

CANTON AFFORDABLE HOUSING TRUST

MINUTES

Wednesday September 20, 2023

9 AM

**Canton Town Hall
Salah Meeting Room
801 Washington Street
Canton, Massachusetts 02021**

Members Present: Michael Loughran, Chair, Charlie Doody, Randy Scollins, John McSweeney, Melissa Mayer, David McCarthy, Taylor Torres

Staff Present: Kevin Shea, Housing Coordinator

1. Approval of Minutes: Upon a motion made by Randy Scollins, seconded by John McSweeney, it was voted 7-0 to approve the minutes of the August 10, 2023 meeting of the Canton Affordable Housing Trust.
2. Appointment of Affordable Housing Trust members: Charlie Doody reported that the Select Board has officially re-appointed all of the existing members and appointed Melissa Mayer as the Community Preservation Committee representative and new Town Planner Taylor Torres. Charlie noted that all of the members need to be sworn in at the City Clerk's office.
3. Election of Chair: Upon a motion made by Charlie Doody, seconded by Randy Scollins, it was voted 7-0 to elect Mike Loughran as the new Chair of the Affordable Housing Trust. Upon a motion by Randy Scollins, seconded by Charlie Doody, it was vote 7-0 to elect Taylor Torres as Vice Chair of the Affordable Housing Trust.
4. Update on Section 3A MBTA Zoning Working Group: Kevin Shea and Taylor Torres gave a brief update on the Town's MBTA Working Group's progress on compliance with Section 3A M.G.L. zoning law. Taylor mentioned that the Working Group had reviewed five different density scenarios ranging from 10,000 sq. ft. to two- acre lot sizes, lot area per dwelling unit from 2,250 sq. ft., to 1,350 sq. ft., and units per acre from 19 to 35. All lots would have a maximum building height of three stories, a maximum building coverage of 50%, and a minimum of 30% open space.

The members discussed the possibility of creating sub-zones for higher and lower density projects. Kevin and Taylor mentioned that they would present this concept to the MBTA Working Group at It's next meeting on October 12th.

5. Update on the AHT acquisition of the condominium unit at Copperworks: Charlie Doody reported that Thorndike Development is preparing a purchase and sale agreement for the 2-bedroom Bronze style unit 5-104 (1,313 sq. ft.) condominium unit in Building 5. The Town Administrator has been in contact with the Copperworks Sales Division about assisting the town with marketing the sale of the unit for the AHT.

6. Next Meeting: **Wednesday October 25, 2023 8:30 AM**

7. A motion to adjourn was made by John McSweeney at 10:19, seconded by Randy Scollins, and approved 7-0.

Respectfully submitted,

Kevin Shea
Housing Coordinator