

Westport Affordable Housing Trust
Meeting of June 26, 2019
Executive Session Minutes

Present: Liz Collins (LC), James Sabra (JS), Henry Lanier (HL), Ann Boxler (AB); Housing Specialist Leonardi Aray (LA). Absent: David West, Bettyann Mullins, Warren Messier.

The meeting was called to order at 4:24 p.m. by the chair, and commenced with the Pledge of Allegiance.

1. LC proposed that an executive session be held under the provisions of Mass. General Laws Chapter 30A, Section 21, to consider the purchase, exchange, lease or value of real property, declaring that an open meeting may have a detrimental effect on the negotiating position of the Trust. JS made a motion to enter executive session, seconded by HL. The roll call vote was JS, aye; AB, aye; HL, aye; and LC, aye.

Housing Specialist Leonardi Aray made a report on due diligence efforts regarding the suitability of a parcel of land on Sodom Road for affordable housing. He noted that the purchase and sale agreement includes language allowing the Trust to decline a purchase if the project proves unfeasible. He provided members with a map of the site, cost comparisons to other house lots currently for sale, and distributed a handout describing the potential development costs for site work, septic system, well, and building construction to be added to the \$122,000 land purchase price. He also noted that the Building Inspector verbally indicated that there is no problem with construction of a duplex on the property; and that any Trust "subsidy" for project costs would include the donation of the land to an affordable housing developer.

LA recommended moving forward with the purchase. JS noted that the P & S calls for action towards finalizing the purchase by June 28 or the Trust will forfeit its deposit money. JS also expressed his belief that zoning bylaws will not allow the sale of duplex units to different owners unless a condominium association was formed; creating a condominium associate would require a special permit from the Zoning Board of Appeals. LA indicated there is no restriction in the bylaws preventing separate ownership of duplex units; it was suggested that he confirm that point with the Town Planner. JS made a motion to request a 30-day extension of the P & S, seconded by AB; the vote was 4-0 in favor.

At 5:15 p.m., AB made a motion to leave executive session, seconded by JS; the roll call vote was unanimous, JS, aye; AB, aye; HL, aye; and LC, aye.