

SALISBURY AFFORDABLE HOUSING COMMISSION

REGULAR MEETING

APRIL 17, 2025 – 5:30PM (VIA ZOOM)

1. Call to Order. Present: Vivian Garfein, Lee Sullivan, Abeth Slotnick, Mary Close Oppenheimer, Kevin Cantele and Hannah Pouler (Communications Consultant). Absent: Jennifer Kronholm Clark, Pat Hackett, Jon Higgins and Jim Dresser.
2. **Approval of Agenda. So Moved** by L. Sullivan, seconded by V. Garfein and unanimously **Approved.**
3. **Approval of Minutes of March 20, 2025.** A. Slotnick asked for a clarification to Item 7 / Pope Property / Updates to read “...to use the Pope property as a demonstration project for Affordable Housing and Land Associations....” **A Motion to Approve the Minutes of March 20, 2025, as amended,** was made by V. Garfein, seconded by L. Sullivan and unanimously **Approved.**
4. Approval of Minutes of March 31, 2025 – Tabled to next meeting.
5. Coordinator’s Report – None
6. Discussion: 2025 Goals and Subcommittees / Updates
 - Housing Committee Properties – No report
 - Pope Property – A. Slotnick reported that the Wood Turtle study is getting underway.
 - Housing Trust Properties – L. Sullivan reported that the SHT wanted a minor adjustment to the site plan for Grove Street; P&Z agreed to the minor adjustment. Perry Street houses should be ready in May.
 - Advocacy for AH – L. Sullivan reported that they had a meeting and went over the Pope Property proposal of work with Jocelyn Ayer; the meeting was productive and funding will be provided for the studies through the collaboration grant from the LCCHO. Editorial side topics for the newsletter included: clear explanation of 8-30g; what an 8-24 review is about; environmental focus – how to get rebates; solar for AH; outreach; what traffic studies mean; what is workforce housing and how to pay for it. M. Close Oppenheimer will do personal stories regarding rebates or other specific topics for articles.
 - Alternative Funding Sources – K. Cantele reported that other towns don’t have those sources; Salisbury will have to be the trailblazer. There are no leads now; some towns have not responded and they need to look around, not just locally. M. Close Oppenheimer commented that most towns want guidance from Salisbury.
 - Explore Additional Properties – No updates

- Sustainability – L. Sullivan and A. Slotnick commented there was nothing to report yet. L. Sullivan noted that commercial use is different from residential applications; the GreenEnergy Bank is not meaningful. A. Slotnick commented that David Berto is involved in the projects. V. Garfein suggested looking at better insulation.
- Housing Affordability Committee – No report

7. Communications Consultant Update / Monthly Newsletter Items

H. Pouler noted there were not many updates. There will be pictures of the Perry St. houses in place and a mention that applications are still open. L. Sullivan commented that applications to Jocelyn Ayer are for other towns also. H. Pouler will do editorial on how rents are set; a solar feature; and the 8-30g review process.

8. Public Comment – Richard Tennyson mentioned that he is now a member of the Salisbury Housing Trust; he advised going to see Perry Street – it's worth it.

9. Chairman's Comments – None

10. **Adjournment. So Moved** by V. Garfein, seconded by M. Close Oppenheimer and unanimously **Approved.**