

TOWN OF EGREMONT, MASSACHUSETTS
MEETING OF THE HOUSING TRUST BOARD
MINUTES

Date: October 12, 2023
Time: 8:02M
Place: Via Zoom Meeting & Town Hall
Egremont

Present at the meeting in person were Chairman Richard Stanley, Vice-Chairman Craig Barnum, Secretary Mary Brazie and Board member Lucinda Fenn-Vermeulen. Absent was Bob Noonan. Present for a short time in person was Town Clerk Juliette Haas. Also present was Eric Aulicino. Present via zoom were Mary McGurn, Select Board Chairman George McGurn and Housing Committee Co-Chair Doug Mishkin and for part of the meeting Liz DiPisa.

The meeting was audio and video recorded.

Town Clerk Juliette Haas swore in the members present. Mr. Noonan will be sworn in when he is able to do so in-person.

There is still no legal ruling on Associate members. It was agreed that members of the Housing Committee and others, such as Mr. Aulicino, will be put on the distribution list for materials that the Housing Trust Board will receive.

The Board that Bob Noonan should not remain a member of the Housing Committee while serving on the Housing Trust Board.

NEW BUSINESS:

Discussion of possible donors will take place when the Board has a project planned to promote.

Potential partners will be the Community Development Corp of South Berkshire (CDCSB), Construct, Inc., and Habitat For Humanity. Because of the Community Investment Tax Credit (CITC), in which Massachusetts Tax Payers get a tax rebate in the amount of 50% of their donation for donations over \$1,000 to CDCSB, the CDCSB is a priority partner.

OLD BUSINESS:

Linda from Creative Building Solutions has viewed the town's housing site. The sight has some ledge that may present a challenge. She estimated \$375,000 for a stick built duplex. Modulars are no longer a cost savings due to increased costs of building supplies and transportation. Two duplexes can be constructed on the "pads" already in place. It is felt that voters would support this as they did in the past.

The Board agreed to look at any and all options for the town housing site and to make this the top priority. It was agreed to move forward with planning of 4 units utilizing the space developed for the house sites. Well information will be confirmed and an estimate to frack the well obtained. Costs to drop electricity are estimated from \$15,000 to \$30,000.

Funds can be donated to CDCSB and the site leased to them after the proper procurement rules are followed.

The secondary goal will be to look for other places at which housing can be developed and at existing structures that could be redesigned into housing. Developing units in 4's seems like a reasonable way to move forward.

Tiny Homes could be considered after zoning amendments are made to allow them. The cost of homes is estimated at \$105,000 and are generally 10' x 30' with sleeping lofts. Considered mobile homes, Egremont's zoning only allows them on a temporary basis. Some are concerned over the aesthetics so careful consideration would need to be given to placement. The perceived transient nature of a Tiny Home is also of concern, as well as environmental impacts. Tiny Homes as Accessory Dwelling Units (ADU) is a possibility with zoning bylaw amendments. The Board will research zoning bylaws for possible presentation to the Select Board to start the process required for zoning bylaw amendments.

The Board touched on the possibility of helping residents with ADU's as the cost may be prohibitive for some. CDCSB is considering a creative way to manage them for residents.

UPDATES:

Funds available: \$100 in the Housing Trust Fund, \$10,748 in the Short-term Rental Impact Fee Housing Account.

Eric Aulicino introduced himself and gave a brief description of his experience with housing as a member of the CDCSB board and Berkshire Community Land Trust with the Forest Row project in Great Barrington. He supports creative thinking for housing with longevity and feels that ownership often gives a sense of pride this is better taken care of.

The next meeting will be October 19, 2023 at 8:00am.

Some members left the meeting to go on a site visit to 72 Main Street.

Meeting adjourned at 9:06am.

Mary Brazie,
Office Administrator

housing/housingminoct12

The recording of the minutes is posted on the Town's web page at www.egremont-ma.gov for 90 days. Any attachments noted are on file at Town Hall.