

**Sturbridge Housing Partnership
Meeting Minutes
Tuesday April 5, 2022**

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OFFICE OF TOWN CLERK
STURBRIDGE, MA

Present:

Ed Neal
Margaret Darling
Wally Hersee
Jean Bubon, Town Planner

Absent:

Matt Maselli

Also Present:

Kirstie Pecci
Ed Goodwin
Carol Goodwin

E. Neal called the meeting to order at 2:05 PM

Approval of Minutes

March 10, 2022

Motion: To approve the minutes of March 10, 2022 meeting of the Housing Partnership. By E. Neal

2nd: Margaret Darling

Roll Call Vote: All in Favor (3-0)

M. Darling - Yes

W. Hersee - Yes

E. Neal - Yes

Ed Neal opened the discussion of MGL c. 44, §55c., and its relevance to the town bylaw that is currently being written.

- Jean Bubon updated the committee as to the questions, and concerns that were made at the CPC meeting concerning the request for funding for the housing consultant, and seed money, and how she has addressed those concerns.

Approved
5-6-22
[Signature]
CLERK

- Jean Bubon shared the information she had recently sent out to members of the HP, CPC, and Planning board regarding the number of towns in the Commonwealth that currently have a Housing Trust, and their respective populations.
- Jean Bubon presented a sample of the housing trust bylaw from the Town of Stoughton, and addressed how the Stoughton Housing Trust membership is composed.
- Ed Neal brought up conflicts of interest if someone applied for a position on the Trust that could possibly have a financial interest in a Trust project, such as a real estate agent.
- Jean Bubon stated that the same ethics and standards apply to anyone, on any town board, or committee.
- Wally Hersee agreed, and stated that all town board members are held to the same ethics, and standards.
- Jean Bubon discussed, with the committee, eliminating the wording in the bylaw draft in (6) regarding experience of applicants to the Trust for members at large so that others in town, without specific experience, would also apply.
- The committee agreed with this removal of the wording.
- Ed Neal, and Jean Bubon discussed removing § 7-31 Trustees (5) *One member of the existing Housing Partnership to serve for a term of two years, in the event this member leaves this post, the position shall be filled by an at large member who is resident of the town* from the bylaw draft, and adding an additional member at large increasing that number to three.
- Kirstie mi spoke of ethics and conflicts of interest for the trust, and recommended specific language within the bylaw.
- Ed Goodwin recommended that a member of the Conservation Commission be also appointed as member of the Trust.
- Ed Neal did not feel that a member of the Conservation Commission needed to be a member since all projects coming forward would have to also go before the Conservation Commission as well.
- Wally Hersee agreed.
- Ed Neal, and Jean Bubon discussed that a member of the Trust could not represent more than one committee in their role on the trust.
- Kirstie Pecci recommended that each applicant, for a position on the trust, sign an avadavat stating that they would have no financial interest, or conflicts with any of the business the Trust would have.

Ed Neal reviewed the newly changed composition of the Trust to as follows:

1. One member of the Board of Selectmen to serve a term of two years.
2. One member of the Finance Committee to serve an initial term of one year, and thereafter for a term of two years.

3. One member of the Planning Board to serve an initial term of one year, and thereafter for a term of two years.
4. One member of the CPC to serve for a term of two years
5. Three members at large; one shall serve an initial term of two years; two shall serve for initial term of one year, and thereafter for a term of two years.
6. The Town Administrator shall be a non-voting member to serve a term of two years.
7. The Town Planner shall be a non-voting member to serve a term of two years.

Motion to approve the changes to the Affordable Housing Trust Bylaw §7-3, A, 1. One member of the Board of Selectmen to serve a term of two years by Ed Neal.

2nd: Margaret Darling

Roll Call Vote: All in Favor (3-0)

M. Darling - Yes

W. Hersee - Yes

E. Neal - Yes

Motion to approve the changes to the Affordable Housing Trust Bylaw §7-3, A, 2. One member of the Finance Committee to serve an initial term of one year, and thereafter for a term of two years by Ed Neal

2nd: Margaret Darling

Roll Call Vote: All in Favor (3-0)

M. Darling - Yes

W. Hersee - Yes

E. Neal - Yes

Motion to approve the changes to the Affordable Housing Trust Bylaw §7-3, A, 3. One member of the Planning Board to serve an initial term of one year, and thereafter for a term of two years by Ed Neal

2nd: Margaret Darling

Roll Call Vote: All in Favor (3-0)

M. Darling - Yes

W. Hersee - Yes

E. Neal - Yes CPC meeting of February 28, 2022

Motion to approve the changes to the Affordable Housing Trust Bylaw §7-3, A, 4. One member of the CPC to serve for a term of two years by Ed Neal

2nd: Margaret Darling

Roll Call Vote: All in Favor (3-0)

M. Darling - Yes

W. Hersee - Yes

E. Neal - Yes

Motion to approve the changes to the Affordable Housing Trust Bylaw §7-3, A, 5. Three members at large; one shall serve an initial term of two years; two shall serve for initial term of one year, and thereafter for a term of two years by Ed Neal

2nd: Margaret Darling

Roll Call Vote: All in Favor (3-0)

M. Darling - Yes

W. Hersee - Yes

E. Neal - Yes

Motion to approve the changes to the Affordable Housing Trust Bylaw §7-3, A, 6. The Town Administrator shall be a non-voting member to serve a term of two years by Ed Neal

2nd: Margaret Darling

Roll Call Vote: All in Favor (3-0)

M. Darling - Yes

W. Hersee - Yes

E. Neal - Yes

Motion to approve the changes to the Affordable Housing Trust Bylaw §7-3, A, 7. The Town Planner shall be a non-voting member to serve a term of two years by Ed Neal

2nd: Margaret Darling

Roll Call Vote: All in Favor (3-0)

M. Darling - Yes

W. Hersee - Yes

E. Neal - Yes

Old Business

None

New Business

Discussed when to schedule next meeting of the HP. It was decided to wait until after the Town Meeting.

Adjournment

Motion: To adjourn meeting by Ed Neal

2nd: Wally Hersee

Roll Call Vote: All in Favor (3-0)

Margaret Darling - Yes

Wally Hersee - Yes

Ed Neal - Yes

Meeting adjourned at 2:57 pm

Minutes prepared by: Wally Hersee