

Minutes of Affordable Housing Trust, Leverett
5/8/2025

7pm Meeting called to order

In attendance: Barbara, Dan, Ken, Apple, Pat, Fay, Kim

1. Approve minutes from 4/15/25 meeting: tabled until next meeting
2. Updates
 - a. Field Tavern property now in land court after owners decided to stop trying to pay back taxes owed
 - i. Maybe a one year timeline, because land court is backed up (per tax collector)
 1. Concerns about environmental cleanup needed and brownfield grant
 2. Concerns about historic preservation
 3. Unclear about septic/well compliance
 4. Unclear about the different lots/family members involved
 5. What are the possibilities for these 5 acres?
 6. Does the Select Board decide if it becomes the responsibility of AFT?
 7. Discussed how this is different from the duplexes across from dog shelter years ago, which were condemned by board of health
 - ii. Ken will find out if "deed in lieu" is an option by talking with Ryan, town treasurer
 1. Are there any junior liens
 2. Do we need a title agent?
 3. Might there be a demolition delay request?
 4. What are the safety concerns?
 - iii. When do we reach out to other, external entities, such as HRA, FRCOG, state reps, grants, contractors with experience with similar projects, such as Matusko, hotel conversion, etc.; receivership
 1. We need to address the foreclosure, then the safety concerns, then see about grant money
 2. Maybe we could build 6 - 10 units
 3. Need more info about the infrastructure
 - b. Shared housing coordinator
 - i. Barbara has been connecting with Shutesbury, who may be interested but needs buy-in from Select Board
 - ii. Other discussions about how our two towns could work together
 1. How would this even work?
 2. Who will follow up?
 - c. Route 63/Long Plain Road Property Owner Interested in Affordable Housing creation
 - i. Fay, Apple, Barbara met with the property owner on site
 - ii. Site is 3+ acres, but some uncertainty about frontage, subdivision, option to buy adjacent 8 acre lot, which buildings will stay. (owner plans to remove most structures currently on his land)

- iii. Owner wants to do some mixed development on the site, around 4 buildings with 4 units and 25% affordable housing for 55+ with 1-2 bedrooms
- iv. AHT thinking this likely means he's approaching for a "friendly" 40b
- v. Discussions on Chapter 40b and we all need to learn more
- vi. Leverett may want to create a "How to Work with Our Town" Local Initiative Program (friendly 40b) document that outlines the requirements and steps, similar to other towns such as Falmouth that Carol Heim previously researched and shared with the Planning Board in the wake of earlier discussions by the Town Select Board regarding a large development on Juggler Meadow
 - 1. Pat will ask Margie the cost of getting legal assistance for this LIP and whether AHT can help pay cost
 - 2. Kim will send Carol's research to the Trust members
 - 3. This will help with all future inquiries about developing in Leverett, especially for those property owners who act as though they are doing the Town a favor by including affordable housing and may assume the Town doesn't know enough to craft a win-win for both parties
 - 4. Barbara will follow up with the property owner and advise he research the Commonwealth materials on 40b and ask his lawyer for next steps

8:35 pm Meeting adjourned