

Minutes
CICA Affordable Housing Committee
May 11, 2010

The meeting was called to order at approximately 7:20 p.m.

In attendance were: Bob Earnest, John Wilson, Mabel Doughty, Deb Hall, Donna Damon, John Thaxter, Carol White, Suhail Bisharat, and Ruth Slagle.

The first item on the Agenda, Update: cost estimates or refurb of existing homes. John Wilson reported that the Bowen house could be a \$25,000 rehab; regarding the Campbell house, he would be going through on Thursday but believed that it would be more than a \$25,000 rehab.

There was a discussion relating to the value of “distressed” property including the necessity to check “green” requirements, code requirements, and possibility of lead paint. Carol was to check on the water quality.

Bob then discussed some of the final guidelines for the grant money, which are:

- \$175,000 per Unit, for a max of \$400,000
- 20% matching
- Mandatory Rental
- Minimum 2 Units

It was commented that property management on a refurb house is more difficult as things would always be going wrong as opposed to a new build.

Carol inquired as to who was managing the current AH house and it was explained that various members of the committee were doing it, with John doing inspections a couple times a year.

The next item on the agenda (Soils/septic/building envelope write-up-Schoolhouse Rd, was discussed. Bob explained that the School House Road property is made up of 4 acres, and was acquired by the town (Cumberland) when the property was in foreclosure. Both the Curit Property and School House Road had been inspected last summer with Frick. They have not been surveyed. It was determined that the Curit Property was more buildable.

John reported that after the first inspection of the School House Road property it was felt that it would be difficult to build on. It was recently decided to inspect it again with Sweet and it was found that about 15 feet in from the road is a collection of bogs and in about 50 feet there is some high ground that would be doable but we would need an actual survey in order to go ahead.

Moving on to the next item on the Agenda (Public comment) on the following properties being considered:

1. Curit property with eventually maybe 4 houses. – town owned
2. Campbell house – in foreclosure
3. Med and Marlene Bowmen’s
4. Barry and Melanie Riddle’s -- in foreclosure
5. School House Road – town owned
6. Walker Property -- on the market – 8 acres @ \$79,000

Bob said that we needed to get wording for a warrant article to the Selectmen at their meeting on the following evening. Deb Hall said she felt we needed to get more feedback from the public and that we needed another public meeting. It was determined that a “well advertised” public meeting would be held on May 22nd at the Hall (Ruth to check on availability). He continued that the item can be withdrawn from the Warrant if the Public does not approve.

After various scattered conversations relating to what direction we should take, Bob steered the meeting back to the Agenda and we proceeded to review the cost estimates that John had put together relating to the Curit, School House Road, Bowen and Campbell properties. John briefly reviewed the numbers and added that none of the options showed Investment Income on monies generated from the properties.

We then proceeded to prepare a Plus/Minus chart on each of these properties.

Plus	Minus
Curit Property	
Free Land	Long Road
Good Buildability	Community resistance re conservation
Fresh Start	Possible abutter problem
Zero Fund Raising	
Road (while shown as a Minus, it would provide access to shorefront piece of property)	
Bowen (for all)	
More Road Frontage	Clearing
Nice Setting	Structural viability
Close to Division	Gravel
Building flexibility	Condition of House
Employment (Island contractor)	Have to come up with money
Bowen (2 pieces of land)	
Driveway cost lower	Have to come up with money
Don’t have to deal with refurb	
No Town Meeting approval	

Campbell

Building new on lot
Location (near Island Commons)

Zoning to support building
Need variance or Contract Zoning

Existing House can be
Made inhabitable

Difficult to bring up to code
Landscaping (Topography)
Safe Soil
Septic System
Have to come up with money

Schoolhouse Rd (Town owned)

Good buildability
Free land
Land goes back on tax rolls
Good location near school, CRC
Clean start

Building envelope 200' in
Need for Town vote

Walker

House on either side of road
With greater potential

Need for \$ to buy Property

We then proceeded to the last item on the Agenda (Planning: Town Meeting, warrant, etc.) Bob stated that we needed to ask the selectmen to put a "Placeholder" in the warrant. Donna made a motion that we report to the Selectmen that we feel it important to have a Public Meeting to further discuss the matter in order to define the warrant item. John seconded the motion, but after lengthy discussion Donna withdrew the motion. Topics discussed were difficulty in raising money if we have to go with purchased properties, causing too much confusion and possibly losing people by presenting several options, opposition in development of Curit property, and overall condition of the Bowen and Campbell properties.

Bob suggested that we follow what appears to be the path of least resistance and focus on the School House Road property as we need to move quickly to get our application in for the grant money. Deb Hall suggested that we move on putting both applications together.

Donna then made a motion that:

We recommend to Selectmen we don't currently have a plan as to number of Units and that they prepare an item for the Warrant authorizing the Town and CICA to use the School House Road Property

Motion seconded by John Wilson

After discussing the motion including such things as does the town give the property to CICA. Bob reported that the town has told CICA that it will need language to protect the town's interest similar as to the Rec Center, how to structure ownership, and making clear that while the property is not designated as "wetlands" it is subject to wet land, in a vote of 7 Yes, 1 No and 1 not voting, the motion was passed.

Following a brief discussion with comments relating to the necessity of affordable housing, the window of opportunity provided by the grant and the necessity of greater input from the public, the meeting adjourned. Submitted by Ruth Slagle