



**Concord Housing
Development Corporation**

**CHDC Meeting Minutes
Wednesday February 10, 2021,
5PM
Virtual Meeting**

Board Members present: Doug Bacon, James Burns, Peter Lowitt, Lee Smith, Yanni Tsitsas
Other: Liz Rust (RHSO), Linda Escobedo (Select Board), Ray Andrews (Finance Committee), Stephan Bader (LWV), Nancy Jones (48 Walden Terrace, resident)

Meeting convened at 5:02pm by roll call vote.

Roll Call Vote: Mr. Burns – Aye, Mr. Bacon – Aye, Mr. Lowitt – Aye, Mr. Smith – Aye, Mr. Tsitsas – Aye

1. Financial Reports: The Board reviewed the January financial reports with no revisions.
2. Minutes: The Board reviewed the draft minutes, as amended
It was moved and seconded, and VOTED 5-0 through roll call vote, to
Approve the regular minutes of January 14, 2021 as amended
Roll Call Vote: Mr. Burns – Aye, Mr. Bacon – Aye, Mr. Lowitt – Aye, Mr. Smith – Aye, Mr. Tsitsas – Aye
3. CPC Application: The CPC and Select Board continue to discuss all the CPC articles, including the CHDC request. The current status is a recommendation for \$233,000.
4. 2229 Main St: The final draft report is available for comments, after wide distribution, and the NMI-Starmet Re-use Planning Committee has received 15 comments. The CHDC had no additional comments and offered to provide an overview comment. Nancy Jones, resident, offered verbal and written comments in opposition to the Town's acquisition of the property at 2229 Main Street.
5. Planned Residential Development zoning (PRD): The Planning Board is open to hearing about changes to the PRD as a result of the housing group meeting at its January 26th meeting. Specifically the CHDC reviewed, and supported a proposal from the RHSO to lower the level of affordability for moderate income restricted units required in the zoning from 110% AMI and 150% AMI, to 100% AMI and 120% AMI. Over time, the area median income has increased resulting in a 50% increase in sales prices of the moderate income units in the last 10 years.

Meeting adjourned at 5:52 by roll call vote.

Roll Call Vote: Mr. Burns – Aye, Mr. Bacon – Aye, Mr. Lowitt – Aye, Mr. Smith – Aye, Mr. Tsitsas – Aye