

**BOXBOROUGH HOUSING BOARD MINUTES**  
**March 14, 2012**

Housing Board Members Present: Al Murphy, Chair; Ron Vogel; Diane Friedman; Joan Meyer  
Others Present: Colleen Whitcomb, secretary; Bob Ludovico; Les Fox; BOS Liaison (7:30)  
Elizabeth Hughes, Town Planner (7:40)

The meeting was called to order at 7:00 p.m.

I. Information Items

- A. The first meeting of the Stow Road Development Concept Committee (SRCDC) will be held on March 28 at 7:30 pm at the Library.

II. Minutes

- A. The minutes of February 15, 2012 were approved on a motion from Joan, seconded by Diane with all voting in favor.

III. Old Business

- A. A refinanced request has been received by the owners of 49 Loring Avenue. Joan made a motion to apply the existing refinance policy. Ron seconded the motion with all voting in favor. Al will figure out the refinance limit and write a letter.

IV. New Business

- A. Acton Housing Authority (AHA)

Acton Housing Authority thinks Boxborough should make a financial contribution to the AHA because Boxborough residents are given the same preference for housing as Acton residents. The Board discussed the matter and then tabled the discussion until later in the meeting.

- B. The developers of a proposed 40B project named Minuteman Village gave the Board an overview of the project. George Dimakarakos, an engineer from Stamski and McNary gave the presentation. The project is to be located in Town Center and will consist of 96 3 bedroom units (24 affordable). This will not be age restricted and two units will be donated to disabled veterans.

Elizabeth questioned whether 3 bedroom units would meet the town's housing needs, and asked if the developers would consider waiting to file for site eligibility with the State until the Housing Needs Assessment that was recently contracted out to Dick Heaton is finished. The developers stated that they did not want to delay the process, but might consider a change to their proposal at a later date based on the results of the Housing Needs Assessment. There was some discussion about the possibility of including the Housing Board's 72 Stow Road development in the public water supply and/or septic system. The engineer said the water supply might have potential extra capacity but probably not the septic.

The developers will file with the State and then the Town will be notified and given the chance to comment.

- C. The Board continued the previously tabled discussion about the Acton Housing Authority. The Board will wait until the legalities have been researched by the Town Administrator before making any decisions. Elizabeth will contact Kelley Cronin from AHA to find out how much money they are asking for from Boxborough.

- D. Housing Needs Assessment - Discussion with Dick Heaton

Dick Heaton met with the board to for a discussion on GAP analysis. The board wants to look at a five year time frame and include towns within a 5 mile radius. Dick will summarize tonight's discussion in a memo to the board.

The meeting was adjourned at 9:20 on a motion from Al, seconded by Ron with all voting in favor.  
Respectfully submitted by Colleen Whitcomb

Approved: \_\_\_\_\_ Date: \_\_\_\_\_