



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 29, 2025
On Zoom

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

Guests: Rob StGermain

Trustees absent: Barbara Sekesgundu, Carlton Phelps

Zoom Meeting called to order at 7:15 pm by Steve.

Motion to approve minutes of June 11, 2025 meeting as written made by Joe, seconded by Steve. Passed unanimously.

Olive St property. We have a current wetlands survey of the property. This is valid for only 3 years. Some progress needs to be made to put affordable housing on the property. David thought that the town under the SelectBoard would be writing an RFP. Joe said that Habitat was interested in the this property and Steve said that having Habitat doing the 487 Main project has worked out well. Steve said he would contact Beth Reynolds about this. We could also contact Habitat directly about this.

487 Main St home. The home is coming along. Second story is there. Habitat has asked for payment of part of the \$150,000 the town has committed to the project. Steve is working with town counsel to get the necessary agreements in place.

Comprehensive Plan Committee update. Steve said that he did not see much about affordable housing in the plan. Joe said that there is a separate Housing Plan being developed which would include affordable housing. Steve commented that home ownership has been lacking in new housing. An issue that Steve and David feel is very important.

38 Carl Ghilani Circle home was discussed. The property is deed restricted and the sale to another qualified buyer is being handled by the EOHLC, not needing AHT help.

No potential Trust members were present. One said that she could not be at this meeting, but was still interested in the trust.

Rob StGermain told us about the 175 Oak St property. It includes an adjacent 0 Oak St property. The property is under agreement. If the agreement does not result in a sale, we can look at this property for affordable housing and open space. There is another property north of the Oak St apartments that is being looked at. Has only 50 foot access.

Motion to adjourn made by David, seconded by Joe, passed unanimously, Meeting adjourned at 8:00 pm.

Documents discussed:
none