



Town of Wellfleet  
Wellfleet Affordable Housing Trust  
Board of Trustees  
Minutes of June 7, 2021

Present: Elaine McIlroy, Kathleen Nagle, Sharon Rule-Agger, Harry Sarkis Terkanian, Jim Hood, and Gary Sorkin.

Absent: Mike DeVasto.

The meeting was called to order at 7:02 PM by Mr. Terkanian. All members were present except Mr. DeVasto who joined the meeting at 7:04 PM.

1. Announcements and public comment. None.
2. Status reports related to housing activities. Mr. Terkanian noted there will be a site visit for the for 95 Lawrence Road RFP on June 11<sup>th</sup>. Mr. Sorkin reported that there will be a meeting on June 9<sup>th</sup> at the fire station at 4:00 PM to prepare for the site visit. At 7:04 PM Mr. DeVasto joined the meeting. Ms Rule-Agger noted that the Planning Board will hold a meeting tomorrow on the Accessory Dwelling Unit zoning bylaw amendment. Ms. McIlroy reported that the purchasers selected in the buy down lottery have reached agreement to purchase a home. Ms. McIlroy also reported that the Town has applied for a Mass Works grant for the wastewater treatment plant for 95 Lawrence Road.
3. Paine Hollow Road escrow request. Ms McIlroy reported that the litigation over that project continues and that a proposed \$18,000 escrow is being discussed to cover the cost of drilling replacement well or wells for abutters. Mr. Terkanian was concerned about the lack of information on the terms of the escrow and whether the Trust is in a position to fund such a request. Mr. Sorkin was also concerned about the lack of details and that the escrow is a cost which the developer should bear. Mr. Sorkin also reported that the old housing trust has a confirmed balance of \$205,000. Mr. Sorkin was also wanted to know if this was the final issue preventing a settlement. Ms. Nagle opined that \$18,000 is not a lot of money to get the project underway and there is a benefit to getting the project started. The consensus of the trustees is that more information is needed for the Trust to consider the request.
4. Status of Mass Housing Partnership technical assistance grant. Mr. Terkanian introduced the three documents produced by the last scoping committee meeting. The documents have been reviewed by the Housing Partnership. The Trust's basic responsibility is for land acquisition and funding of housing initiatives. Mechanics of processing payments, coordinating with the Community Preservation Committee (CPC) on Community Preservation Act (CPA) grants, and reviewing bills were discussed. The delaying effect of review of opportunities by two committees was also a concern.

5. Recommendations for annual town meeting warrant articles. The trustees discussed possible town meeting information handouts. The trustees reviewed the ten housing related annual town meeting articles. Each of the articles were discussed and the following motions to recommend articles were made:
  - A. Article 28, CPC grant to the Trust: Moved by Mr. DeVasto, seconded by Ms. Nagle, voted unanimously by roll call vote (7 – 0).
  - B. Articles 29 and 30, CPC grants to the veteran's home and Lower Cape Housing Institute: Moved by Mr. DeVasto, seconded by Ms. Nagle, voted unanimously by roll call vote (7 – 0).
  - C. Article 17, short term rental tax rate increase: Moved by Mr. DeVasto, seconded by Mr. Hood, voted unanimously by roll call vote (7 – 0).
  - D. Article 21, Lawrence Road wastewater treatment facility: Moved by Ms. McIlroy, seconded by Mr. Sorkin, voted unanimously by roll call vote (7 – 0).
  - E. Article 37, real estate transfer tax home rule petition: Moved by Mr. DeVasto, seconded by Ms. Rule-Agger, voted unanimously by roll call vote (7 – 0).
  - F. Article 41, expanded residential real estate tax exemption home rule petition: Moved by Mr. DeVasto, seconded by Ms. Nagle, voted unanimously by roll call vote (7 – 0).
  - G. Article 44, Affordable Housing Trust bylaw (previously recommended by a 6 – 0 vote): Moved by Mr. DeVasto, seconded by Ms. Nagle, voted unanimously by roll call vote (7 – 0).
  - H. Article 45, accessory dwelling unit zoning bylaw amendment: Moved by Mr. DeVasto, seconded by Ms. McIlroy, voted unanimously by roll call vote (7 – 0).
  - I. Article 46, accessory dwelling unit zoning bylaw amendment (petitioned article): Moved by Mr. Terkanian, seconded by Ms. Nagle, voted unanimously by roll call vote (7 – 0) to recommend article 46 if article 45 is not adopted.
6. Overall land acquisition strategy. Mr. Terkanian expressed his concern that since Wellfleet's subsidized housing inventory (SHI) was only 2.5% of housing stock an additional 114 units of SHI units are needed and workforce housing needs are in addition to that. To solve this with a series of one or two unit projects could cost \$60 million dollars. Perhaps we should be looking at project that could produce larger numbers of units, for example Town owned property in the National Seashore. Mr. DeVasto acknowledged the issue but felt that even if a single unit project can provide life changing opportunities for one family it is worth pursuing. The consensus of the trustees was that the two approaches are not mutually exclusive. A third approach is to enlarge the buy down program as the per unit cost is much lower than the cost of building and reselling units. Mr. Sorkin also mentioned the possibility of bonding CPA funds.
7. Next meeting. Scheduled for June 28, 2021 at 7:00 PM.
8. Approval of minutes of May 3, 2021 (open session). Ms. McIlroy noted that the draft did not reflect the absence of Mr. Hood from that meeting. It was moved by Ms. Nagle seconded by Ms. McIlroy and after discussion voted by roll call vote (6 – 0; Mr. Hood

abstained) to approve the minutes of the May 3, 2021 open session with the noted correction.

9. Executive session. Mr. Terkanian as chair stated that: (1) The purpose for convening the executive session is to consider the purchase, exchange, lease or value of real property; (2) the Board will adjourn from the executive session and will not reconvene in open session; and (3) having a discussion in open session would have a detrimental effect on the Trust's negotiating position. It was moved by Ms. Nagle seconded by Mr. Sorkin and unanimously voted by roll call vote (7 – 0) to enter executive session and reconvene in executive session and not return to open session.
10. The open session was adjourned at 8:43 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. Technical Assistance Scoping Committee relationship charts and list (3 document).
2. CPC town meeting flier.
3. 2021 Annual Town Meeting warrant.
4. Draft minutes of May 3, 2021 open session.