



**Town of Concord, Massachusetts**  
22 Monument Square, Concord, MA 01742

## CHDC Meeting Minutes 02/03/09

Meeting of the Concord Housing Development Corporation (CHDC) held on February 3, 2009, originally scheduled for January 27, but rescheduled to early February.

The meeting was convened at 7:05 PM at 141 Keyes Road in Concord. Attending were Jack McBride, Chairman; Rob Waldeck; Jay Gentile; Barbara Morse and Don Lashley. Also attending were Beth Rust, administrative assistant to the CHDC; Marcia Rasmussen, Director of Concord Department of Planning and Land Management; a visitor, at her request, Mary Johnson, Chair of the Concord Housing Authority (CHA); David Hale, a visitor invited by Jack McBride and Steve Carr, a visitor from the Concord Planning Board.

A vote on the minutes of the previous meeting on 12/16/08 was postponed until the next meeting so that more members who had attended the December meeting could be present.

Barbara Morse explained that Mary Johnson had requested to speak with the CHDC concerning the work of the CHA and specifically the project planned for the Amendolia land off Bedford Street. Starting at 7:15 PM, she briefly described recent activities of the CHA, noting that it has 147 units under ownership in four separate locations in town. The largest, Peter Bulkeley Terrace, contains 52 units of congregate housing and has plans to be renovated into 30 individual one-bedroom units. She mentioned various funding sources and amounts including significant amounts from CPA funds and from the Steinberg-Lalli Foundation. A major concern at this time is obtaining sufficient funding for the Amendolia project permitted under PRD for three units of "senior housing". Mary's main effort was to explore ways the CHDC can cooperate with the CHA, including a possible granting of funds. She suggested a joint meeting approximately every three months. Jack proposed a meeting soon with Toby Kramer, Jay Gentile and himself to discuss ways of working together with the CHA.

Next was a discussion with Marcia Rasmussen on the proposed zoning bylaw amendment to create a Flexible Development provision. She described several problems with the current PRD system including interpretation of the wording of its various provisions. There was a discussion of how the proposed change would apply to the 1245 Elm Street project and our concern that the proposed bylaw needs a "waiver" provision for affordable units. Marcia suggested that Jack, as Chairman, relay to the Planning Board our concerns. It was noted that there will be a Planning Board hearing on March 4 to discuss six separate proposed zoning changes, including Flexible Development. Visitor Steve Carr suggested that our comments be sent in writing before the hearing.

Jack then reported on the status of 1245 Elm Street and Jay distributed a chart he had prepared comparing three separate projects. Jack stated that consultant, Kevin Maguire, had prepared a proforma for Elm Street which Jack will send to Jay for incorporation into his chart. Jack recommended extending Kevin's time allotment another ten hours so Kevin can research other sources of funds and to attend our next meeting. The land purchase has been extended until the end of March, which purchase will be substantially funded by the grant received from Steve Steinberg in late December 2008. Finally, Jack reported that the "sight distance" study has been completed indicating that the entry point onto Elm Street will be located on the right side of the existing house. To aid in our planning, Jack proposes to request that our engineer prepare a preliminary layout of the units on the site. He anticipates a permit filing will likely be in June and under the anticipated new zoning bylaw.

Don briefly summarized the work of a CPA, George Tisdale, saying he has filed our IRS Form 990 and Massachusetts PC form for the previous fiscal year.

Next, Rob reported on the progress to date on the Walden Woods project in West Concord, saying there had been a meeting of the people most involved, at the BOS office and that a front-page article in the Concord Journal on February 5 was very likely. He also noted that in addition to funding the current engineering studies, the Walden Woods organization has committed to additional funding and assistance with our future fund raising efforts.

Rob then showed a proposed advertising and promotion program for the CHDC, including a graphic demonstration of a letterhead design that he and Yonina have created. The program was accepted by unanimous vote and Rob will proceed with further refinements.

Next, was a presentation of an Emerson Annex subsidy analysis by Beth Rust; and a very brief report by Don on the status of construction at 335 Walden Street. Only clearing and initial test pits have been completed due to the winter weather.

A few agenda items not discussed were postponed until next meeting, which will be on March 3, 2009; 7:00 PM at a location to be determined.

The meeting was adjourned at 9:35 PM.

Respectfully submitted.

Don Lashley, Secretary