

**TOWN OF FRANKLIN  
MUNICIPAL AFFORDABLE HOUSING TRUST**

**August 15, 2023**

**Meeting Minutes**

**Meeting called to order, members present:** Chris Vericker, Susan Younis, Maxine Kinhart, Chris Feeley, Jamie Hellen

**Guests:** Bryan Taberner

- 1. Swearing in of the members.** Deputy Town Clerk Dyan Fitzgerald swore in the members of the Trust. Members present and sworn in for the one year term of office were Susan Younis, Maxine Kinhart, and Chris Vericker. Chris Feeley was sworn in prior to this meeting.
- 2. Election of Officers.** Motion to approve the appointment of Chris Vericker as Chairman. **Roll Call vote:** Susan Younis: Yes, Maxine Kinhart: Yes, Chris Feeley: Yes, Chris Vericker: Yes. **Vote: 5-0-0.** Motion to approve the appointment of Susan Younis as Vice Chairman. **Roll Call Vote:** Maxine Kinhart: Yes, Chris Feeley: Yes, Chris Vericker: Yes, Susan Younis: Yes. **Vote: 5-0-0.** Motion to approve the appointment of Maxine Kinhart as Clerk. **Roll Call vote:** Chris Feeley: Yes, Susan Younis: Yes, Chris Vericker: Yes, Maxine Kinhart: Yes. **Vote 5-0-0.**
- 3. Approval of Minutes – August 15, 2023 – Motion** by Susan to **Approve** the minutes, **Second** by Maxine. **Roll Call Vote:** Maxine: Yes, Susan: Yes, Chris F.: Yes, Chris V: Yes, Jamie Hellen: Yes. **Vote: 5-0-0**
- 4. Affordable Housing Update - Maxine**
  1. 67 Palomino Drive – Has closed and the new owner has moved in.
  2. 90 Palomino Drive is scheduled to close on August 30.
  3. 144 Grey Wolf Drive. Spoke with the owner’s daughter via email. She was interested in what the condo would sell for. As of August 2, the value would be \$250,824. This figure is subject to change as the State is the entity that sets the sales price but it should be the same as it is as a result of a calculation found in the Deed Rider. She also mentioned that she is dealing with the state over a MassHealth Lien on the property and she is waiting for them to contact her. Maxine wanted to update the members on something that was mentioned at the last meeting. You cannot transfer the property via a will. The property will be sold via a process established in the Deed Rider. Once sold, the proceeds will go to the heirs. The property could be transferred to an heir but they would have to qualify under all the terms of the Deed Rider. I don’t believe the daughter is considering this option.
- 5. Franklin Ridge Senior Housing – Bryan Taberner, Director Department of Planning & Community Development**

Franklin Ridge is the senior housing project planned for Veteran's Memorial Way behind Eaton Place, the current senior housing. Bryan reported that the Department of Public Works funded preliminary site studies while keeping grant money to be used for other purposes. The Franklin Public School department donated an easement for the pump house to be located on school property. Funding from the town includes a local match to the FY 21 HC Grant, a commitment from the Trust for project engineering/project design for \$30,000 and DPW engineering consulting of \$10,000, a FY 23 DHCD-ARPA funding contract with the state of \$280,000 and a FY 2023 MassWorks Grant of \$3,200,000, and finally a commitment of \$500,000 from the Housing Trust and \$320,000 from the CPA for a total current funding amount of \$4,556,235. Additionally, the Town has promised a 7.5 acre land donation for the location and staff assistance from Administration, DPW, Engineering, and DPCD. Previously unknown wetlands were discovered as a result of a site study. These wetlands will reduce the property previously identified as buildable lots. The Town has spent funds in direct spending and in-kind sums that will be helpful when seeking matching funds from the state. In addition to the senior housing, an additional use for the property will include trails and existing footpaths that are currently used as a shortcut to the high school and middle school by the Daily Drive neighborhood students.

6. **General Business:** Chris Feeley noted that he had been approached by a local developer asking for support from the Housing Trust for a small, non-affordable senior development. The sense of the members was that this was not something the members would support.

**MOTION** by Maxine to **Adjourn**, **SECOND** by Susan **Roll Call Vote:** Maxine: Yes, Susan: Yes, Chris F.: Yes, Chris V.: Yes, Jamie: Yes. **Vote: 5-0-0.**

Meeting Adjourned at 11:00 AM.  
Minutes prepared by: Maxine Kinhart