



# Town of Ashland

M A S S A C H U S E T T S

**Affordable Housing Trust Fund**  
**101 Main Street**  
**Ashland, MA 01721**

## **MINUTES**

### **October 6, 2022**

Trustees in attendance: Steve Greenberg, David Rosenblum, Joe Magnani, Alan Galiwango,

Guests:

Trustees absent: Bernadette Lunkuse, Barbra Sekesogundu

Zoom Meeting called to order at 5:15 pm by Steve.

We discussed status of the Carl Ghilani Way property. Steve said that the owner has signed a Purchase and Sale agreement to sell the property to the town based on an appraisal. Sale is dependent on Bank of America settling their mortgage lien on the property. The trust wants to invite Lisa Mead, Town Counsel, to our next meeting to discuss the property sale. Motion to hire an appraiser for a price not to exceed \$1000 and to proceed with purchasing the property not to exceed appraised value and to negotiate cash for keys arrangement with the owner not to exceed \$13,000 made by Steve, seconded by David. Passed 4-0.

Steve looked into the status of 12 Pond St property. The affordable units do not yet have approval from DHCD, so occupancy permits for the affordable units have not been issued. The market value units do have occupancy permits.

We discussed inclusionary zoning (IZ) status. Joe found IZ plan from 2016. David said that the IZ steering committee had set up dates for fall public forums, but these did not occur. Approval of the planning board has been an issue. Having IZ bylaw ready for spring town meeting has been discussed. Steve said that MAPC will soon be on board with the town to continue IZ efforts.

The town has hired an engineering firm to do wetland delineation on the Olive Street property. Steve thought the price of \$5500 was very reasonable.

Our next AHT meeting will be on November 17, 2022.

Motion to approve minutes of 6/30/22 meeting as written made by Joe seconded by Alan. Passed 4-0.

Motion to adjourn made by Joe, seconded by David, passed 4-0. Meeting adjourned at 6:13 pm.

Documents discussed:

none