

**TOWN OF PLYMOUTH**  
**Plymouth Affordable Housing Trust**  
**MINUTES OF THE MEETING**  
**June 21, 2023**

The Plymouth Affordable Housing Trust held the scheduled meeting at the Plymouth Town Hall, 26 Court Street, Cranberry Meeting Room, and Plymouth, MA 02360.

Present: Kathleen Dunn, Chair, Stephen Michael Palmer, Vice Chair, Trustee's, Lee Hartmann, Mike Sinclair, Mark Snyder, Lisa Reilly and Evelyn Strawn

Staff: Peggy Whalen and Michele Rowe

Absent: Samantha Nichols, Joseph Assiradoo and Christopher Knoth.

*Disclosure: These minutes are not verbatim – they are the Staff's interpretation of what took place at the meeting. – Open Meeting Law, G.L. c. 30A § 22.*

All materials presented during this meeting are available in the Office of Community Development.  
Administrative Business – May include topics not reasonably anticipated by the Chair 48 hours in advance of the meeting.

Kathleen Dunn opened the meeting at 8:00 AM

**Approval of Meeting Minutes:**

Kathleen wanted to meet with Michele to update minutes.

Mike Sinclair made 1<sup>st</sup> motion to approve with corrections.

Stephen Michael Palmer 2<sup>nd</sup> motion

Voted 4 – 1- 0

Lisa Reilly abstained.

**Financial Report:**

Peggy Whalen stated the balance being **\$842,411.34** as of 6/21/23.

Mike Sinclair asked about changing banks to get more interest. This is done by the treasurer's office. Peggy Whalen will see if changing banks for this deposit is possible, for better interest rates.

**Visitors:**

- Rick Vayo was not able to come to this meeting but will try to come to one of the other meetings in the future. He would like to talk about projects on Carver Landing.
- Emily Thompkins, Kathleen Dunn met her a League of Women Voters.

She is having a difficult time finding a way for her and her husband to buy a home, they both grew up in Plymouth. They both have full time jobs, have been renting downtown for 6 years and have been looking to buy a home for the last 3 years. Homes are just not affordable.

Emily may be a valuable member of the Affordable Housing Trust.

- Amy Belmore and Jim Middleton are here from Habitat for Humanity for the property at 47 Indian Avenue

They are retaining the existing cottage and building an addition off the back., they will be demolishing the shed.

Proposal for \$85,000 to partially support the rehabilitation of and an addition to an existing cottage to create a refurbished, affordable three-bedroom home. Asking CPC for \$100,000. Lee Hartmann 1<sup>st</sup> motion \$85,000 to provide affordable housing in the 30-60 AMI range subject to the procurement laws.

Stephen Michael Palmer 2<sup>nd</sup> motion

Voted unanimously.

- News from the Office of Redevelopment, 31 Strand Avenue, the court allowed the town's motion to dismiss. The family wanted to reclaim the property, town denied it and they appealed the decision in Land Court.
- Affordable Housing Website, discussion on the Website resources, need some updating.
- Affordable Housing Guidelines Application to be updated, review and discuss at next meeting.

**Public Comment:**

No public comment

**Adjourn:**

The next meeting date was discussed and set to be held on June 29, 2023 at 8:00 AM on zoom only to address the Affordable Housing Guidelines

Lee Hartmann 1<sup>st</sup> motion to adjourn.

Mike Sinclair 2<sup>nd</sup> motion.

Voted Unanimously at 9:04 AM

**Approved:**  
**July 19, 2023**