconded approval, with a unanimous positive vote.

3. Discussion: 15 Market Street, Frank Pasciuto (developer)—3 new units planned

Greenough noted that construction is underway but Marino stated that a cease-and-desist order has been issued due to lack of a proper building permit—which Pasciuto is working on correcting. There was no objection to having the affordable unit be a studio (which might be attractive especially to a senior).

4. Discussion: Judy Jacunski, 89 High Street—rehab loan request

Due to Jacunski's age, Dick suggested that we consider whether she might have a need for handicapped accessibility in the near future. Field found that she doesn't have a mortgage so that suggests that she would have resources, if needed, in her equity to be used for future improvements. Greenough recommended placing our sign at her property and investigating whether the Historic Commission would be interested in encouraging her to choose an historically appropriate color for her house. Warner asked if we have any Coburn money left and Anderson estimated about \$1900 remains. Dick and Warner both suggested writing a letter to Coburn to ask them to consider another application from us for another grant. Dick also questioned whether we should discuss an individual's personal finances when a member of the public is present; Jones said definitely not.

For the Trust, Jones moved and Marino seconded approval of \$19,500 for the Jacunski project, with a unanimous positive vote.

4. Discussion: Two houses on Linebrook Road—demolition, move

Anderson described Michael Schaaf's idea that we consider acquiring the antique house at the corner of Linebrook Road and Route 1 (which is now in a demolition-delay period) and moving it to the site of the antique house owned by the state on Linebrook Road, in Bradley Palmer State Forest. Anderson reminded the members that we had discussed acquisition of the state-owned property a few years ago, but no action was taken at that time. Now, the consensus was that it would be too costly to acquire and move the Linebrook/Route 1 house. Greenough offered that if anything were to be done, it should be the Historic Commission who should take it on.

5. Community input/new business--49 Washington Street—continue affordability?

Anderson reported that Carl Gardner had requested that the members re-consider negotiating with the Monroes, who own 49 Washington Street, to accept a permanent restriction on this property. The current restriction expires on October 2, 2018. Anderson will be in touch with the Monroes to discuss the possibility of a grant, which could be used for improvements to the property, in exchange for a permanent restriction.

Dick announced that Isaac Garcia Dale, an attorney, may be interested in joining the Partnership. He has participated in his church's investigations into affordable housing. Dick also talked about the property at 19 N. Main Street, which is on the market for \$1.35M, as a possible candidate for a buydown and restriction. The property consists of the original main house, with two legal units, plus three condo townhouses (two-bedrooms now, with the potential for three-bedrooms) in the rear which were built in 2002. There was considerable interest in this idea.

Dick also mentioned that the old farmhouse on the Kozenesky property is supposed to be moved to another location and that it is being offered for free plus the developer will provide some amount of money to help with the move.

Parsons reported that the Town Farm Road 40B project has had setbacks due to the location of the major water main that runs through the property and other issues. The project has also been reduced to 28 units from 32.

Parsons also commented that the Bruni project (28-44 Essex Road) is at the stage of peer review of their traffic study and a design review that may encourage changes to the massing of the buildings as well as other design issues.

Warner asked that the re-cap of how the Trust money is being used be circulated to the members prior to the next meeting. Anderson will finish the report and circulate it.

6. Next meeting date

The next meeting will be Wednesday, October 24, 2018 at 7:30 AM.

7. Adjournment

The meeting adjourned at 8:25 AM.

Respectfully submitted by
Terry Anderson, Housing Coordinator
September 26, 2018

Approved by the Partnership October 24, 2018; by the Trust Fund Board November 28, 2018