

**Town of Tyringham
Planning Board**

Town Hall
February 11, 2013 - 7:00 P.M.

Draft Meeting Minutes

In Attendance: Jerry Miller, Rich Biasin, Robin Almgren, Barbara Palmer, Ed Nardi, Christina Alsop

January 28, 2013 meeting minutes were approved.

Public in Attendance: Carey McIntosh

Carey gave the board a summary of plans to create two affordable housing units on the Lynn Bertelli/Al Wilcox property including a new house to be built behind the present building for Lynn and Al. There would be two apartments; one in the back of the present main building and one in the original barn building, both to have 30 year deed restrictions as subsidized housing units. Lynn and Al will retain ownership of the two apartments and Construct Inc. would be the rental agency. The rental proceeds would go to the landlords Al and Lynn and the Tyringham Affordable Housing Trust would receive a small percentage. The owners would be responsible for repairs and maintenance. To qualify to rent one of the units, one would need to have an income that is no more than 80% of a median income standard that is derived from a formula set by the state for this region. Tyringham Affordable Housing Trust has authority to use both the \$42,000.00 obtained from the Town and the \$84,000.00 of private donations towards the improvements but hard figures for cost are not known at this time. As these plans would not comply with the town's present zoning codes, Al and Lynn will act as developer under the 40B affordable housing regulations which allows a locally non-compliant project to be reviewed and permitted by the state's 40B housing board. The 40B review process includes 30 days for comment from the Town Select Board.

No action required on permits.

Jerry relayed a phone conversation he had with Duane Gerenser who lives in Dorset, VT. He is in the process of buying, with contingencies, #2 Brace Road. He is looking to turn it into a non-profit facility for educational ecological studies for high school and college students. Jerry advised Mr. Gerenser to bring it up to the town to have a feel for their opinion. Members commented that from information obtained from the internet, Mr. Gerenser also has involvement in different types of projects in other states.

Ed recommended an all day seminar, Citizen Planner Collaborative, on March 16th in Worcester. The cost is \$45.00 per person and will be paid for by the Town. If attending, notice must be given by March 8th.

Jerry informed the board that he may not continue on the planning board after May but his plans are not quite set as yet.

At 8:28 P.M. a motion to adjourn was made, seconded and all agreed.

Respectfully submitted by Robin Almgren