

Westport Affordable Housing Trust

Meeting of July 3, 2019

Executive Session Minutes

Present: Liz Collins (LC), David West (DW), Henry Lanier (HL), Ann Boxler (AB), BettyAnn Mullins (BM, 2:16 p.m.; Housing Specialist Leonardi Aray (LA). Absent: Warren Messier, James Sabra.

The meeting was called to order at 2:15 p.m. by the chair, and commenced with the Pledge of Allegiance.

Executive Session

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. AB made a motion to enter executive session, seconded by HL. The roll call vote was HL, aye; LC, aye; AB, aye; DW, aye; and BM, aye.

Housing Specialist Leonardi Aray reported on his continuing investigation of the suitability of a parcel of land on Sodom Road for development as affordable housing. He noted conversations with the Town Planner regarding potential zoning issues, and with the Building Inspector about the condo regulations bylaw; both verbally indicating the property is suitable for a two-family or duplex under current zoning. LA indicated the procedure for duplex approval is the submission of appropriate plans to the Building Department, and that department's formal approval; no special permit is required.

LA recommended moving forward with the purchase. DW reported on past experience with the problems common to "small scale" condominium associations of two or three owners, where one resident's default on common expenses frequently occurs. He recommended that legal counsel be consulted about two-party condominium association concerns; LA reported having discussed those issues with a Habitat for Humanity staffer who indicated the non-profit has created two-party associations for similar past projects.

DW made a motion to proceed with the purchase of the Sodom Road property, seconded by HL. The vote was 5-0 in favor, on a roll call: BM, aye; DW, aye; AB, aye; LC, aye; and HL, aye.

At 2:33 p.m., AB made a motion to leave executive session, and return to public session, seconded by HL; the roll call vote was 5-0: BM, aye; DW, aye; AB, aye; LC, aye; and HL, aye.

Approved: